



AGENDA

CITY COUNCIL WORKSHOP

7651 E. Central Park Ave, Bel Aire, KS

Video Available at belaireks.gov

September 12, 2023 6:30 PM



I. CAPITAL IMPROVEMENTS

- [A.](#) Parks Master Plan
- [B.](#) Pool
- [C.](#) Public Works Facility

II. OTHER?

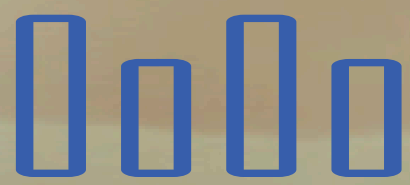
III. DISMISS

Additional Attachments

- [A.](#) Manager's Report - September 12, 2023

Notice

It is possible that sometime between 6:00 and 6:30 PM immediately prior to this meeting, during breaks, and directly after the meeting, a majority of the Governing Body may be present in the Council Chambers or the lobby of City Hall. No one is excluded from these areas during these times. Video of this meeting can be streamed at www.belaireks.gov and on YouTube. Please make sure all cell phones and other electronics are turned off and put away.



3 Parks Master Plan

City of Bel Aire, KS
City Council Workshop

September 12th, 2023



AGENDA

Initiation

Discovery

Analysis

Implementation

Recommendations



INITIATION

Community Profile

Population
8,822
Median Age
34.2

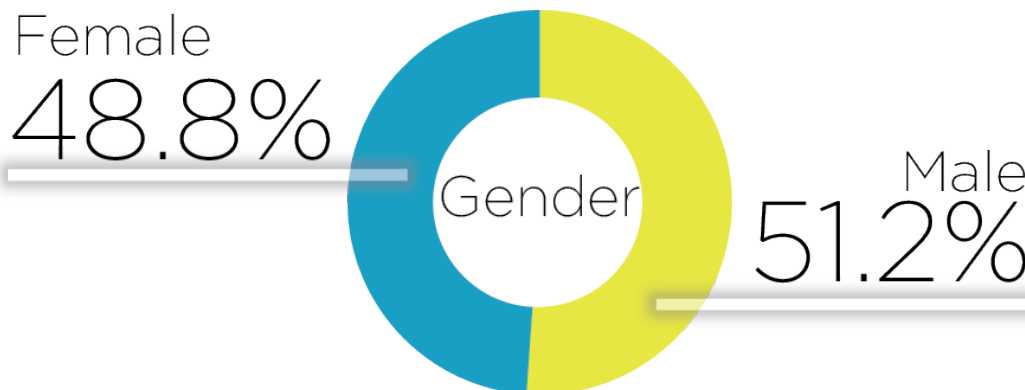
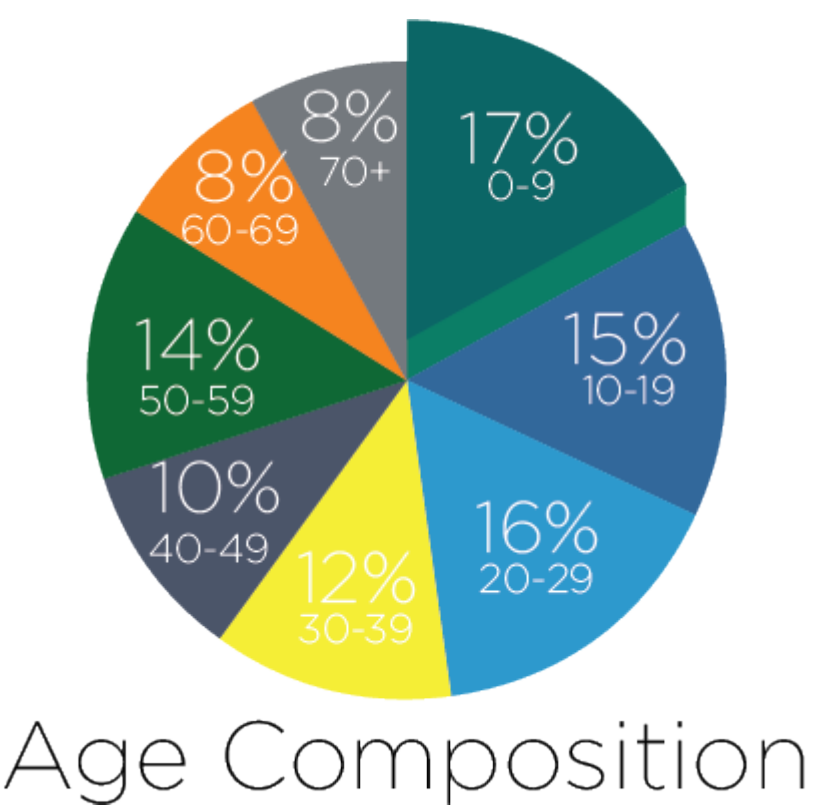
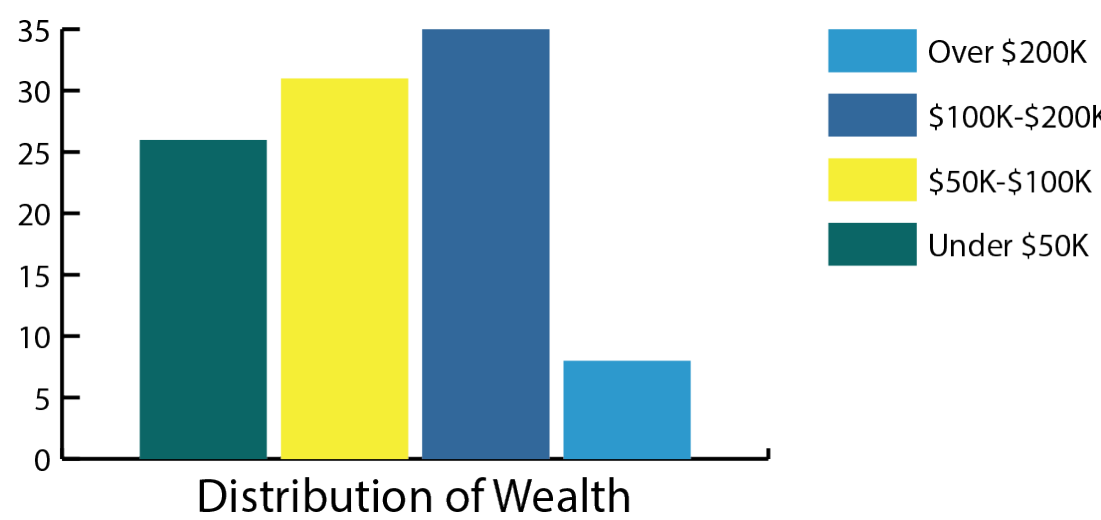
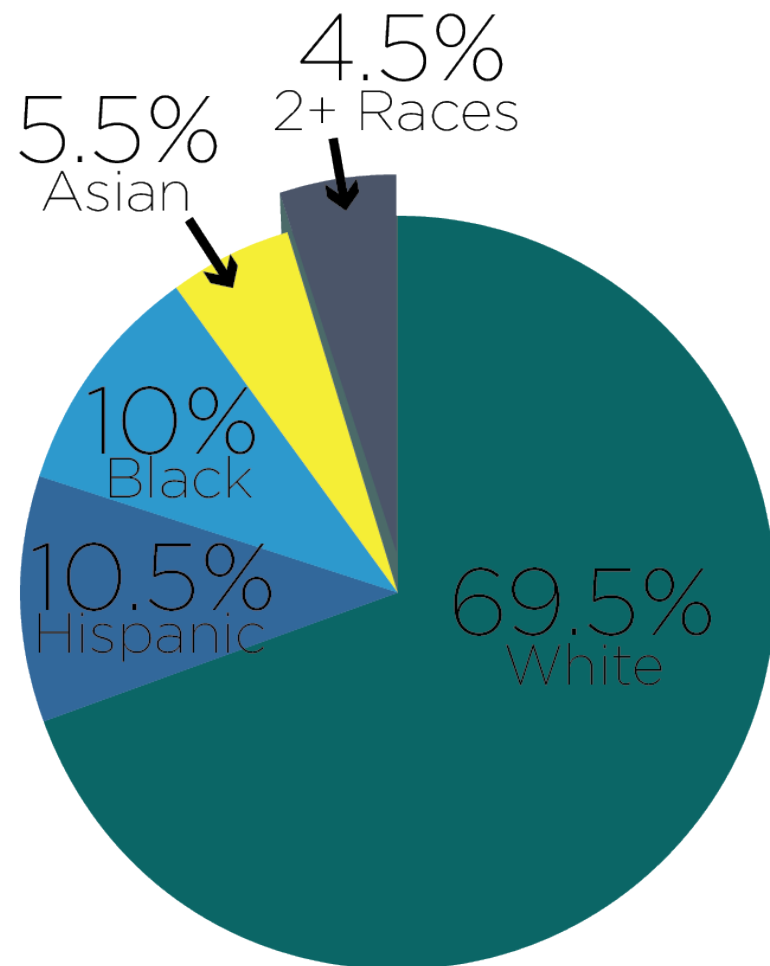
9.3%
Population in
Poverty

90,957
Median Household
Income

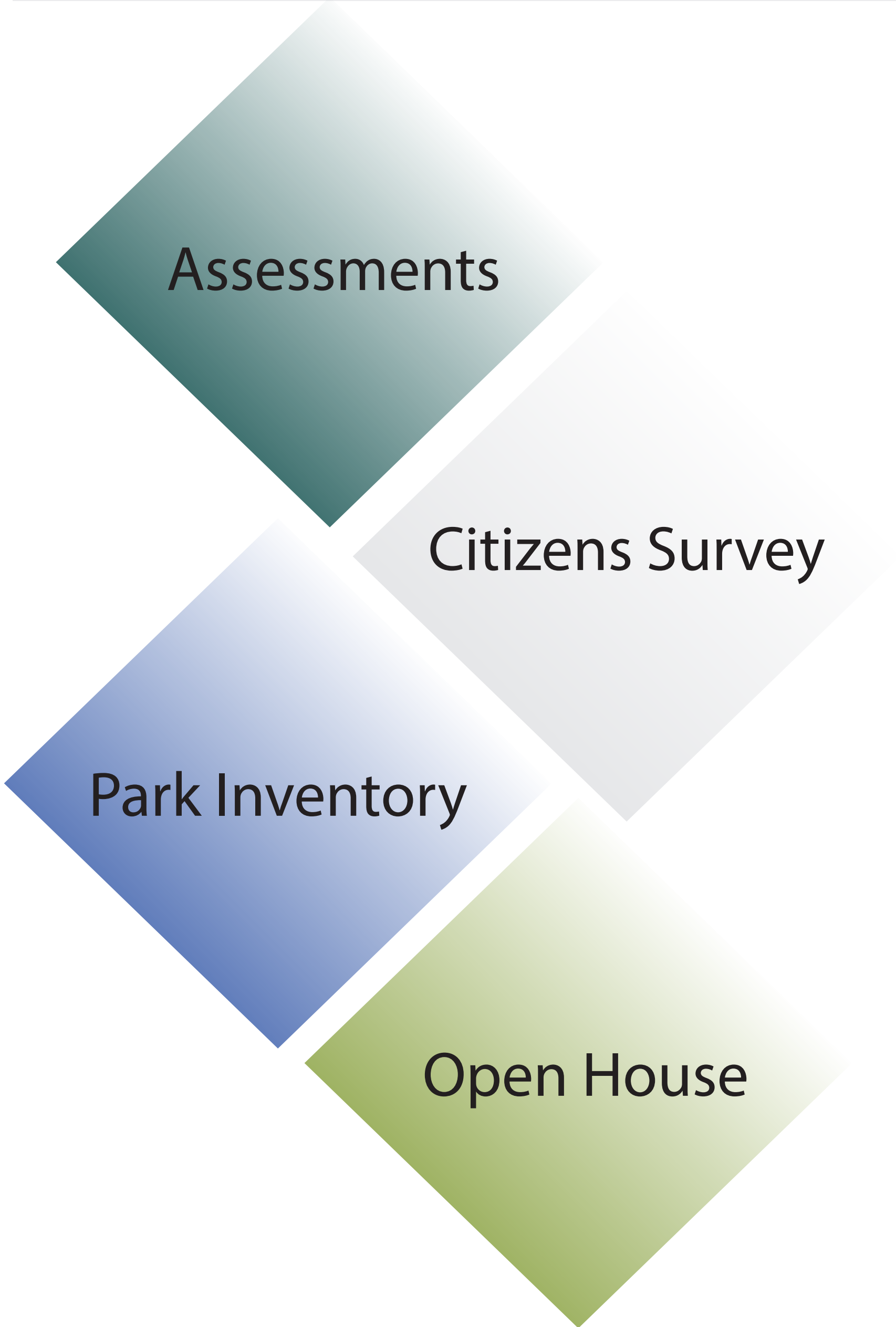
\$35,517
Income per Capita

96.2%
High School Graduate
or higher

55.3%
Bachelor's Degree
or Higher



2.95
Average
Household Size



Q20: Do you or other members of your household play flag football at the Recreation Complex? If "Yes," how satisfied are you?

Answered: 289 Skipped: 57



Q21: Do you or other members of your household use the playground at the Recreation Complex? If "Yes," how satisfied are you?

Answered: 292 Skipped: 54



Bel Aire, Kansas - Parks Master Plans

Parks and Recreation Asset Assessment Tool

Accessibility

Criterion Score: 14

Ease in Walking to Park

1 being a park with poor access to and from adjacent streets or neighborhoods due to lack of sidewalks, shade trees, or limited street crossings, versus 5 being ADA accessible on shaded sidewalks with pedestrian street crossings, an interconnected sidewalk system, and multiple street frontages

12345

Clarity of Signage

1 being a park without any signage identifying it as a Bel Aire Park versus 5 being a park utilizing new signage clearly identifying it as a Bel Aire Park.

12345

Reduction of Weather Impacts

1 being a park which provides no structures, natural shade, or protection from the wind, rain, and sun, versus 5 being a park which offers an easily accessible covered structure, shaded playground equipment or bleachers, or numerous shade trees providing complete coverage and protection from the elements.

12345

ADA Compliance

1 being a park that offers no accessible routes between park elements, versus 5 being a park that offers clear ADA-compliant routes between all amenities.

12345

Comments or Observations:

ASSESSMENT

Bel Aire Park

79/100
Excellent

Accessibility:

15/20

Comfort & Character:

30/35

Usability:

13/15

Amenities:

21/30



ASSESSMENT

Bel Aire Recreation Complex

79/100
Excellent

Accessibility:	11/20
Comfort & Character:	32/35
Usability:	12/15
Amenities:	24/30



ASSESSMENT

Central Park

76/100
Excellent

Accessibility:	10/20
Comfort & Character:	30/35
Usability:	12/15
Amenities:	24/30



ANALYSIS

Citizen Survey

CITIZEN SURVEY

RESPONSE TIME: 2/24/23 - 4/19/23
NUMBER OF RESPONSES: 346

34% OF RESPONDENTS AGE
35-45
23% OF RESPONDENTS AGE
65 +

REASONS THAT PREVENT PEOPLE FROM USING PARKS AND REC AMENITIES



CENTRAL PARK

TOP AMENITIES OFFERED

POOL	68.3%
WALKING TRAIL	62.9%
PLAYGROUND	56.7%

DESIRED AMENITIES

PICNIC SHELTERS	64.5%
SPLASH PAD	40.2%

RECREATION COMPLEX

TOP AMENITIES OFFERED

RECREATION BUILDING	59.7%
WALKING TRAIL	46.1%
PLAYGROUND	41.2%

DESIRED AMENITIES

WALKING/BIKING TRAIL	61.6%
RECREATION BUILDING UPGRADES	59.4%

BEL AIRE PARK

TOP AMENITIES OFFERED

PLAYGROUND	82.5%
OPEN SPACE	39.9%
PICNIC SHELTER	37.7%

DESIRED AMENITIES

WALKING TRAIL	43.4%
NATURE PLAY	40.2%

ANALYSIS

Open House

What Did We Hear?

