

## HMSTC: Summary of Renovation Options & Next Steps

HMSTC Upgrade Options >	PLAN A * All New/ Larger Pools and Bathhouses w/ many new features	PLAN B * All New Pools of same design as existing, but w/ increased depth
Main Pool Features	<ul style="list-style-type: none"> <li>-8 Lanes, and deeper for safety</li> <li>-<del>Two</del> one-meter Dive Boards</li> <li>-Wading area</li> <li>-Slide in its own cove for use any time</li> <li>-Splash pad</li> <li>-Handicap lift</li> </ul>	<ul style="list-style-type: none"> <li>-6 Lanes, and deeper for safety</li> <li>-<del>One</del> one-meter Dive Board</li> <li>-Wading area</li> <li>-Slide (timeshare open/close)</li> <li>-Handicap lift</li> </ul>
Baby Pool	New and 100% larger than existing, with "beach entry"	New and 50% larger than existing
Special Requirements	-Lane area to be at least 6" deeper than existing pool for competitive swimming	-Lane area to be at least 6" deeper than existing pool for competitive swimming
Pool plumbing	All new	All new
Pump House	Retain existing w/ additional filters	Retain existing
Concrete Pool Deck	New, larger, more shade-awnings, tables, and chairs	New, same size as existing deck
Restroom and Showers	<ul style="list-style-type: none"> <li>- New building that includes Ladies' Room, Lifeguard Office, Family Restroom/Shower.</li> <li>- Renovate old Bathhouse for Men's Room, Family Restroom/Shower, Storage</li> </ul>	<ul style="list-style-type: none"> <li>- Retain existing bathhouse structure, but gut/rebuild interior and expand size by 25% to include Lifeguard Office.</li> <li>- Tear down old Lifeguard Office.</li> </ul>
Tennis	Entirely rebuild 3 front courts, incl sport court; add observation deck/seating with shaded canopy	Entirely rebuild 3 front courts, incl sport court Add observation deck/seating with shaded canopy
Lower Picnic Area	Renovate picnic pavilion, new canopy and picnic tables/furniture	Renovate picnic pavilion, new canopy and picnic tables/furniture
Parking Lot/Grounds	Re-pave the parking lot and pathways	Re-pave the parking lot and pathways, and plant trees and
Comments	<ul style="list-style-type: none"> <li>- Achieves our full vision</li> <li>- Infrastructure sound for next 50 yrs</li> <li>- Drastically reduces annual maintenance costs in years that follow</li> <li>- Accommodates increase in members</li> <li>- More flexibility for operations (more lanes allow more options for simultaneous uses)</li> </ul>	<ul style="list-style-type: none"> <li>- New, but more modest pool renovation</li> <li>- Infrastructure sound for next 50 yrs</li> <li>- Drastically reduces annual maintenance costs in years that follow</li> <li>- Avoids costly engineering &amp; stormwater req'ts levied by County (up to \$250K)</li> </ul>
Cost Estimate (all-in)	\$3.2M - \$3.6M (includes contingency)	\$1.8 M – \$2.2M (includes contingency)

\* Refer to separate PDF diagrams

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### Summary: Scenarios for HMSTC Pool Renovation

**Plan A:** the new full-up design that we have been planning for the past 1-2 years. Entirely demo and build 2 entirely **new** pools. Main Pool will have 8 lanes, slide w/ its own cove, 2 diving boards, splash pad, an entirely new building for ladies restroom, entryway, etc.

**Plan B:** entirely demo and rebuild 2 **new** pools and new concrete deck of the **same size/shape/location** as it has been for 50 years (to retain "grandfathered" provisions and not trigger need for Stormwater Management requirements), but build main pool slightly deeper in the 6 lane area because lanes 1-2 are barely 3 feet deep today and barely safe for NVSL competition. Baby Pool is 50% bigger, but keeps it within the footprint of the current concrete deck so "ground disturbance" that would trigger Stormwater Management provisions is not exceeded. Keep the current bathhouse core structure but entirely renovate it and expand it to include a nicer, modernized office for Lifeguards and Gateguards.

### Next Steps

Action/Decision	Owner	Due
1. Hold HMSTC Virtual Town