Bel Aire Recreation Complex

- -Recreation Building Expansion
- -Diamond Field Improvements
- -Tennis

Bel Aire Park

- Restroom
- Parking
- Added Play Equipment

Central Park

- Pool
- Pickleball
- Pond Activation



RECOMMENDATIONS

Bel Aire Park

- Increase usability for residents
- Remove sand play and tennis
- New playground, restrooms, and parking

cost estimate

DEMO	\$50,000
PAVEMENT	\$100,000
PARKING	\$30,000
MEDIUM PLAYGROUND	\$500,000
RESTROOM	\$250,000
SITE FURNISHINGS	\$10,000
LANDSCAPE	\$10,000
TOTAL	\$950,000



RECOMMENDATIONS

Bel Aire Recreation Complex

- Keep up with the needs of the community
- Building remodel, expansion, or both
- Add destination playground
- Add multi-sport play
- Activate shelter area

cost estimate

DEMO	\$80,000
PAVEMENT	\$550,000
BUILDING IMPROVEMENTS	\$1,500,000
DESTINATION PLAYGROUND	\$800,000
EXISTING PLAYGROUND UPDATES	\$60,000
PLAZA	\$500,000
DOG PARK	\$50,000
ATHLETICS	\$300,000
SITE FURNISHING	\$50,000
LANDSCAPE	\$15,000
TOTAL	\$3,762,000



RECOMMENDATIONS

Central Park

- Activate!
- Add Pickleball
- Add Shelters
- Add fishing docks
- Add play elements
- Add restroom
- Add parking
- Capture revenues
- Leaves flexibility

cost estimate

PARKING	\$20,000
PAVEMENT	\$75,000
AQUATICS	\$1,000,000
NATURE PLAYGROUND	\$300,000
RESTROOM	\$250,000
SHELTER	\$100,000
DESTINATION SHELTER	\$350,000
FISHING DOCKS	\$100,000
STAGE DOCK	\$150,000
PICKLEBALL	\$150,000
SITE FURNISHING	\$20,000
LANDSCAPE	\$20,000
TOTAL	\$2,535,000



RECOMMENDATIONS



1.

Evaluate facilities that under perform or require excessive maintenance

- A. Tennis Court at Bel Aire Park
- B. Pool at Central Park

2.

Update Playground

- a. Accessibility
- b. Multi-generational
- C. Variety of types of play (Nature, Rope, and Fitness)

3.

Recognize/Establish the Recreational Complex as a hub for the community

- A. Bring Back Bel Aire Days
- B. Central Gathering Place in the park
- C. Investigate addition to the Rec Center

4.

Continue Promotion of Parks and Programming

- A. Using Social Media,
- B. Include the Recreation Complex Under Parks on the Website

City of Bel Aire, Kansas

STAFF REPORT



DATE: September 6, 2023

TO: Ty Lasher - City Manager
Bel Aire City Council

FROM: Brian Hayes – Recreation Director

RE: Central Park Pool

SUMMARY: Per instructions, staff has assembled information and estimates for pool resurfacing and circulating pump repair of the Central Park Swimming Pool. Additionally, we have partnered with Brad Ward of Midwest Engineering Inc. to assist with the evaluation and future consultation of the facility. Brad has local experience with pool construction and renovation. That experience includes the Wichita YMCA's, USD's 259, 266, & 490, City of Valley Center and Derby Rec Commission just to name a few.

HISTORY: The Central Park Swimming Pool was constructed in 2005 as part of the original phase of the Central Park development. The pool was designed and constructed as a HOA amenity comparable to a large hotel pool. The original plan for the pool was for the Central Park Homeowners Association to take over operation of the facility as the development progressed. Those original intentions never came to be as the homeowners' associations successfully cut ties to the pool in 2019 & 2020.

Construction of the pool basin in 2005 took place during a rainy spring. The plan was to open the pool that summer but the concrete pool bottom failed shortly after it was poured due to suspected groundwater. Needless to say the pool did not open that year. Structural engineers recommended to remove the bad concrete, patch holes, seal cracks, and pour a cap over the affected area which took place in early 2006. The original contract included a plaster surface which was installed and the pool opened for business that Memorial weekend.

Plaster surfaces have an estimated 8-10 year life so the pool was re-plastered in 2016. Again, Mother Nature did not cooperate with a rainy spell before the re-plastering was complete. After the pool opened that year, a large portion of the new plaster bottom failed, again attributed to suspected groundwater. The pool then was closed for about 3 weeks in June while the old plaster floor was removed and replaced.

Areas of concrete deck and coping were also replaced due to deterioration, settling or heaving in 2016 and 2021.

The current pool circulating pump is 7 years old. The original pump was 10 years old when it was replaced and was the second time it failed. It is not uncommon for these pumps to fail when they are over 5 years old.

DISCUSSION: The current plaster surface is now 8 years old and is in need of repair. The surface continues to become porous and is rough in places resulting in maintenance difficulties as well as being rough to the touch. Unfortunately, most concrete/plaster pool surfaces are rough due to their nature. The rough surface is susceptible to algae growth, harder to clean, and sometimes require more chemicals. Pool toes (*see attachment*) is also an issue with plaster pools even with newer surfaces. Truth is when swimmers are in the water for long periods of time, skin becomes tender, and some feet get abrasions. Most of this subsides after their feet become callused. Water shoes can be worn to alleviate this if swimmers so choose.

A 30' long crack appeared in the floor this spring after it was drained to be prepped to open. This will have to be addressed before anything can be done. A water loss test was completed after closing and the pool doesn't seem to be losing or gaining water at this time.

Staff has again had a difficult time obtaining quotes for re-plastering. Two quotes were submitted this time by Mid-West Plastering for \$47,200 with no warranty information provided and Mid America Pool Renovation for \$67,070 with a 5 year limited warranty. Both quotes include crack repair but were sight-unseen so depending on the condition of the plaster when drained could be more.

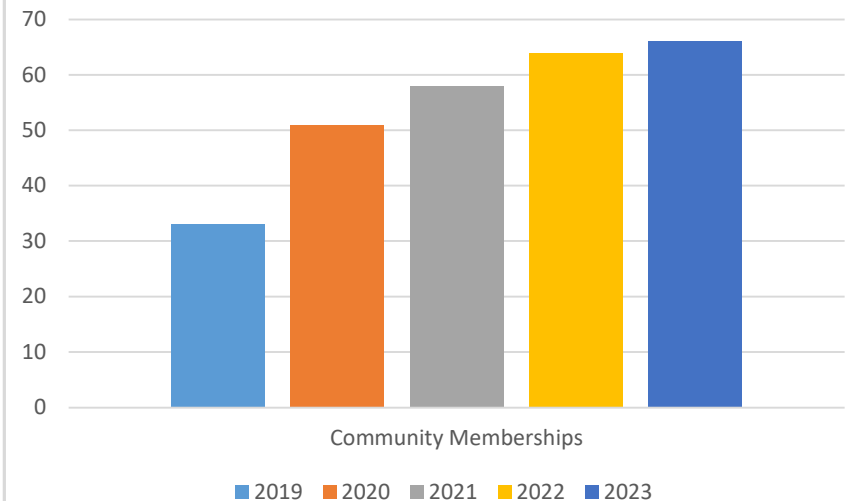
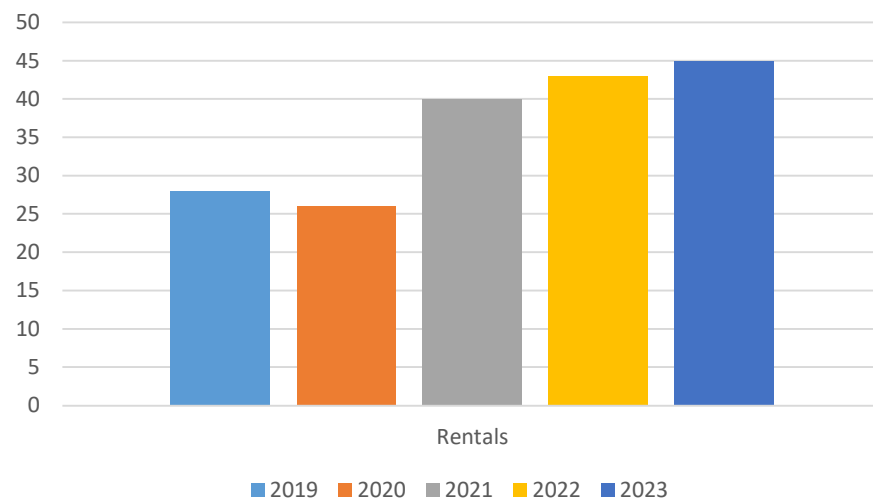
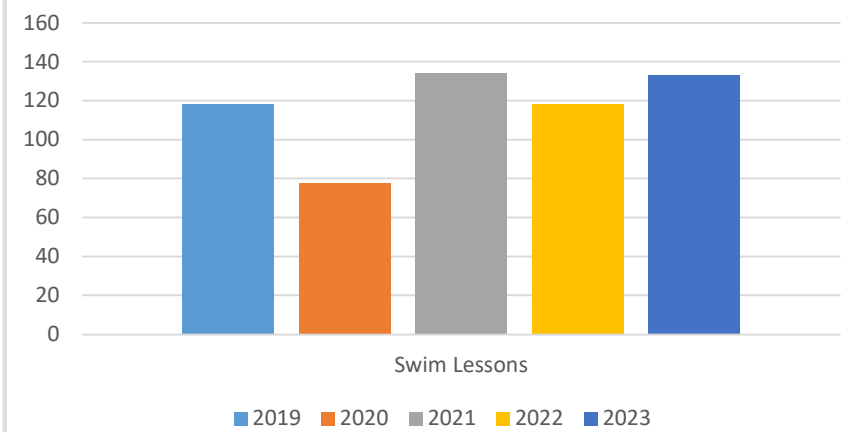
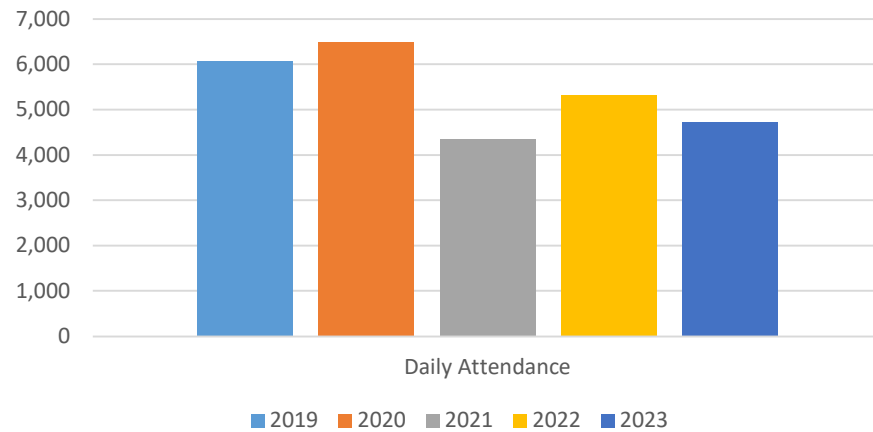
Mid America Pool Renovation also quoted 2 alternatives as well as options to replace the existing tile. The first alternative is an exposed aggregate finish which is similar to plaster but a bit smoother for \$81,650 with a 5 year limited warranty. Mid America's premier surface Inter-Glass which was additionally quoted for \$111,430 carries a 25 year limited warranty.

2 updated estimates were also received for installation of 60 mil commercial vinyl liners that have limited 10 year warranties. Although we have these liner installation quotes of \$58,675 and \$74,950, there are many unknown costs and variables that need to further be researched by professionals in the field.

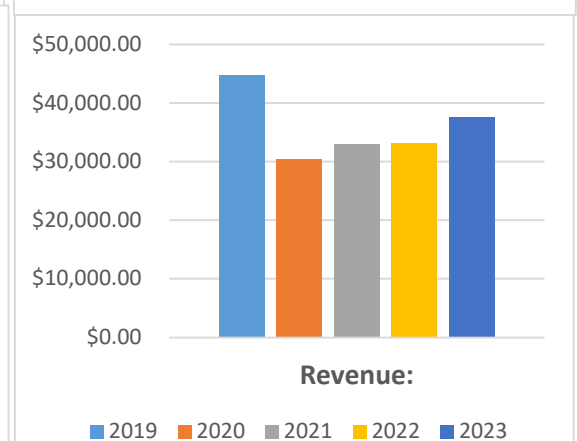
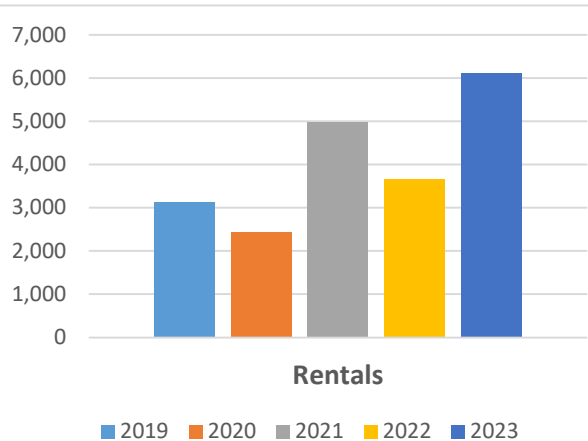
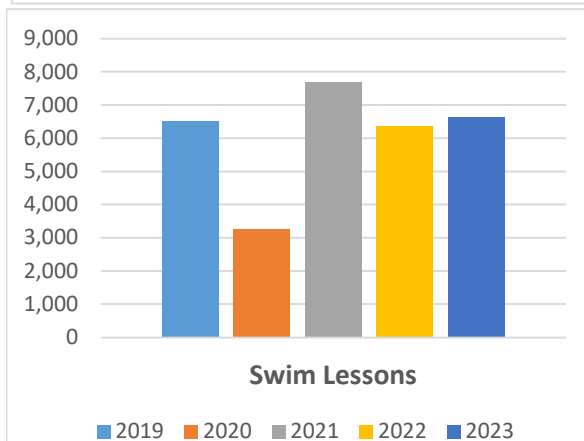
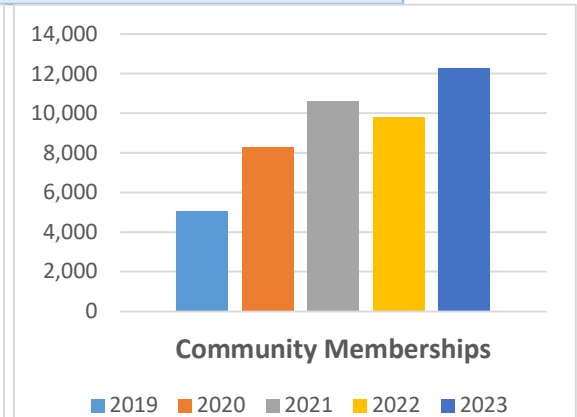
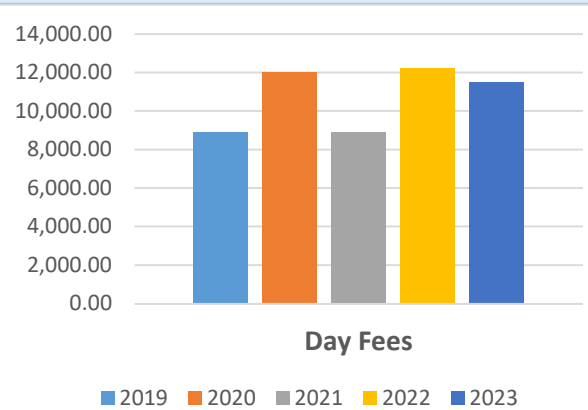
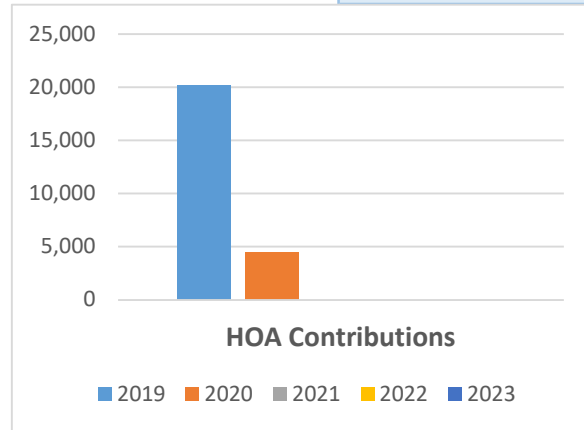
The circulating pump motor of the pool failed on August 5th resulting in closing for the summer 2 days early. Atlas Electric deemed the motor to be bad and the pump impellor and diffuser shows signs of wear. Estimates to rebuild the existing pump assembly is \$1500 - \$3500 depending on the condition of internal pump components or a new pump assembly estimate is \$5000.

Central Park Swimming Pool

Pool Participation	2019	2020	2021	2022	2023
Daily Attendance	6,076	6,488	4,346	5,326	4,728
Swim Lessons	118	78	134	118	133
Rentals	28	26	40	43	45
Community Memberships	33	51	58	64	66



Pool Revenue:	2019	2020	2021	2022	2023
HOA Contributions	20,130	4,420	0	0	0
Day Fees	8,882.50	11,997.00	8,899.00	12,214.00	11,464.00
Community Memberships	5,035	8,306	10,623	9,786	12,290
Swim Lessons	6,510	3,260	7,680	6,370	6,621
Rentals	3,134	2,440	4,970	3,655	6,120
Concessions	1,039	0	857	1,106	1,038
Revenue:	\$44,730.50	\$30,423	\$33,029	\$33,131.30	\$37,532.00





MIDWEST ENGINEERING, INC.

MECHANICAL ENGINEERING FEE PROPOSAL

24 August 2023

Mr. Brian Hayes
 Recreational Director
 City of Bel Aire
 5251 E. 48th Street North
 Bel Aire, KS 67220

Subject: Swimming Pool
 7350 East Central Park Avenue

We offer the following proposal of professional engineering fees and services for your review. We appreciate you reaching out for this opportunity. Midwest Engineering Inc. (MEI) has been involved in many pools in the Wichita area and include the following:

- Greater Wichita YMCA – East Branch, West Branch, North Branch, Northwest Branch, South Branch, El Dorado Branch, Newton Branch, Andover Branch, and Camp Hyde.
- USD 259 – East HS, West HS, Southeast HS, NE Magnet HS, Northwest HS, North HS, and South HS.
- USD 266 Maize Performance and Aquatics Center.
- Valley Center Recreation Commission (Lyon's Park and the new Rec Center).
- USD 485 Andover HS
- Derby Recreation Center.
- Ponca City, OK. Recreation Aquatic Center (former YMCA).
- Rolling Hills Country Club.

MEI's primary service is mechanical engineering on commercial facilities entailing HVAC and plumbing systems. Our experience with pools has included many new pools in which we have designed the water circulation and filtration systems but also have dealt with restoring existing pools and evaluating existing pools. Northwest HS, Rolling Hills CC, North YMCA (the old Barnacle Bill's outdoor water park), Camp Hyde and the South YMCA outdoor pool have all involved restoration of existing pools. An evaluation of USD 490 El Dorado was recently completed. MEI typically works with Schaefer Architecture, Dudley Williams and Associates structural engineers, along with a few different electrical engineering consultants and even Water's Edge.

General Scope of Services:

- Provide a general assessment of the City's swimming pool.
- The overall condition of the pool will be evaluated based on an visual inspection and reviewal of the history of facility provided by the City.
- Provide general consultation concerning the pool for the City, facilities staff, and/or community groups.
- Provide general review of any proposed modifications to the pool.
- No design work is included or anticipated but items may result in new design work or recommendations of such work.

1210 E. 1st Street, Wichita KS 67214
 Ph. 316-262-9300
 Fax 316-262-9305



MIDWEST ENGINEERING, INC.

Compensation:

- **Basic Services** as described shall be performed on an **Hourly Basis**. The majority of the services for this will be performed by a Design Principal.

Standard Hourly Billing Rates:

- Design Principal \$140.00/Hour
- Engineer \$120.00/Hour
- Design Technician \$80.00/Hour
- CAD Technician \$70.00/Hour
- Clerical \$40.00/Hour

Invoicing/Terms of Payment:

- Invoices will be submitted on a monthly billing basis. Payment on all invoices shall be due within sixty (60) calendar days of receipt.

You may authorize us to proceed with this project by signing where indicated below and returning a copy for our files or by executing an AIA Document "Standard Form of Agreement between Owner and Consultant". Proceeding with work on this project will be considered as an approval of this proposal without a signed document.

We appreciate your business and look forward to working with you on this project. If you have any questions, please contact me at (316) 262-9300.

Sincerely,

Bradley L. Ward, P.E.

Authorized by: 

Date: 8/24/23

07 September 2023

To: Brian Hayes
Recreation Director
City of Bel Aire

From: Brad Ward, PE

Reference: City of Bel Aire
Swimming Pool

ASSESSMENT OF EXISTING CONDITIONS

Existing Conditions

The existing pool is an 'L' shaped pool 30'-0" wide and 75'-0" long on each leg with a 4,500 square foot total surface area. The pool was constructed in 2005. The northwest end of the pool is zero entry meeting ADAAG requirements. The pool does not exceed 5'-6" depth and there are no diving boards. The pool was constructed with poured in place concrete with a painted plaster finish, and a concrete deck around the perimeter of the pool. The water circulation system consists of return inlets around the perimeter walls of the pool. The location of the return inlets was not visible at the time of the site visit in August a week after closing the pool because of algae. There are six main drains located on the bottom of the pool and skimmers spaced around the perimeter of the pool for surface drainage. There are underwater lights in the pool walls. The pool deck does drain away from the pool and is in good condition. The main circulation pump failed at the end of the season and is noted to be 260 gpm minimum on the original plans. The pool is considered more of a development/residential style of pool as opposed to a typical commercial pool. Based on standard occupancy capacity requirements the pool could accommodate 100 - 150 people. There is a trench drain between the building and the pool for water drainage away from the building and pool.

From our earlier discussion it is understood that during construction a portion of the pool did heave (concrete lifted up) due to a wet spring. The pool was repaired prior to putting the pool into operation. There is no perimeter foundation drainage system around the pool nor was the pool ballasted to prevent upheaval if the pool is empty. For this type of installation, which is very common, it is recommended to keep a minimum of 2-3 feet of water in the pool at all times, the weight of the water prevents upheaval. For winterization the pool would be drained to below the return inlets to allow the piping from the pump to the pool to drain. Over time a few cracks in the floor have developed and have been repaired, which is common in outdoor pools due to expansion and contraction of the soils and concrete. Likewise the PVC piping may split or pull apart at fittings due to expansion and contraction and this pipe being installed within the frost zone (36" deep). A section of pipe (and deck) was repaired off the southwest end of the pool a few years ago due to this. It was obvious at the time of the site visit that the pool did not have any leaks.

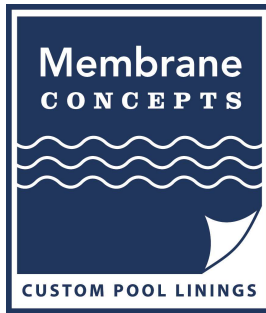
The water circulation system is fairly simple and standard system using a single circulation pump, basket filter, sand filter, and chemical feeder. The unusual item on this pool is that there are six (6) main drains in the floor, typically there are only two. Standard turnover rate on a public pool is 6-8 hours. The turnover rate is how long it takes to circulate the entire volume of water in the pool through

the filtration system. The turnover rate was not calculated, but the 260 gpm noted on the original plans should be within normal standards on this size of pool. As a note, the State of Kansas does not have any formal design standards for pools, the health department only requires the water quality to be monitored and maintained. Most designer's utilize national design standards if a local or state code doesn't exist. Two items to verify are the grates on the drains do have a lifespan due to a federal law (Virginia Graeme Baker Act) and they may need to be changed out and since the drains are directly piped to the pump there needs to be vacuum breaker emergency shutdown (Vac-A-Lert) installed on the system. Since there are six drains the likelihood of having all the drains blocked is extremely low but the safety does need to be in place.

General Comments

Pools can be constructed in numerous different ways with a variety of different finishes but all require periodical maintenance that, at times, can be fairly expense. Commercial pools require more maintenance than residential pools just because of more people, abuse, and chemical usage. Larger pools are typically poured in place concrete, gunite, or shotcrete with a painted, plaster, or tile finish. Smaller pools can be vinyl, fiberglass, or even stainless steel. Exterior pools experience a lot of different temperature and chemical exposures requiring a little more maintenance than indoor pools. It is not uncommon to have to repaint, patch plaster, or regrout tile every seven (7) years on average. Vinyl liners have a similar lifespan. Circulation pumps have an average lifespan of 7-10 years. Sand filters usually don't require the sand to be changed out as long as normal backwashing occurs. Some of the plastic components (inlets, skimmers, grates, lids, etc.) may have to be changed out periodically due to UV and chemical exposure making the plastic brittle. Since the pool is not usually used after sunset, I would recommend removing the underwater lights and patching the walls when the plaster finish is redone. Underwater lights are a leak waiting to happen. If afterhours swimming is desired I would recommend adding overhead lights around the perimeter of the deck which also will improve security lighting.

Overall the pool is in good condition and has been maintained well. A plaster refinish does need to occur in the next year or two.



Wednesday, July 19, 2023

Brian Hayes
City of Bel Aire
5251 East 48th Street North
Bel Aire, KS 67220

Dear Brian,

Below please find our updated proposal for resurfacing the plastered zero-entry pool for the City of Bel Aire, KS as discussed. Our scope of work includes the following:

1. The pool totals approximately 4,600 square feet (plan and wall areas).
2. Lightly prep the surface of the pool (surface repair work is not to exceed 2 total man-hours) for the installation of the new 60 mil PVC membrane and terminations.
3. Fully adhere an 11-ounce polypropylene felt protection / leveling layer to the entire surface of the pool.
4. Custom fit and adhere a premium 60 mil light blue PVC membrane to the entire surface of the previously felted pool. Hot air weld and seal all seams.
5. Terminate the membrane using hard PVC strips set into a bed of caulking and fastened onto the top of the walls just below the coping around the perimeter of the pool, and with PVC coated bent metal into the drain in the zero-entry area (PVC membrane to be welded directly onto the PVC coated strips). Finish with a bead of white caulking.
6. Where necessary install custom made Type 1 Hard PVC flanges around all penetrations i.e.; skimmers, returns, rope hooks, and drains, and black PVC transition lines as required according to KS state code.
7. Install slip-resistant 60 mil PVC membrane in the zero-entry and shallow areas, and white printed depth markers on the top of the pool walls as required according to KS state code.
8. Issue a 10 year material warranty (covers PVC membrane material and welds) and a one-year labor workmanship warranty upon payments received in full for all invoiced installation work.

PRICING

The price for the above scope of work is \$ 74,950 (seventy four thousand, nine hundred and fifty dollars) and includes all materials, labor, and travel expenses.

CONDITIONS

1. Pool shall be broom clean and empty of water (by others).
2. Existing surfaces must be able to accept fasteners.
3. Owner is to provide power and unimpeded access to the worksite.
4. No bonds, permit, or licensing fees were figured into the bid price.
5. Kansas State Davis-Bacon prevailing wage rates were considered in the bid price.
6. Owner is to provide for all trash disposal or additional charges to dispose of all waste will be added to the above pricing.
7. We strongly suggest all lines should be pressure tested (by others). Any repair work required as a result of the pressure tests is to be performed prior to our arrival.
8. No monies were allocated for any repairs or upgrades to the main drains or main drain covers as may be required by the Virginia Graeme Baker Anti Vortex law.
9. Only minimal surface prep as previously described is included in the above pricing. Additional surface prep (i.e.: grinding, sanding, patching, rust proofing) will be billed at a rate of \$95 per man hour plus materials in addition to the above if required (ownership will be informed of all surface concerns and shall approve of any additional work prior to it being performed on site).
10. The pool will be filled by others, Membrane Concepts will not absorb any costs for water, chemicals or for any pool downtime expenses at any time or for any reason.

TERMS

These Terms and Conditions shall apply to all orders accepted by Membrane Concepts and shall be deemed incorporated in any contract documents. Membrane Concepts is not bound by any additional or different terms proposed by Purchaser in its contract purchase order, conformation, or acknowledgment.

This proposal is valid for 60 days. A deposit of fifty (50%) percent is due with the signed proposal. An additional progress payment of thirty (30%) percent is due at the approximate midpoint of the project. The remaining balance is due immediately upon project completion. A finance charge of 1.5% per month (18% per annum) will be added to all invoices over 30

days. In the event any third parties are employed to collect any outstanding monies owed by said business, the undersigned agrees to pay all reasonable collection costs, including all attorney fees, whether or not litigation has commenced, and all costs of any litigation incurred. The laws of the Commonwealth of Massachusetts and its jurisdiction (Bristol County) shall govern in full over this agreement.

ACCEPTANCE OF PROPOSAL

City of Bel Aire, KS or its agent agrees to the described scope of work, and all conditions and terms as set forth above;

CITY OF BEL AIRE, KS

By _____

Date _____

Sincerely,



Ron Melbourne
General Manager

Membrane Concepts
PO Box 51262
New Bedford, MA 02745

Ron@MembraneConcepts.com
Office: 508-995-9500
Cell: 508-801-3206

Mid-America POOL RENOVATION, Inc.

7/20/2023

City of Bel Aire
Mr. Brian Hayes
Recreation Director
5251 E. 48th St North
Bel Aire, KS 67226

Re: Pool Renovation

Dear Mr. Hayes,

Thank you for contacting Mid-America Pool Renovation, Inc.
We specialize in swimming pool re-surfacing and repairs, and have
over 40 years experience renovating swimming pools.

Our **Major Commercial Reference Lists** are included in this proposal.
Feel free to contact any of these references in regards to our
reputation, quality of work and warranty services.

Our reference lists include many prestigious establishments. We would
be pleased to add City of Bel Aire, Kansas.

Mid-America Pool Renovation, Inc. offers tiling, coping, deck topping,
and pool interior resurfacing. In addition to re-plastering, we are the
exclusive manufacturer and area applicators of the INTER-GLASS®
Reinforced Polymeric System, the only authorized reinforced polymeric
re-surfacing system for the Host Marriott managed Hotel Group.

Mid-America Pool Renovation, Inc. is fully insured and bondable. We
are members of the International Concrete Repair Institute, the
Association of Pool & Spa Professionals, the National Plasterers
Council, the Waterjet Technology Association, and have an A+ Rating
with the Better Business Bureau of Greater Kansas City.

Mid-America Pool Renovation, Inc. is an **Illinois Department of
Public Health Pre-Qualified Illinois Swimming Facility
Contractor.**

We maintain full insurance coverage and have enclosed a sample
Certificate of Insurance.

We enforce a drug-free workplace.

Section I, Item B.

5929 E. 154th Terrace
Grandview, MO 64030

816.994.3300 Kansas City
773.278.7349 Chicago
636.537.0108 St. Louis
800.253.7349 Other Areas

816.994.3301 FAX

poolrenovation.com

COMPLETE SWIMMING POOL RENOVATION

- Polymeric Composite
Surface Systems
Madewell® Mainstay®
Perma-Shield®
INTER-GLASS®
Hydro Ester LV Coating
- New Pool Interiors
INTER-GLASS®
Re-Plastering
Sunstone®
Diamond Brite®
River Rok®
Beadcrete®
Krystalkrete®
- Deck Re-Surfacing
Texture-Dek
Kool Deck®
- New Tile
100s of Patterns
Depth & No Dive
- New Coping
Brick
Cast Stone
Concrete Bullnose
- Water Features
- Structural Repair
& Consultation



PRICING SUMMARY

(details for each item are in quote body)

Pool Interior Options

White Plaster:	\$67,070.00 – 5 Yr Warranty
Exposed Aggregate Finish:	\$81,650.00 – 5 Yr Warranty
White INTER-GLASS®:	\$111,430.00 – 25 Yr Warranty

Additional Interior Items

Waterline Tile:	\$23,130.00
Depth Markers:	Included with New Tile

Additional Items:

Re-Tile 450 Sqft Beach Entry:	\$27,000.00
-------------------------------	--------------------

Note: All construction agreements will contain an additional line item for Mobilization totaling 4% of the contract total.

POOL INTERIOR SURFACES - Alternatives

For most residential and commercial swimming pools, we recommend and offer a choice of two pool interior surfaces. 1) Polymeric INTER-GLASS®, and 2) Cement-based re-plastering (with pool plaster, or exposed aggregate materials), are both at the pinnacle of their representative categories and known for their proven longevity and reliability.

Pool plaster continues to be the most popular surface used on new concrete pools and residential pools, as well as being the most economical re-surfacing option we offer. For commercial pools, heated pools and spas, pools constructed with panel walls, and pools with structure cracks, the INTER-GLASS® Reinforced Polymeric System presents important advantages over pool plaster due to its tolerance to structural cracking and movement, its resistance to pool chemical abuse, and its lengthy service life.

Both pool plaster and INTER-GLASS® come in traditional white, but for an additional charge are available in robin's egg blue, natural colors such as sand and charcoal, and special order colors. For outdoor residential pools without lights, INTER-GLASS® is also available with MoonGlow, a special surface that absorbs light during the day and glows at night.

REPLASTERING

Cement-based surfaces such as traditional pool plaster or marcite, exposed aggregate (Diamond-Brite, Sunstone, etc), and pebble finishes with either quartz or dolomite aggregates are widely used for new in-ground concrete swimming pools and spas. Pool plaster uses limestone as its aggregate component while exposed aggregate finished use silica quartz as the aggregate in its mix.

Besides being economical, cement-based surfaces are good choices for swimming pools that are kept full of water and always chemically balanced, where stress or structure cracking is not prevalent or expected, and when the pool is not heated.

Some advantages of cement-based linings are:

- Following installation, the pool can be filled almost immediately without a required, dry curing period
- They come in a variety of colors and finishes

Some disadvantages are:

- They must be submerged to avoid shrinkage cracking and delamination
- Their low tensile and flexural strengths make them susceptible to cracking
- Their naturally high alkaline and porous make-up mandate that the pool water chemistry be kept perfectly balanced to avoid reactions to pool chemicals, calcium carbonate growths and metal staining. They increase the pH of the water, have greater chlorine demands, and will affect Total Alkalinity levels.

Re-Surfacing Specifications & Pricing for Re-Plastering

- Clean, environmentally safe 40,000 psi Ultra High Pressure Water Jetting to remove existing paint and loose, hollow or deteriorated sub-surface materials in order to insure the best possible mechanical bond
- Cutting and removing the existing plaster down at least 2" away from the waterline tiling, inlets, lights and other fixtures to achieve a flush finish with the new surface
- Placing contrasting color highlight tiles to demark the edges of all the steps and benches, and to satisfy applicable local codes
- All labor, materials and any clean-up associated with the re-surfacing work, and a 5-year warranty (see below for details)

The price to prepare and re-surface the City of Bel Aire, Kansas **Pool** with white pool plaster is **\$67,070.00.**

The price to resurface with an exposed aggregate finish is **\$81,650.00.**

*This price reflects standard colors only. Blue, Dark, Pearl, or custom colors may be an additional charge.

Re-Plastering Warranty

Mid-America Pool Renovation, Inc. has 5-year warranty from the date of installation on the new cement-based lining against any flaking, peeling, popping-off or excessive color change providing the pool is maintained chemically balanced and full of water (with proper winterization included as per National Spa & Pool Institute's BASIC POOL & SPA GUIDELINES, 4th edition, instructions for Plaster Finish pools). This warranty only applies to the labor and materials on the newly placed surface material and does not cover any DAMAGE including, but not limited to or from: Defects in the structure including structural or hairline cracking; Vandalism, intentional or accidental abuse, or neglect; Improper acid washes; Stains or discoloration due to, but not limited to, the improper use of chemicals, improperly maintained water chemistry, or any introduction of metals or metal ions into the water; Improper winterization; Hydro-static water pressure; Any acts of God; From any intruder after the plaster crew has left the job site, or from any other action outside the course of normal everyday use and care of the surface lining, or from any other action over which Mid-America Pool Renovation, Inc. has no control. Consequential damages such as, but not limited to, loss of revenue, cost of water, etc., are not covered under warranty.

THE INTER-GLASS® REINFORCED POLYMERIC SYSTEM

Mid-America Pool Renovation, Inc.'s INTER-GLASS® Reinforced Polymeric System of surface preparation and base application is the premium of pool re-surfacing choices. Approximately 50% of our residential clients choose INTER-GLASS® over a cement-based interior. Approximately 75% of our commercial pool clients choose INTER-GLASS® and nearly 90% of our clients with indoor pools choose INTER-GLASS®.

The INTER-GLASS® system offers an excellent surface for concrete, acrylic-wall, and metal pools:

- INTER-GLASS® is an inert surface and does not interact with pool chemicals like a cement or painted surface. This is especially important for indoor pools
- The 'silky smooth' yet non-slippery surface is easy to clean and reduces pool chemical usage up to 50%
- The adhesive and sealing qualities of Epoxy Resin produces a placement venue supporting a fully bonded surface, and resulting in making the pool shell stronger
- The INTER-GLASS® surface will not be affected if the pool water chemistry periodically falls out of balance
- INTER-GLASS® is unaffected by salt chlorine generators
- The seamless, non-porous surface stops chemically treated pool water from reaching the reinforcing steel and causing carbonation, metal corrosion and concrete degradation
- INTER-GLASS® cannot shrink-crack, spall or become rough like cement based pool linings
- INTER-GLASS® cannot puncture like PVC or other soft-membrane liners, and it cannot blister like pool paint
- INTER-GLASS® eliminates the need for future sandblastings, acid washings, liner replacements and painting
- INTER-GLASS® is safe for contact with food. INTER-GLASS® meets the national specifications of 21 CFR Parts 117.1580, 175.300 and 177.1640 that cover polymeric materials intended for repeated use in contact with food.
- INTER-GLASS® is **PVC-FREE**

The INTER-GLASS® system is a combination of a hybrid preparation process incorporating sub-surface Protective Barrier System (PBS) technology and including biaxial E-Glass, roving woven, InterSteel (when needed), and a special sealing resin followed by our 6-step surface installation process.

InterSteel is a structural repair method using various aramid fabrics including Kevlar® by DuPont (when necessary) in combination with special Type IV sealing resins used extensively around the world to repair structural earthquake damage. This system yields tensile and flexural strengths in the range of 200,000 to 400,000 PSI.

INTER-GLASS® Specifications & Price

- Removal of all hollow lifted areas or blisters
- Surface sanding as needed
- Hi-pressure water blasting (5000psi) to completely clean the prepared surface
- Installation of a penetrating, sub-surface sealing Protective Barrier System
- Stress / structural crack repair as needed
- Placing contrasting color diamond tiles to demark the edges of all the steps and benches, and to satisfy applicable local codes
- All labor, materials and clean-up associated with installation of the INTER-GLASS® system
- 25-year Limited manufacturers warranty

The price to prepare and re-surface the City of Bel Aire, Kansas **Pool** with white INTER-GLASS® is: **\$111,430.00.**

INTER-GLASS® Warranty Information

The attached Sample copy of the warranty lists all conditions and limitations. Mid-America Pool Renovation, Inc. provides this warranty to the pool owner providing: a) the entire project has been paid in full, b) outdoor pools are winterized per the Association of Pool & Spa Professionals **BASIC POOL & SPA GUIDELINES**, 4th Edition, instructions for vinyl-lined, or, plaster or painted pools with covers, c) pools are not left drained with the exception of up to 5 days for necessary repairs for those pools not experiencing hydro-static underground water pressure, and d) the pool structure and sub-surface remain sound and intact.

Mid-America Pool Renovation, Inc. produces and installs the INTER-GLASS® system and warranty's both the labor and materials for the warranty period.

WATERLINE TILE

In changing waterline perimeter tiling we offer the option of choosing from our selection of frostproof swimming pool tiles from the major tile distributors across the United States.

To remove the existing tiling, prepare a tile bed, supply and install the frostproof mosaic swimming pool tile of your choice (@ 6" depth) around the **Pool** would cost **\$23,130.00** provided it is contracted at the same time as the pool interior.

Please note that installing tile after the new interior has been installed is more difficult and more expensive.

Note: Depth tiles are placed at a minimum of 25-foot intervals around the waterline of commercial pools, and are included in the above price.

You may choose any of the standard ceramic swimming pool tile patterns for this price. **Please provide us with your first and second choices as sometimes patterns are not in stock.**

- * Please note that some tiling in the brochures are listed as "Accent", "Trim", or "Deco" tiling and are more expensive and not generally used as perimeter waterline tiling. Please inquire with the office on pricing and information on these or any other types of specialty listed or described tiles.

Mid-America Pool Renovation, Inc. guarantees to use only the best recognized products, the most generally aesthetically appealing application techniques, and the most thorough clean-up procedures recognized by our industry in all of our services to produce a beautiful and safe desired result.

If you have filled out and returned one of our pool specification questionnaires, all above quotes are strictly conditional on the accuracy of the information that you have provided to us.

All construction agreements will contain an additional line item for Mobilization totaling 4% of the contract total.

The above prices are valid for a period of 60 days with payment expected upon completion of each contracted phase or as negotiated.

The quoted prices do not reflect Prevailing Wage Scales, costs of Performance Bonds or local or state sales taxes.

The quoted prices are contingent on the use of Mid-America Pool Renovation, Inc.'s modified AIA four (4) page Construction Agreement. Minor changes, additions or modifications to Mid-America Pool Renovation, Inc.'s Agreement are welcome for our review, however all other 'Independent Agreements' including longer AIA Agreements, Supplemental Conditions, Vendor, Service, or Membership required Agreements will be assessed a minimum charge of **\$ 50.00/per page fee** for legal review and legal amendment as required.

This minimum \$ 50.00/per page fee will need to be paid in advance along with the submittal of such an Independent Agreement (s) as noted above.

The quoted prices are contingent on the use of Mid-America Pool Renovation, Inc.'s Construction Agreement. Any and all other additional costs that might be incurred regarding independent Agreements (Contracts, Service Agreements), including membership fees with organizations are not included in the above pricing and will be billed to the Owner as an additional expense.

Thank you for giving us the opportunity to present this quote on your project and I look forward to hearing from you again soon.

Sincerely,



Landon Cole
Project Manager
Mid-America Pool Renovation, Inc.



City of Bel Aire

#0000589

From: Mid-West Plastering LLC

12103 W 64th Street
 Shawnee, KS 66216
 918-728-1572 or 785-408-0013
 midwestplasteringllc@gmail.co
 m

Bill To: City of Bel Aire

5251 E 48th St, Bel Aire, KS 67220

Amount:

\$47,200.00

Expiration Date:

8/19/2023

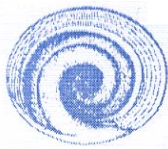
Item	Rate (excl. tax)	Quantity	Total
Replaster Rec Pool with White Plaster Finish (Site unseen estimate) Prep: Cut underneath tile and chip out 2-3inches under tile. Chip around all returns and lights. Chip-out "hollow" spots making sure the pool is free of loose debris. Power wash and acid wash before putting the bonding agent on entire pool. Plaster pool and trowel smooth.	\$28,800.00	1	\$28,800.00
Travel Fee	\$2,400.00	1	\$2,400.00
Plaster Finish Detail	\$1,000.00	1	\$1,000.00
30' Structural Crack - unseen After plaster prep is completed, access the 30' crack along the belly of the pool. Trouble shoot the number of structural staples needed to install along crack. Install staples and epoxy to a water tight seal. Final price will be determined at the time of repair.	\$15,000.00	1	\$15,000.00

Subtotal	\$47	Section I, Item B.
Total	\$47,200.00	

Notes:

This is an estimate. Approval of this estimate, states you have reviewed and agree to our contract and its terms. Necessary changes due to unforeseen or pre-existing conditions unknown or not included in estimate, may necessitate additional work and expense to allow proper performance of the "Work". Upon discovery of any changes, Contractor shall notify Client and inform Client of additional work, time, and expenses necessary to rectify such deficiency as needed to facilitate proper performance of contracted work.

Accepted on: _____ **Accepted by:** _____ **Signature:** _____



July 19, 2023

City of Bel Aire Swimming Pool

RenoSys PVC Membrane Installation

Proposal

Install the liner in the existing pool employing the RenoSys PVC membrane system, including the following components and services:

INSTALLATION OF THE RENOSYS PVC MEMBRANE

- Broom clean pool surface and void it of all loose debris.
- Coat interior of the pool with sanitizing agent. Apply RenoFelt adhesive required.
- Apply RenoFelt 11 (150 mil) to isolate membrane from the pool – as required.
- Install the 60 mil RenoSys PVC membrane through hot air welding throughout.
- Termination to be at top of pool wall (below coping/covering tile).
- All penetrations will be terminated with compression flanges.
- Complete additional perimeter caulking, detail work, finish work to make a complete watertight installation.
- Clean site suitable for pool filling and perform final inspection.
- Membrane and all welds shall carry a **10 year limited warranty**.
- Other installation items shall carry a **1 year limited warranty**. (e.g. caulk, fasteners at compression fittings etc...)

Furnish and Install PVC Membrane \$58,675.00

Price is valid for 30 days. Includes minimal surface preparation (8 man hours). Proposal is based on dimensions and pictures submitted. **Payment terms for the contracted work will be paid as follow: 10% upon contract execution, 50% upon start and 50% upon completion. Dumpster is to be furnished by others at no charge to RenoSys Corporation.** Should RenoSys be required to remobilize our crew due to non-readiness of the swimming pool or concealed conditions requiring additional work, then a \$2,500 change order for remobilization will be assessed. All designs and data included and implied within the contents of these documents are proprietary to ARS. ARS will not be held liable based upon inaccurate, unknown or limited information or conditions provided by the purchaser/owner to create enclosed contents. All submitted drawings, details and data are subject to verification, accuracy and approval by the purchaser/owner. No taxes (sales, use, local, county, state, B&O, privilege and/or other applicable taxes), bonds, permits, prevailing or Davis-Bacon wages, or additional fees are included in this estimate.

I have read and understand the information contained on the reverse side of this contract, conditions, installation, and quotation and agree to the terms within.

For **Aquatic Renovation Systems, Inc.**

For **City of Bel Aire, KS**

_____ Date _____

_____ Date _____

Stewart J. Mart/CEO

Page 1 of 3

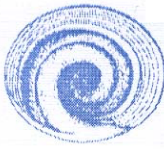
Visit us on the web at... "www.renosys.com"

RenoSys Corporation

2825 East 55th Place • Indianapolis, IN 46220

Phone: 800.783.7005 • 317.251.0207

Fax: 317.251.0360 • e-mail: "renosys@aol.com"



Agreement for Installation of a RenoSys PVC Membrane System

This contract, entered into between **Aquatic Renovation Systems, Inc.**, and "**Purchaser**" is for the purpose of having ARS furnish and install the RenoSys PVC Membrane System and for additional services or options, if any, as outlined on page #1 of the attached proposal. Pricing is to include the installation of the RenoSys PVC Membrane System in accordance with the standard specifications and technical directives for a RenoSys PVC Membrane System.

This contract is subject to the following terms and conditions:

- 1) The contract sum listed on page #1 covers only the products and services specifically mentioned therein. No modifications, additions, or deletions will be accepted except by written request via re-submission of modifications to the contract scope and/or approved amount authorized by written change order signed by both parties.
- 2) Every effort has been made to be as accurate and complete in the submittal documents and the related scope of work as possible. Verification shall be the responsibility of the purchaser during the submittal approval process. No work will proceed without the written approval "sign-off" of the submittal package by the purchaser.
- 3) Payment terms for the contracted work will be paid as follows: See page 1.
- 4) All amounts past due shall be subject to a 1.5% service charge per month as to work or services that have been completed to date. Utilization of the pool constitutes substantial completion and acceptance of the PVC Membrane System. Aquatic Renovation Systems will invoice for stored material, when applicable.
- 5) Although every effort will be made to meet the delivery and installation requirements, ARS will not be held liable for any delays caused by transportation, strikes, fires, Government entities, acts of God or under any circumstances such as *force majeure*. Please be advised that vagaries in weather can and will affect the installation schedule. Any and all Liquidated or Consequential damages are not part of this contract and ARS shall not be financially penalized for any reason by any or all delays.
- 6) Labor will be performed and invoiced by Aquatic Renovation Systems, Inc.
- 7) Material will be furnished, shipped and invoiced by Poolequip LLC.
- 8) Pricing is provided in US Dollars.
- 9) Should the need for change orders arise from either party, no work will be performed prior to the execution of the change order by both parties. Further, the payment terms of any change order will be fifty percent (50%) upon execution of the change order with the balance due upon completion of said change order; unless other arrangements are agreed upon in writing by both parties.
- 10) No sales, use, local, county, state, B&O, privilege and/or other applicable taxes are included in this proposal, and purchaser agrees to pay all taxes imposed upon seller by state and/or federal regulation as it pertains to this contract. Taxes will be added and paid by purchaser unless a valid Sales Tax Exemption Form is provided. Use tax may still be required to be paid by the purchaser, even if the entity is tax exempt.
- 11) If either party does not comply with the terms and conditions set forth herein, then in addition to all other remedies available to the other party at law or in equity, the non-complying party shall be liable to the other party for its reasonable attorney fees, costs, and expenses incurred in enforcing the terms and conditions of this agreement.
- 12) This agreement and any amendments thereto shall be binding upon and inure to the benefit of the parties, their respective heirs, assigns, personal representatives and/or successors in interest.
- 13) The State Laws of the State of Indiana shall govern this Contract. Purchaser hereby agrees that the State of Indiana and Marion County possesses exclusive jurisdiction to resolve disputes arising under this Contract.
- 14) ARS is not responsible for any consequential or liquidated damages. In addition, damages resulting from any hydrostatic "ground water" conditions or from a leaking recirculation system causing the pool membrane to fail from such damage is not a warranted item. When applicable; existing pool piping, perimeter gutters and hydrostatic ground water testing will be the complete responsibility and cost to the owner.
- 15) ARS agrees to furnish a standard Insurance Certificate listing Purchaser as an additional insured, indicating proof of workmen's compensation coverage, and listing general liability protection limits of at least one million dollars (\$1,000,000.00).
- 16) RenoSys Corporation is not responsible for filling or draining of the swimming pool water; nor will RenoSys Corporation absorb such cost for any reason.
- 17) Please be advised that in the event that the project is cancelled by the owner or owners' representative, 25% of the total contract amount will be assessed to the purchaser.

Specifications and Contract Conditions for a RenoSys PVC Membrane System Installed

Primary pool lining membrane shall be a flexible 60 mil double ply PVC material UV stabilized, and reinforced with internal polyester webbing. The material shall be formulated using anti-fungal agents and manufactured specifically for use in the commercial pool environments. Clients purchasing RenoSys materials are solely responsible for determining the suitability and compatibility of the RenoSys products for their application. RenoSys will not be responsible for materials reaction to water, substrate, soil or pool chemicals.

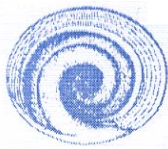
Geo-textile fabric underlayment of 100% polyester approximately 150 mils thick to isolate and separate the RenoSys PVC Membrane from the pool wall and floor. Depending on field conditions the use of a factory applied of equivalent quality Felt-back membrane product will be utilized. Geo-textile is an "if required" product and may not be applicable on every project. RenoSys shall be the sole agent to determine if Geo-Textile is necessary for your project.

Provide as required PVC coated RenoSys Metal to make for a satisfactory installation. Sanitizing agents to be applied as required onto the pool substrate to discourage microbial growth under the membrane system. Adhesives as required to attach the Geotextile fabric or membrane to the pool, or the membrane to the Geotextile. Flanges of 1/4" Hard White PVC, custom fabricated for use at all membrane penetrations where required.

The PVC membrane liner and liner installation shall be warranted against leakage for a period of (10) years. Deck caulking, concrete work, and any other work shall be warranted for a period of not less than one (1) year or the manufacturers' warranty period, whichever is greater. Pool equipment shall carry the manufacturer's warranty. We propose to provide and install the above system including: sanitizing, adhesives, RenoFelt, RenoSys 60 mil reinforced membrane, all compression flanges, hardware installation, and incidental equipment to make for a satisfactory installation. This quote also includes: general site clean-up and training of the owner's representative in operation and maintenance of the PVC membrane.

ARS shall maintain the right to salvage any fittings, PVC membrane or equipment replaced in the course of executing this installation contract. Standard material overages are supplied for the efficient execution of the project. Any excess material shall remain the property of ARS.

This proposal is based upon an assumption that the pool is of sound substrate suitable for mechanically fastening standard 1/4" to 3/16" sleeve anchors and other drive type fasteners to secure the membrane system at the perimeter and around pool penetrations. Hidden or unforeseen site conditions are to be repaired, if possible, at additional cost to the owner. ARS will execute the change orders prior to commencing work.



RenoSys®

Section I, Item B.

By entering into this contract, ARS assumes no responsibility for the correctness of the swimming pools depth in any area of the existing pool. The existing depth of the pool, diving hopper and any modifications required due to any misinformation in their regard are the responsibility of the purchaser. It shall remain the owner's responsibility to assure that all depths, safety features, and markings in the pool comply with applicable local and state pool codes.

Warranties for the completed scope of work will go into effect when the project is paid in full. There will be no warranties, or guarantees given, expressed or implied, by ARS, RenoSys Corporation or its agents except those provided in the official issued Warranty, as stated herein. The warranty offered covers only the pool shell membrane (and/or deck surface membrane if included in the contract) and excludes any contracted work associated with an existing perimeter overflow gutter system. In no event will ARS, RenoSys Corporation or its agents be held liable for any consequential or other damages whatsoever unless agreed upon in writing.

Unless other arrangements are made in advance and stipulated as part of this contract; others are responsible for removing, storing and re-installation of all obstructions that would hinder our work. These items include, but are not limited to: bulkheads, ladders, handrails, climbing walls, water features, equipment, furnishings, pool covers, etc...

The use of the pool by the owner, or those authorized to use the pool by the owner, shall constitute final completion and acceptance of the project by the owner. Issues that may arise with the pool subsequent to final completion shall be addressed in accordance with the terms and conditions of the warranty set forth herein. The parties specifically agree that any warranty issue, or a possible controlled leak, such as through a weep hole, shall not be reason for delayed payment of the amounts due under the terms and conditions of the contract.

RenoSys Installation Requirements:

This agreement must be executed and returned with the required "start-up" payment. This is to ascertain your understanding of the scope of work, our quote, and your responsibilities in the successful execution of your project. It is our intention to have your project go smoothly and be completed on schedule and within the budgeted amount. Your informing us of any potential complications before construction begins can save time and money. We sincerely want your project to be a model of success on which we all will look back with pride. Your assistance in accommodating our following needs will help us to better serve you.

Unless otherwise specifically noted in our quotation, ARS is expecting the following services and amenities to be freely available to our crews:

- 1.) Restroom facilities.
- 2.) Water with at least 40 lbs. of pressure within 50 feet of pools.
- 3.) 110 electric service & 230V, 60-amp service (when applicable for metal welding) within 50 feet of pools.
- 4.) Clear and reasonable access to the pool.
- 5.) Pools & pool decks are to be drained and/or generally clean upon arrival of our crew.
- 6.) It is expected that our crews will have complete access to the facility to work unrestricted hours at no additional cost to ARS.
- 7.) Provide parking for our vehicles at no charge to Aquatic Renovation Systems, Inc.

Photos and/or videos may be taken of your project for our own quality internal communication, advertising and marketing purposes. It is to be understood that ARS will be using such photos and videos for general marketing purposes.

Crews are under instructions to accept no direction from anyone onsite unless it is agreed upon in writing prior to work commencing. Please direct all communication regarding scope of work or request modifications to your assigned ARS project manager. Owner shall appoint one individual who will act as the "OWNERS REPRESENTATIVE" to answer questions that may arise.

The RenoSys PVC membrane is a reflective material, and any existing depressions, pits, cracks, or voids may remain visible upon completion.

Unless otherwise noted this quotation does not cover: special conditions, state, local or use taxes, Union affiliates, Davis-Bacon Wages, or differing site conditions from those detailed.

Page 3 of 3

Initial _____

Visit us on the web at... "www.renosys.com"

RenoSys Corporation

2825 East 55th Place • Indianapolis, IN 46220

Phone: 800.783.7005 • 317.251.0207

Fax: 317.251.0360 • e-mail: "renosys@aol.com"

<https://www.poolsupplyunlimited.com/>



EQ Series® high performance commercial pumps are designed for maximum efficiency and quiet operation in every detail. They are the only noncorrosive, all plastic pumps designed exclusively for the commercial pool and water applications market. EQ Series impellers are manufactured for true breakthrough performance, allowing for lower loads and longer motor life. Available with and without strainer pot.

Commercial Plastic pump built specifically for commercial and large residential pools. Pump features extraordinary electrical and hydraulic efficiency that pays premiums in low electrical costs, less wear and tear on critical moving parts, and quiet operation.

Pentair EQ500 Series Premium Efficiency Commercial Pool Pump Without Strainer | NEMA Rated | Single Phase | 230V 5HP | 340019

\$4,967.53

City of Bel Aire, Kansas

Public Works Facility Master Plan

September 07, 2023



Contents

Section 1

Section 1.1	Introduction
Section 1.2	Executive Summary

Section 2

SITE ANALYSIS

Section 2.1	Existing Public Works Site
Section 2.2	Sunflower Commerce Park Site

Section 3

FACILITY PROGRAM

Section 3.1	Administration Building Program
Section 3.2	Vehicle Maintenance Building Program
Section 3.3	Administration & Vehicle Maintenance Building Floor Plan
Section 3.4	Existing Public Works Building Program & Floor Plan
Section 3.5	Vehicle Storage Building Program & Floor Plan
Section 3.6	Public Works Facility Elements
Section 3.7	Current Public Works Equipment / Vehicle List
Section 3.8	Projected Public Works Equipment / Vehicle Need

Section 4

OPTION ANALYSIS

Section 4.1	Existing Public Works Site Development Plan Elements
Section 4.2	Existing Public Works Site Development Plan Analysis
Section 4.3	Sunflower Commerce Park Development Plan Elements
Section 4.4	Sunflower Commerce Park Development Plan Analysis

Section 5

CONCEPTUAL BUDGET SUMMARY

Section 5.1	Existing Public Works Site
Section 5.2	Sunflower Commerce Park Site

Acknowledgments

City Council

Jim Benage, Mayor
Justin Smith, Council President
Emily Hamburg
Tyler Dehn
John Welch
Greg Davied

City Staff

Ty Lasher, City Manager
Anne Stephens, City Engineer
Marty McGee, Public Works Director
Jon Stehman, Public Works

Consultant Team

LK Architecture



Draft Submittal: August 09, 2023

Section 1.1

Introduction

The City of Bel Aire, Kansas is located on the northeast boundary of the City of Wichita. One of nineteen cities in Sedgwick County. Bel Aire is the fifth largest community in the county with an estimated population of 8,200. Well-known for its quality of life, low crime rate and close proximity to Wichita, Bel Aire offers a community which many people desire. Bel Aire is also one of the fastest growing cities in Sedgwick County with an average of 100 new residential homes being constructed each year. USD 259 maintains the Northeast Magnet High School and Isely elementary. Two private schools call Bel Aire home being Sunrise Christian Academy and Resurrection Catholic School. The city limits hit K254 on the north, 37th Street on the south, 127th street on the east and Oliver on the west.

The city provides the following traditional governmental services to its citizens: police protection, public works, parks facilities, recreation, sewer utility, water utility, senior center and municipal court services. Bel Aire is half owner in the Chisholm Creek Utility Authority (CCUA) with Park City which provides sewer treatment / water treatment to both cities. Bel Aire receives half its potable water from CCUA and the other half from Wichita with the capability of adding additional water from both sources. Gas service is through Kansas Gas, electric with Evergy, AT & T phone, Waste Connections trash and Cox cable.

The current Public Works facility is located at 4103 North Woodlawn consisting of roughly 7 acres. The current public works building is 32 years old encompassing approximately 7,200 square feet. Due to the new growth occurring on the east side of Bel Aire, it is anticipated that the Public Works Department will require additional equipment, vehicles, shop and facility capacity to accommodate the increased need. With that foresight, the city acquired two lots in Sunflower Commerce Park for future needs. Approximately 13 acres in size. This master plan study looks at the functional and programmatic requirements for the Public Works Department twenty years in the future as well as study the values of locating future public works facilities on both the existing public works complex site and the two lots at Sunflower Commerce Park.

Section 1.2

Executive Summary

This master plan study looks at the future needs of the Bel Aire Public Works Department 20 years into the future. The City of Bel Aire's projected population growth rate is 10 percent per year. Given that criteria, along with insight and direction from the public works director and associated staff, the anticipated expansion of operational needs for the public works department would generally reflect the current operational needs of peer cities like Andover and Derby, Kansas. The operational staff is projected to grow from 9 current staff to 30 total future staff. Consequently, the equipment and facility needs are projected to also increase accordingly. While the future equipment needs are identified later in this report, the future Bel Aire Public Works Complex is projected to need the following physical plant facilities:

1. 10,287 square foot administrative facility
2. 9,100 square foot vehicle maintenance facility with a 2,270 square foot mezzanine
3. 9,000 square foot equipment storage facility with 2,000 square foot covered storage area

Additionally, the complex is project to need the following site amenities and support structures:

1. Concrete circulation drives
2. Gravel yard
3. 8' tall chain-link perimeter fencing
4. Rolling security gates
5. 1.5 acres debris yard
6. 1,500 square foot open-sided pole barn
7. New fuel center with underground tanks
8. Bulk material storage areas
9. Brine production and storage
10. Salt storage building
11. Concrete yard ramp
12. Salt spreader racks
13. Generator

Correspondingly, the two proposed site options for future public works operations were evaluated with these operational, equipment and facility requirements in mind.

Section 2.1

SITE ANALYSIS

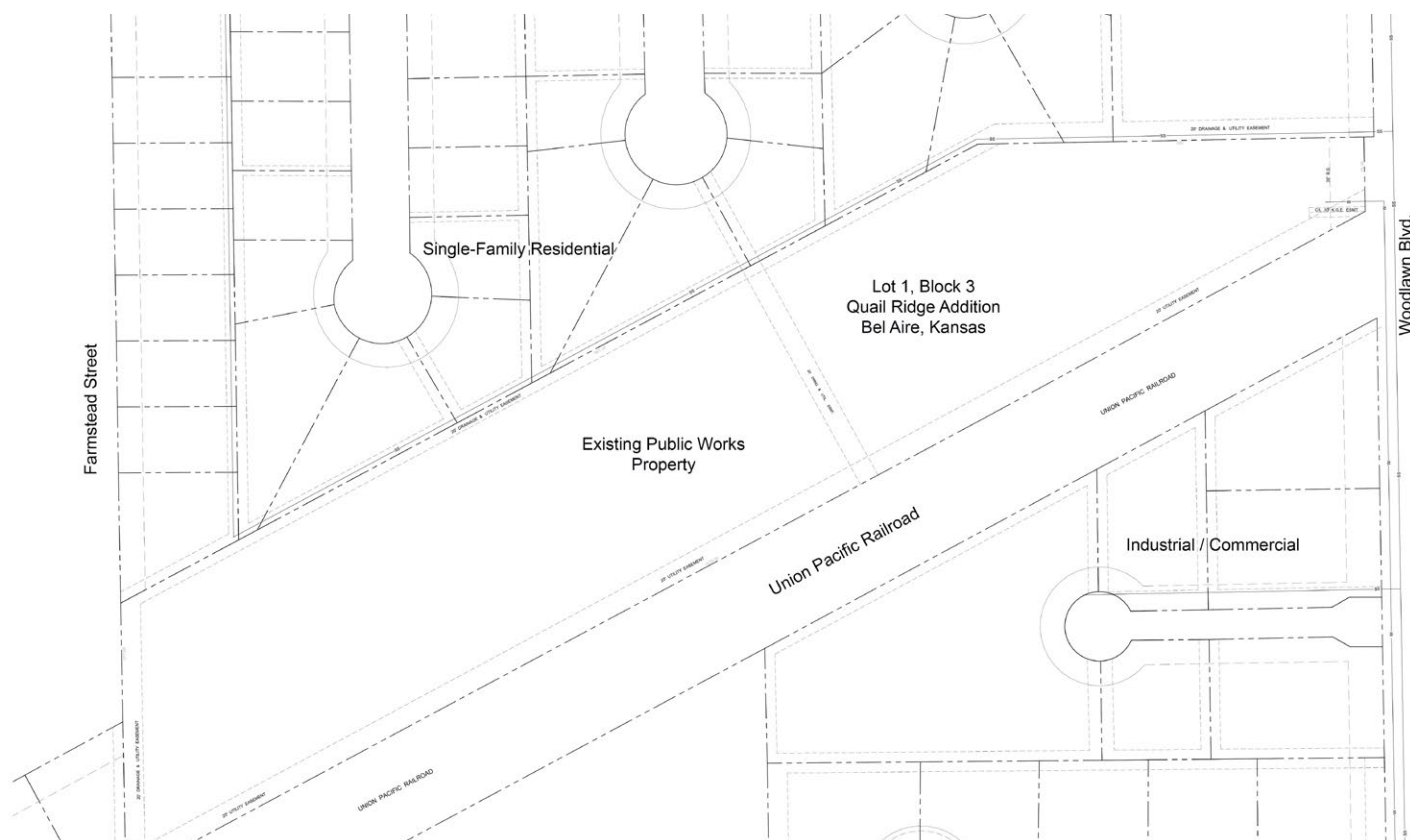
Existing Public Works Site

Address: 4105 N. Woodlawn Blvd.

Legal Description: Lot 1, Block 3 Quail Ridge Addition, Bel Aire, Kansas

Lot Size: 310,984 SF (7.14 Acres)

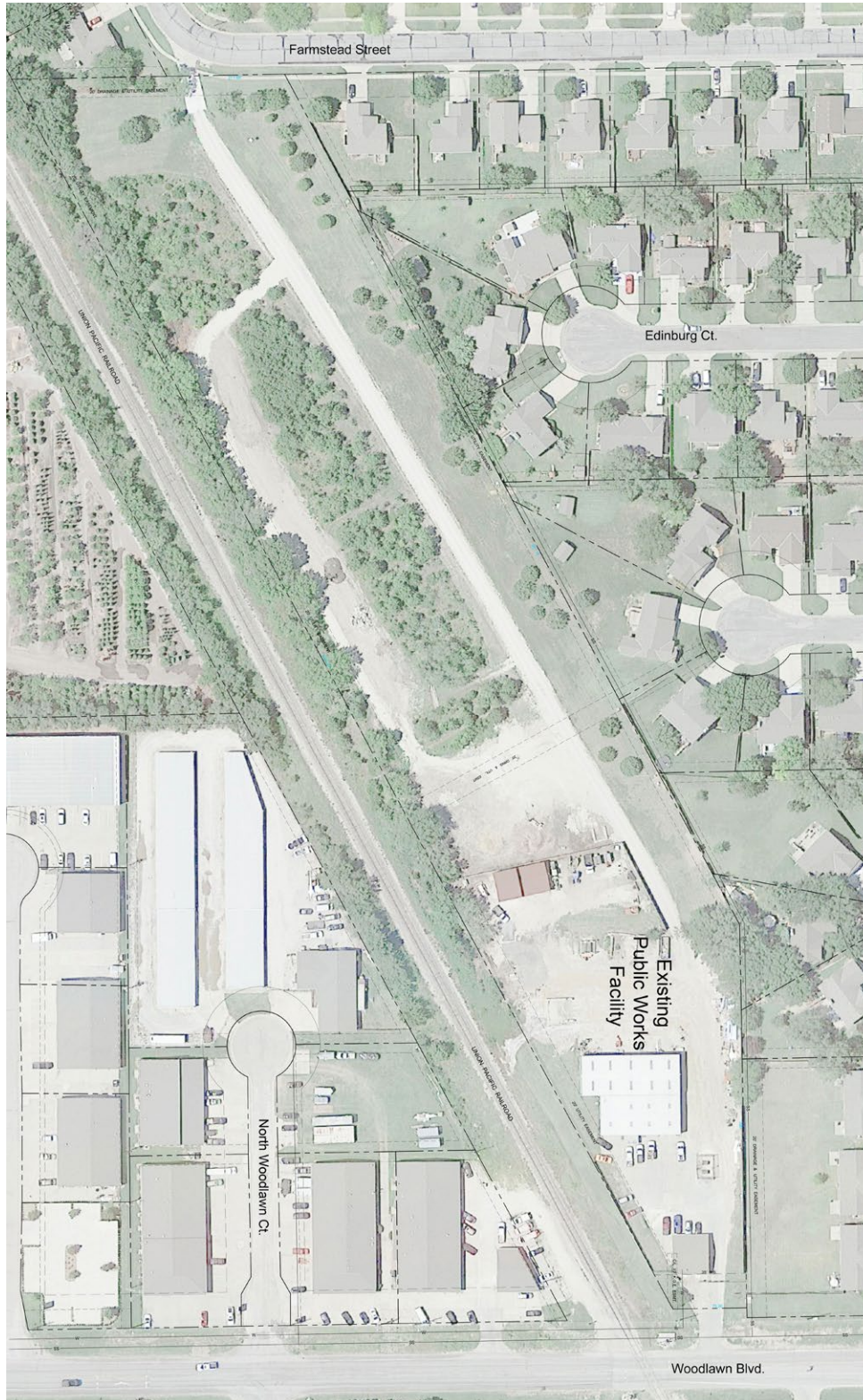
- Existing Public Works Building: 7,200 SF
- Material Storage Building: 1,450 SF
- Above Ground Fuel Center
- Bulk Material Storage Areas
- Access to Farmstead & Woodlawn Blvd.
- South Adjacency: Union Pacific Railroad
- North Adjacency: Single-Family Residential
- Floodplain: Zone AE adjacent Railroad Right-of-way
- Zoning: NA
- Parcel has utility services (water - Woodlawn, sewer - along north property line)
- Water pump station to remain at east end of property
- Property slopes generally from north to south and west to east
- Adjacent residences are between 5 - 10 feet higher in elevation



Section 2.1

SITE ANALYSIS

Existing Public Works Site



Section 2.2

SITE ANALYSIS

Sunflower Commerce Park Site

Address: NA

Legal Description: Lot 6, Block B Sunflower Commerce Park Addition, Bel Aire, Kansas

Lot Size: 363,308 SF (8.34 Acres)

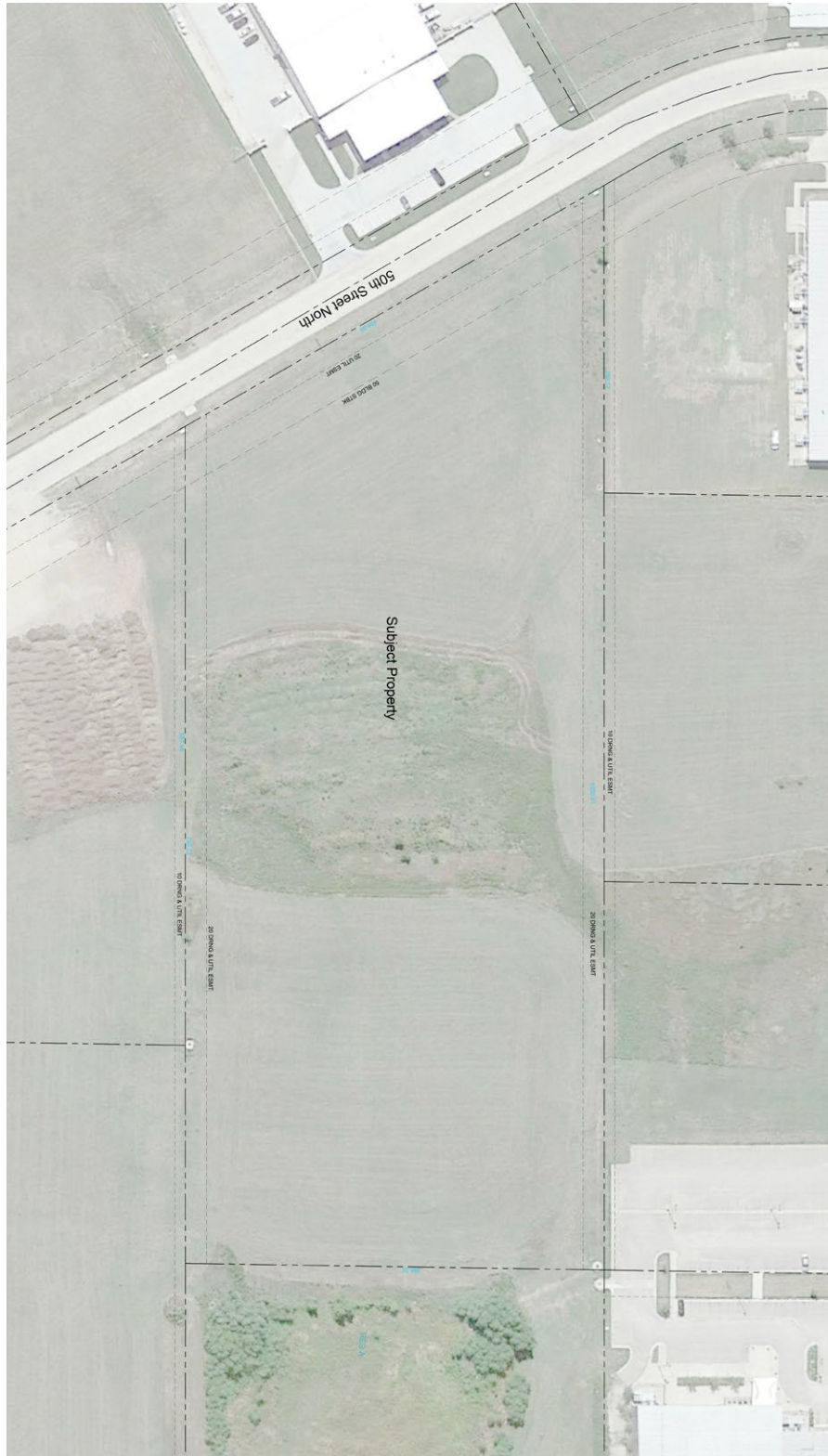
- Shovel-Ready Site
- Access Webb Road & 53rd Street via 50th Street (Concrete Street)
- North Adjacency: Industrial / Commercial
- South Adjacency: Industrial / Commercial
- West Adjacency: Drainage Reserve (Regional Stormwater Detention)
- Floodplain: NA
- Zoning: Industrial
- Parcel has utility services (water - 50th Street, sewer - 50th Street)
- Property slopes generally from west to east towards detention area
- Approximately 12' of fall across property



Section 2.2

SITE ANALYSIS

Sunflower Commerce Park Site



Section 3.1

FACILITY PROGRAM

Administration Building Program

The Public Works administration building will provide for general administration, training and operations of the public works department within one building. Generally, the building shell will be an enhanced metal building frame with a sloped metal roof, metal wall panel and a veneer masonry wainscot. The locker room areas will include masonry wall construction and the general office areas will include standard gypsum and metal stud wall construction. The training room area will be designed with storm shelter qualities and built within the shell of the overall metal building frame. It is anticipated that the administration building will be built immediately adjacent to and connected to the vehicle maintenance buildings.

The building components will include the following square foot areas:

- Lobby	675
- Reception	200
- Administration work area	200
- Conference room	635
- Six private offices (@ 156 SF)	936
- Break room	435
- Women’s restrooms	300
- Men’s restrooms	300
- Women’s locker room	730
- Men’s locker room	1,200
- Laundry	130
- Training room	1,240
- General storage	300
- Janitorial	220
- Mechanical/electrical room	260
- Building grossing	3,269
Total:	10,300

Section 3.2

FACILITY PROGRAM

Vehicle Maintenance Building Program

The Public Works vehicle maintenance building will provide for general vehicle and equipment maintenance and operations. Generally, the building shell will be a metal building frame with a sloped metal roof, metal wall panel and limited interior concrete masonry wainscot in vehicle areas. The maintenance support areas will continue the metal building finishes to the interior of the building. The vehicle wash bay will be within an enclosed building envelope. It is anticipated that the vehicle maintenance building will be built immediately adjacent to and connected to the administration building.

The building components will include the following square foot areas:

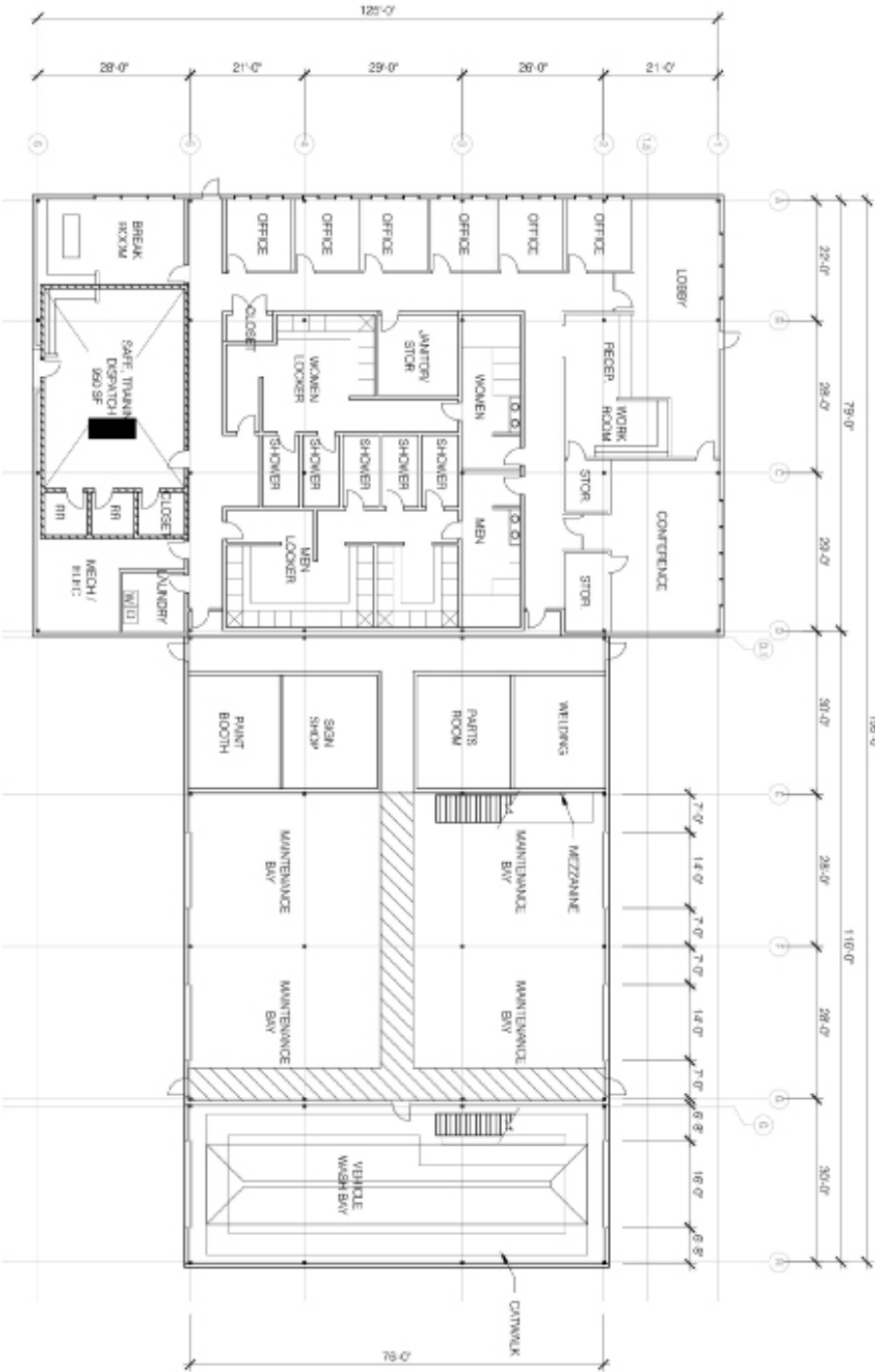
-	Four Maintenance Bays	4,345
-	Welding	355
-	Parts Room	360
-	Sign Shop	360
-	Paint Booth	355
-	Wash Bay	2,250
-	Mezzanine Storage	2,270
-	Building grossing	1,075
Total:		11,370

Section 3.3

FACILITY PROGRAM

Administration & Vehicle Maintenance
Building Plan

Building Area	
Administration:	10,300 SF
Vehicle Maintenance:	9,100 SF
Mezzanine:	2,270 SF
Total:	21,670 SF



Section 3.4

FACILITY PROGRAM

Existing Public Works Building Program

The existing Public Works building will provide for general equipment and vehicle storage at the existing public works campus. Generally, the existing building shell is a metal building frame with a sloped metal roof, metal wall panel. The renovation will include patch and replace damaged metal roof and wall panels as well as the concrete floor. Upgrade the HVAC and plumbing systems as well as power and lighting.

The existing operations areas include standard gypsum and wood stud wall framing. The renovation will include reuse and remodel of the existing operations area with new finishes including wainscot wall tile to add durability to the existing gypsum finishes. The operations area will also receive upgraded HVAC, plumbing, power and lighting systems. The storage mezzanine will receive new durable finishes, lighting and a removable rail system. The renovation will also include the addition of a limited interior concrete masonry wainscot in equipment, shop and vehicle areas. It is anticipated that the existing public works building will remain independent of other structures on the Public Works Complex.

The building components will include the following square foot areas:

-	Six Storage Bays	5,385
-	Maintenance Shop	328
-	Locker Room	220
-	Restroom	55
-	Dispatch	180
-	Breakroom	263
-	Conference Room	136
-	Two Private Offices (@ 112 SF)	224
-	Mezzanine Storage	990
-	Building grossing	449
Total:		8,230

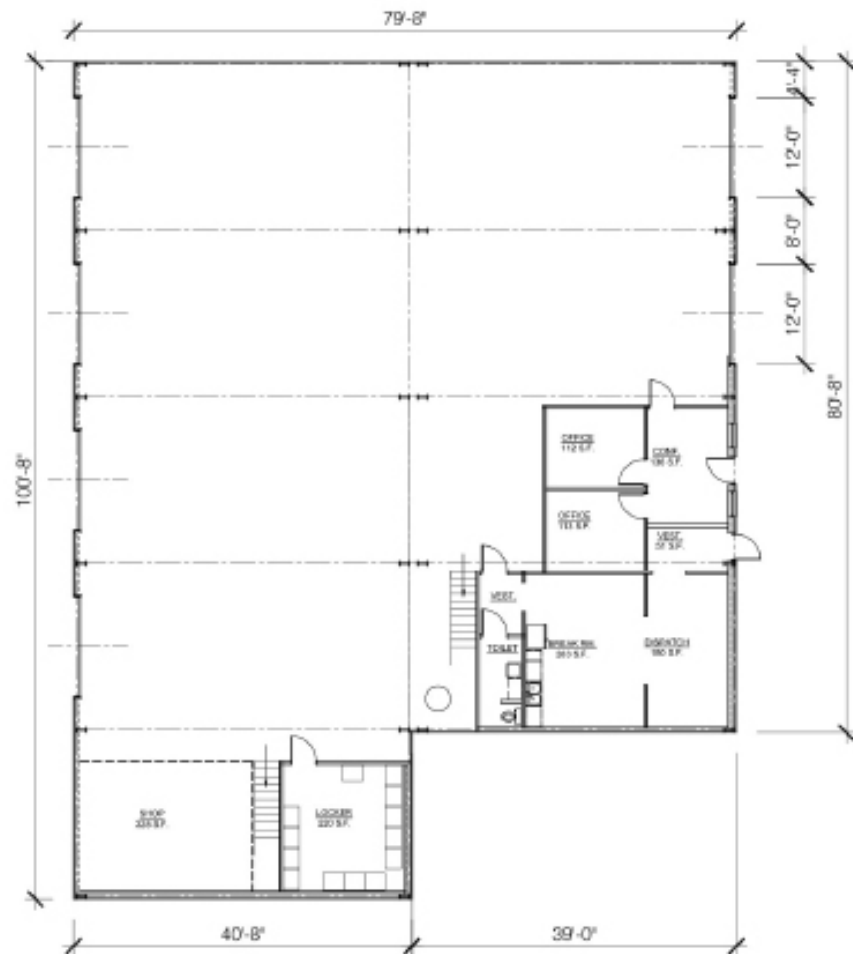
Section 3.4

FACILITY PROGRAM

Existing Public Works Building Plan

Building Area

Total: 8,230 SF



Section 3.5

FACILITY PROGRAM

Vehicle Storage Building Program

VEHICLE STORAGE BUILDING PROGRAM

The Public Works vehicle storage building will provide for general vehicle and equipment storage. Generally, the building shell will be a metal building frame with a sloped metal roof, metal wall panel and limited interior concrete masonry wainscot in vehicle areas. It is anticipated that the vehicle storage building will be built independent of other structures on the Public Works Complex.

The building components will include the following square foot areas:

-	Storage Bay	9,000
-	Covered Storage Bay	2,000

Total:		11,000
---------------	--	---------------

Section 3.5

FACILITY PROGRAM

Vehicle Storage Building Plan

Building Area

Indoor:

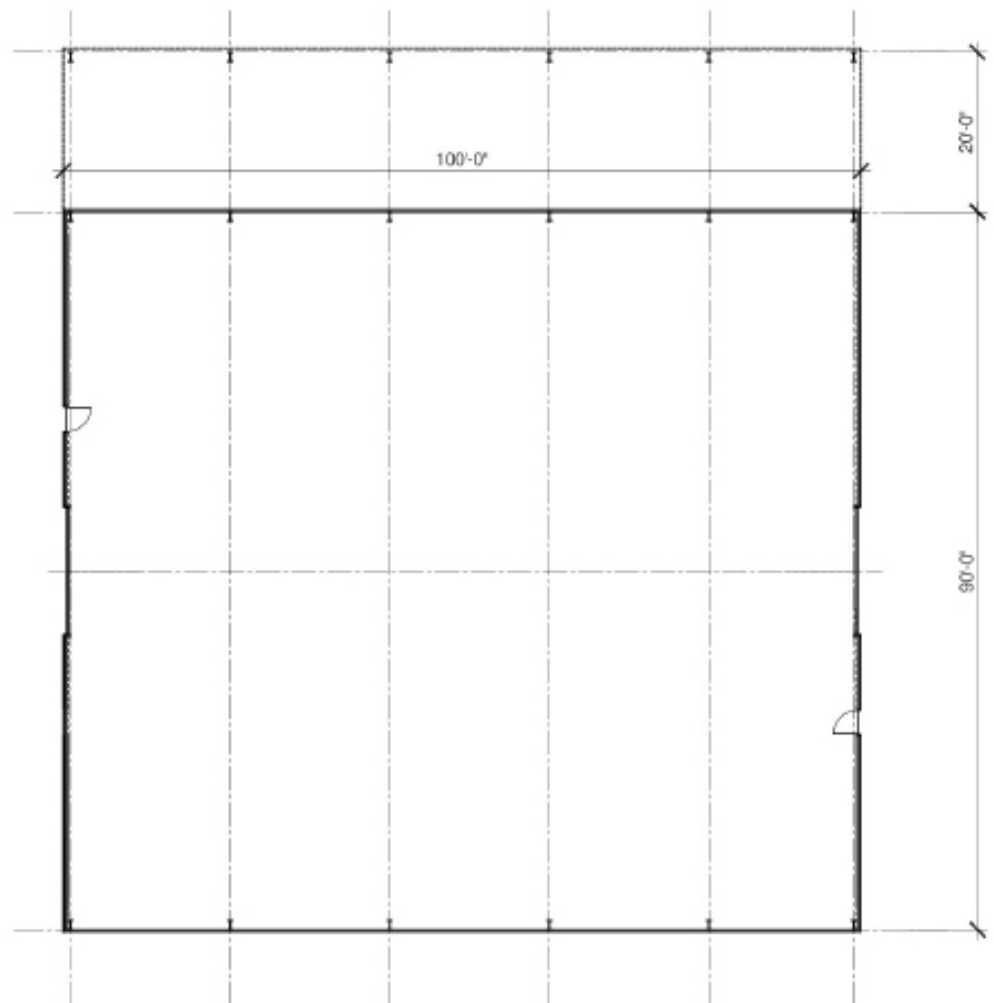
9,000 SF

Outdoor:

2,000 SF

Total:

11,000 SF



Section 3.6

FACILITY PROGRAM

Public Works Facilities Elements

- Images shown to convey general intent & character of facility components. Final structures & systems will be determined at the time of final design.



Open-Sided Pole Barn Storage



Salt Storage



Brine Production & Storage



Fuel Center

Section 3.6

FACILITY PROGRAM

Public Works Facilities Elements

- Images shown to convey general intent & character of facility components. Final structures & systems will be determined at the time of final design.



Bulk Material Storage - Concrete Bin Block



Material & Implement Loading Ramp



Salt Spreader Racks



Automatic Rolling Gates

Section 3.7

FACILITY PROGRAM

Current Public Works Equipment / Vehicles

Fleet ID	Year	Model	Fleet Name	Category
1037	2008	66901	Western	Truck Snow Plow Blade
1042	2020	Pro Plus	Western	Truck Snow Plow Blade
1043	2020	FSMA X 9 X HYD X SS	Western	Truck Material Spreader
1040	2006	Buck Dandy	Water Hauler	Water Tank Trailer
1017	2005	747-FR200	S.E.C.A	Sewer Cleaner Trailer
1014	1998	B600T	S.D.P.	Small Sewer Cleaner
	2017	2100 Plus	Vacto	Sewer Truck
1018	2006	TL100A	New Holland	Large Tractor
1021	2014	AR-14	Multiquip	Roller Compactor
1033	1999	MV-156-84-56/3041210	Monroe	Truck Material Spreader
1026	2013	AFM4211	Landpride	Small Tractor Mower
1019	2006	RC5015	Landpride	Large Tractor Mower
1025	2015	L4701HST	Kubota	Small Tractor
1045	2016	310HLSL	John Deere	Backhoe
1012	2003	770CH	John Deere	Motor Grader
1023	2008	DM10	John Bean	Chemical Sprayer
1003	2023	HV607	International	Large Dump Truck
1005	2018	7400	International	Large Dump Truck
1022	2007	Spin Doctor	Hurco	Water Valve Turner
1034	2008	8X304SS	Henderson	Truck Material Spreader
1035	2004	8X304SSXDUALHYD	Henderson	Truck Material Spreader
1024	2015	EZ Liner 250	Graco	Paint Striper
1006	2006	F-350	Ford	Parks Dump Truck
1007	2014	F-150	Ford	Director's Truck
1008	2007	F-550	Ford	Bucket Truck
1009	2020	F-550	Ford	Small Dump Truck
1004	2007	F-550	Ford	Utility Crane Tuck
1001	2015	F-250	Ford	4 Door Truck
1002	2008	F-350	Ford	Flatbed Truck
1028	2022	LZS749AKC604A1	Exmark	Zero Turn Mower
1029	2009	LZAS25KC604	Exmark	Zero Turn Mower
1044	2022	LZS749AKC604A1	Exmark	Zero Turn Mower
1010	2008	Pelican	Elgin	Street Sweeper
1016	2008	FX30	Ditch Witch	Vacuum Trailer
1041	2018	Hauler 1200	Cushman	Utility Cart
1020	2009	SS125-1250	Crafco	Crack Sealer
1011	2022	3500	Chevrolet	Flat Bed Truck
1013	2004	420D	Caterpillar	Backhoe
1015	2019	S595	Bobcat	Skid Steer
1030	2006	14 Planer	Bobcat	Rotary Planar
1046	2022	E35i	Bobcat	Mini Excavator
1047	2021	Patcher II	Crafco	Mastic Machine
	2017	2100 Plus	Vactor	Sewer Truck

Section 3.8

FACILITY PROGRAM

Projected Additional Public Works Equipment / Vehicles

Fleet ID	Year	Model	Fleet Name	Category
--	--	RC5015	Landpride	Small Tractor Mower
--	--	RC5015	Landpride	Small Tractor Mower
--	--	S595	Bobcat	Skid Steer
--	--	TL100A	New Holland	Tractor
--	--	TL100A	New Holland	Tractor
--	--	310HLSL	John Deere	Backhoe
--	--	LZS749AKC604A1	EZ Mark	Zero Turn Mower
--	--	LZS749AKC604A1	EZ Mark	Zero Turn Mower
--	--	LZS749AKC604A1	EZ Mark	Zero Turn Mower
--	--	LZS749AKC604A1	EZ Mark	Zero Turn Mower
--	--	F-350	Ford	Truck
--	--	F-350	Ford	Truck
--	--	F-350	Ford	Truck
--	--	F-350	Ford	Truck
--	--	F-350	Ford	Truck
--	--	26' Unit	--	Equipment Trailer
--	--	24' Unit	--	Equipment Trailer

Section 4.1

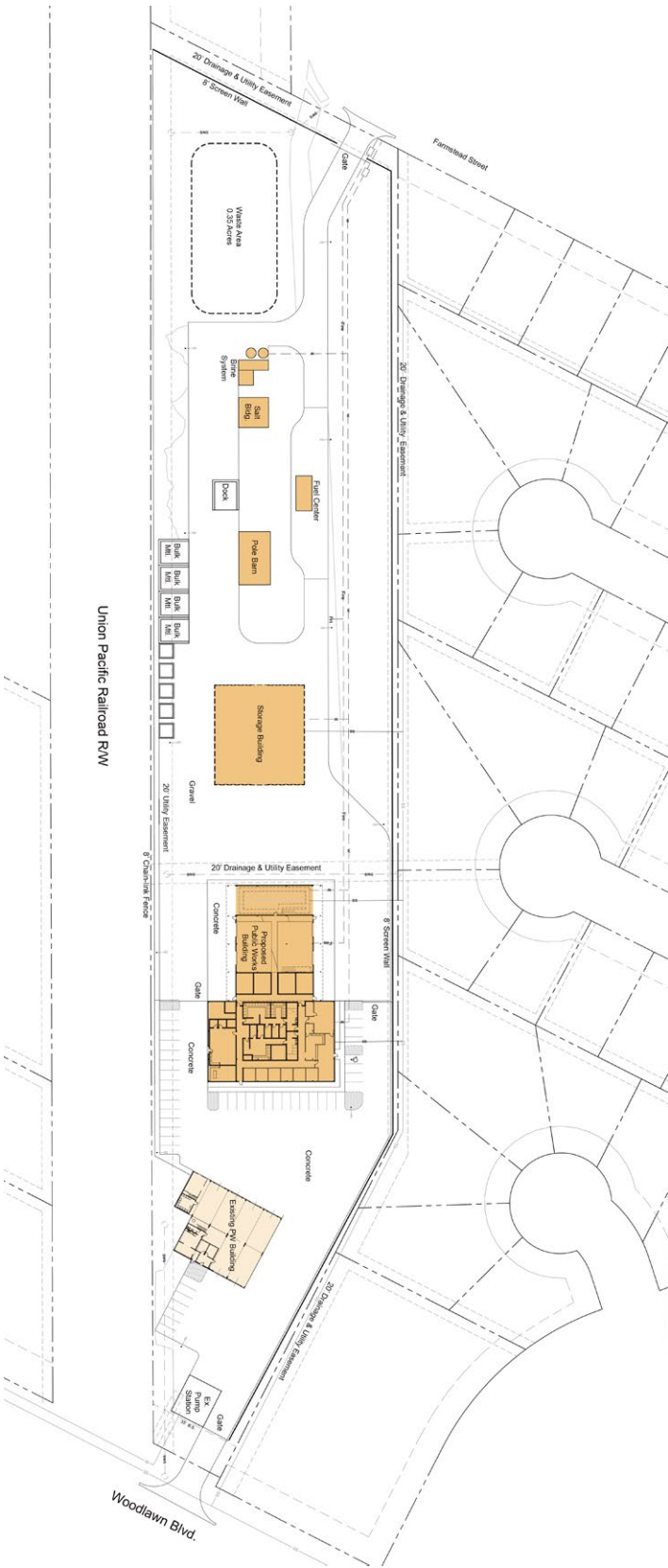
OPTION ANALYSIS

Existing Public Works Site Plan

Address: 4105 N. Woodlawn Blvd.
Legal Description: Lot 1, Block 3 Quail Ridge Addition,
Bel Aire, Kansas
Lot Size: 310,984 SF (7.14 Acres)

ELEMENTS

- Retain Existing PW Building & Remodel
- New PW Operations & Maintenance Building
- New Fuel Center - Underground Tanks
- Bulk Material Storage Areas
- Brine Production & Storage
- Salt Storage Building
- Open-Sided Pole Barn
- Future Enclosed Storage Building
- 8’ Screen Wall - North & West Property Line
- 8’ Chain-Link Fence - South Property
- Rolling Security Gates
- Concrete Yard Ramp
- Debris / Waste Yard - 0.35 Acres
- Concrete Pavement & Gravel Yard



OPTION ANALYSIS

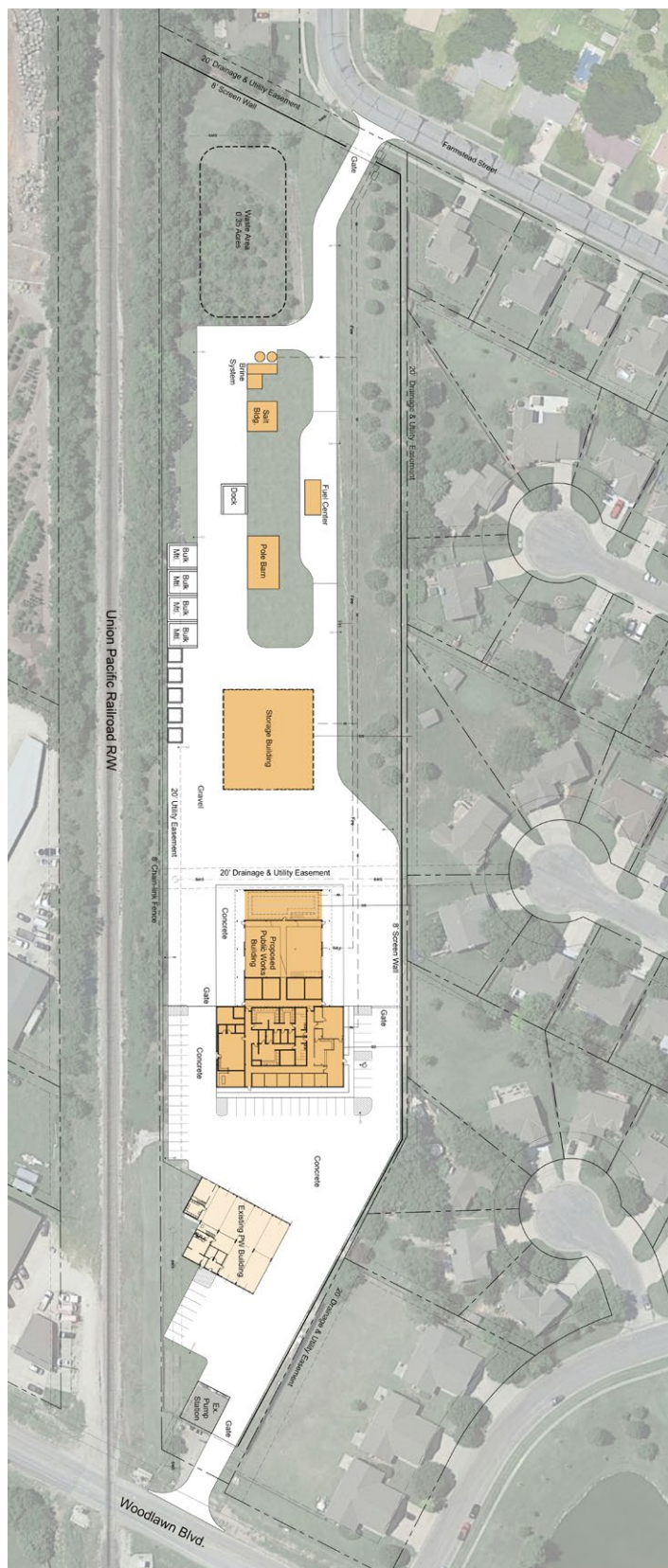
ANALYSIS

Site Strengths

- Retain Existing PW Building
- Accessibility of Utilities

Site Weaknesses

- Traffic Issues at Woodlawn & RR Crossing
- Narrow Site - Use & Circulation Limitations
- Proximity to Single-Family Residential
- Secondary Security Gate
- Site Size Limitations
- Limited Debris/Waste Area
- Limited Area for On-site Stormwater Detention
- Disruption Due to Construction Activities



Section 4.3

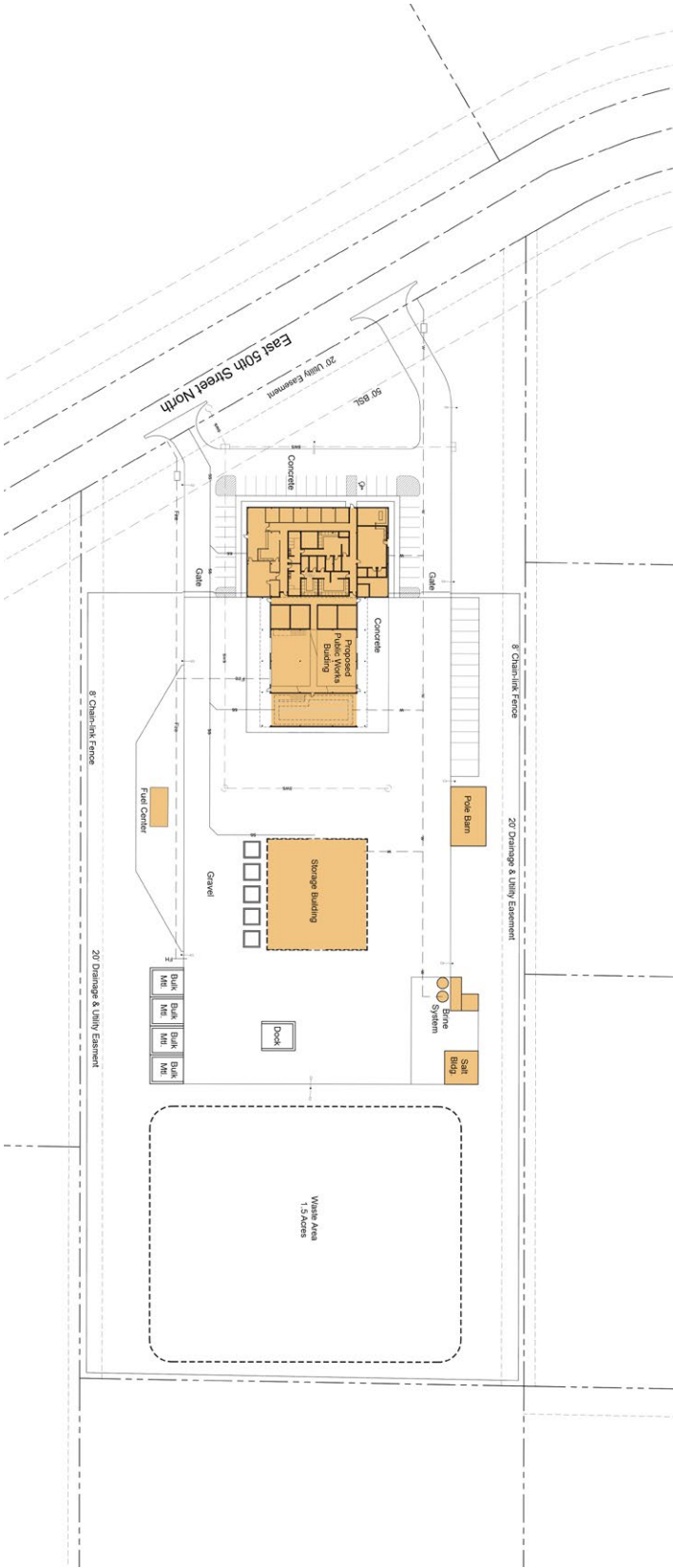
OPTION ANALYSIS

Sunflower Commerce Park Site Plan

Address: NA
Legal Description: Lot 6, Block B Sunflower Commerce
Park Addition, Bel Aire, Kansas
Lot Size: 363,308 SF (8.34 Acres)

ELEMENTS

- New PW Operations & Maintenance Building
- New Fuel Center - Underground Tanks
- Bulk Material Storage Areas
- Brine Production & Storage
- Salt Storage Building
- Open-Sided Pole Barn
- Future Enclosed Storage Building
- 8’ Chain-Link Fence
- Rolling Security Gates
- Concrete Yard Ramp
- Debris Yard - 1.5 Acres
- Concrete Pavement & Gravel Yard



Section 4.4

Sunflower Commerce Park Site Plan

Address: NA

Legal Description: Lot 6, Block B Sunflower Commerce
Park Addition, Bel Aire, Kansas

Lot Size: 363,308 SF (8.34 Acres)

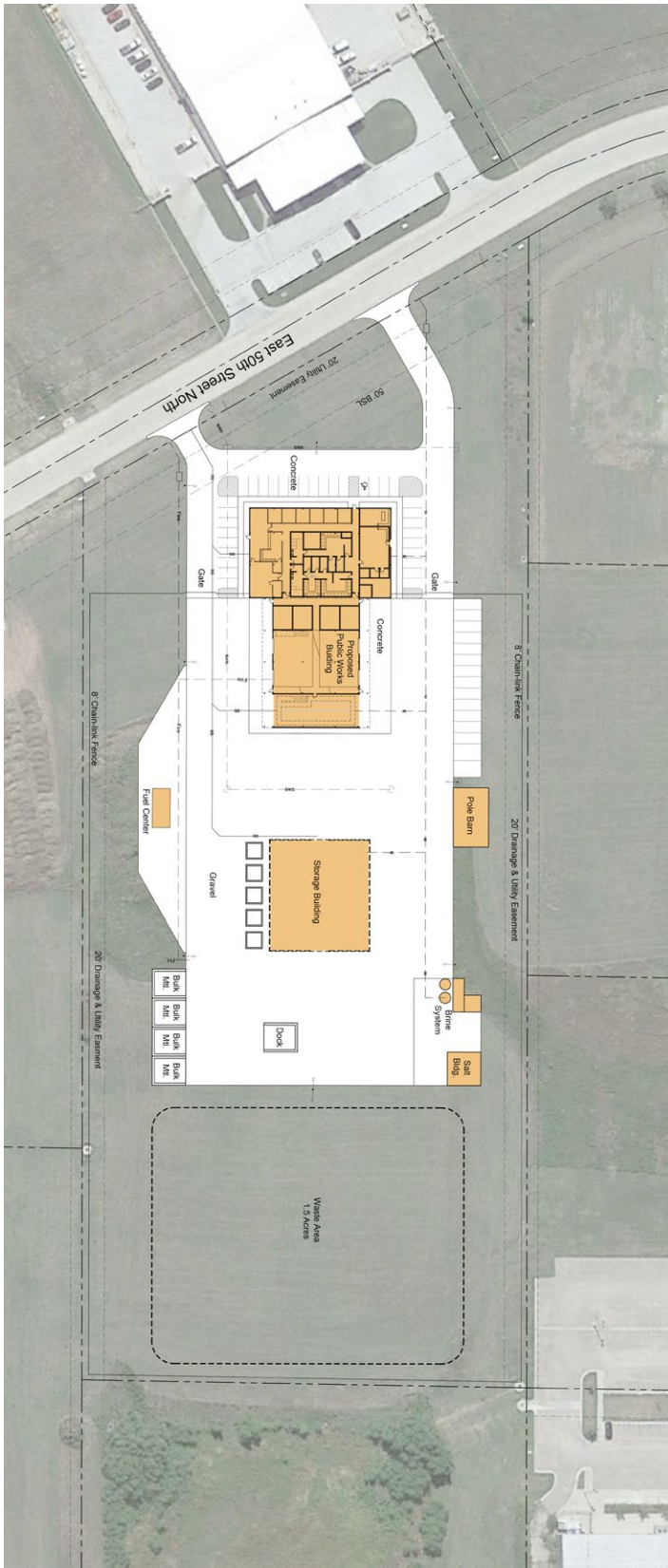
ANALYSIS

Site Strengths

- Shovel-Ready Site
- Good Access to Two Arterials via Concrete Street
- Accessibility of Utilities
- Regional Stormwater Detention
- Similar Adjacent Land Uses
- Expandability
- Potential Co-Location of Other City Services
- Can Operate at Current Location during Construction of New Facility
- Allows the Potential Re-use of Existing PW Building & Site for Satellite Operations

Site Weaknesses

- Marketability of Property for Sale



Section 5.1

CONCEPTUAL BUDGET SUMMARY

Existing Public Works Site

SITE:	
Site Clearing and Preparation	\$ 179,625.00
Earthwork & Grading	\$ 226,400.00
Utilities	\$ 266,250.00
Pavements	\$ 1,053,740.00
Fences & Walls	\$ 331,525.00
Landscape & Irrigation	\$ 148,150.00
Concrete	\$ 50,000.00
<u>Site electrical</u>	<u>\$ 171,500.00</u>
Subtotal	\$ 2,427,190.00

BUILDINGS:	
Existing Equipment Storage building renovation (8,230 SF)	\$ 658,400.00
New Administration building (10,300 SF)	\$ 3,151,800.00
New Vehicle Maintenance building w/ mezzanine (9,100 SF + 2,270 SF)	\$ 2,343,000.00
<u>New Equipment Storage building (9,000 SF indoor + 2,000 SF outdoor)</u>	<u>\$ 753,000.00</u>
Subtotal	\$ 6,906,200.00

MISCELLANEOUS STRUCTURES:	
Pole Barn Storage building (1,500 SF)	\$ 52,500.00
Salt Spreader Racks (2 new)	\$ 7,500.00
Fuel Center	\$ 250,000.00
Brine Operation	\$ 250,000.00
Salt Storage Building	\$ 30,000.00
<u>Building Generator (80 Kw)</u>	<u>\$ 40,000.00</u>
Subtotal	\$ 630,000.00

SITE/BUILDING STRUCTURES TOTAL \$ 9,963,390.00

PROJECT ADMINISTRATION:	
General Conditions (10%)	\$ 996,339.00
Overhead & Profit (6%)	\$ 597,803.40
Construction Contingency (5%)	\$ 498,169.50
<u>Escalation/Inflation (8% per year) (1-year)</u>	<u>\$ 797,071.20</u>
Project Administration Subtotal	\$ 2,889,383.10

Soft costs total (Arch, Civil, Struct., MEP, Survey, Geotech, Permit, Test, Comm) \$ 896,705.10

TOTAL PROJECT AMOUNT \$13,749,478.20

CONTINGENCIES:	
Owner contingency (5%)	\$ 498,169.50
<u>Design contingency (20%)</u>	<u>\$ 1,992,678.00</u>
Total contingency amount	\$ 2,490,847.50

TOTAL PROJECT BUDGET \$16,240,325.70

Section 5.2

CONCEPTUAL BUDGET SUMMARY

Sunflower Commerce Park Site

SITE:	
Site Clearing and Preparation	\$ 73,250.00
Earthwork & Grading	\$ 226,400.00
Utilities	\$ 248,250.00
Pavements	\$ 826,525.00
Fences & Walls	\$ 117,500.00
Landscape & Irrigation	\$ 177,190.00
Concrete	\$ 50,000.00
<u>Site electrical</u>	<u>\$ 142,500.00</u>
Subtotal	\$ 1,861,615.00
BUILDINGS:	
New Administration building (10,300 SF)	\$ 3,151,800.00
New Vehicle Maintenance building w/ mezzanine (9,100 SF + 2,270 SF)	\$ 2,343,000.00
<u>New Equipment Storage building (9,000 SF indoor + 2,000 SF outdoor)</u>	<u>\$ 753,000.00</u>
Subtotal	\$ 6,247,800.00
MISCELLANEOUS STRUCTURES:	
Pole Barn Storage building (1,500 SF)	\$ 52,500.00
Salt Spreader Racks (2 new)	\$ 7,500.00
Fuel Center	\$ 250,000.00
Brine Operation	\$ 250,000.00
Salt Storage Building	\$ 30,000.00
<u>Building Generator (80 Kw)</u>	<u>\$ 40,000.00</u>
Subtotal	\$ 630,000.00
SITE/BUILDING STRUCTURES TOTAL	\$ 8,739,415.00
PROJECT ADMINISTRATION:	
General Conditions (10%)	\$ 873,941.50
Overhead & Profit (6%)	\$ 524,364.90
Construction Contingency (5%)	\$ 436,970.75
<u>Escalation/Inflation (8% per year) (1-year)</u>	<u>\$ 699,153.20</u>
Project Administration Subtotal	\$ 2,534,430.35
Soft costs total (Arch, Civil, Struct., MEP, Survey, Geotech, Permit, Test, Comm)	\$ 786,547.35
TOTAL PROJECT AMOUNT	\$12,060,392.70
CONTINGENCIES:	
Owner contingency (5%)	\$ 436,970.75
<u>Design contingency (20%)</u>	<u>\$ 1,747,883.00</u>
Total contingency amount	\$ 2,184,853.75
TOTAL PROJECT BUDGET	\$14,245,246.45

MANAGERS REPORT



DATE September 7, 2023
TO: Mayor Benage and City Council
FROM: Ty Lasher, City Manager
RE: September 12 Workshop Agenda

City Parks Study:

The Bel Aire Recreation Complex has never had a formal master plan. Over the years, the current outdoor Rec Complex components were built by forward-thinking volunteers, governing bodies, and staff, without the benefit of adequate budgeting, engineering, and professional design. As a result, outdoor ADA access is minimal. Bel Aire Park is the oldest park and has been updated several times. It was originally built when the city was an improvement district. Currently, the tennis court and basketball surfaces are dilapidated, and the park will become larger due to the current Woodlawn expansion. Central Park is the newest park in the city and discussions are underway to repurpose/expand its components, including possibly adding pickleball courts funded by a local developer. At the December 1, 2023 City Council meeting, the Governing Body selected Landworks Studio to complete a survey and subsequent master plans for the Rec Center, Bel Aire Park and the park in Central Park. Included in your packet are the survey results and master plans. Landworks staff will be at the meeting for a presentation and to answer questions.

Pool:

The Central Park pool was originally built to be a neighborhood pool for Central Park. At that time, Central Park consisted of the current Central Park development as well as Elk Creek. Since the city has been responsible for the debt and the HOA does not have the dues to fund such a pool, the city has operated it as a municipal pool. It typically breaks even but expenses do not include water costs or rec staff time managing and maintaining the pool. The pool was built in 2005 at a cost of \$790,000. The annual debt service is \$41,000 per year and will be paid off in 2030.

The pool sits in a location with a high water table that has caused issues in the past. Currently, the plaster is coming off and there are repairs

that need to be made. Council ranked the pool as #8 on their capital improvement priority list. Discussion included turning the pool into a splash pad. Brian is working with a consultant who has a great amount of knowledge and experience in pool design and maintenance to assess the condition of the current pool and share recommendations for repairs / upgrades. Brian and the consultant will be at the meeting to share their findings.

Public Works Facility Study:

At the June 14, 2022 workshop, staff presented the need for more space at the Public Works facility. The current building is 32 years old and sits on seven acres at Woodlawn and the UP railroad tracks. The shop is 7,200 square feet, contains one small break room, two offices and one restroom for eleven staff. As the city grows and requires more equipment as well as staff, the current facility is quickly shrinking in size. Council toured the facility to get a firsthand view of the site. The PBC owns two lots that total roughly thirteen acres in the Sunflower Commerce Park. The PBC is required to hold these lots until the bonds are paid in full, or 2032. Staff suggested selling the current site and building a larger facility in the Sunflower Commerce Park. In January of this year, the City Council was asked to identify and rank future capital projects. The public works facility was #4. However, there was a question as to whether it was better to expand at the current site or move to a new location. LK Architecture was hired to complete a site analysis of both locations and determine the best option for expansion. Included in the packet is their report. LK staff will be at the meeting for a formal presentation and to answer questions.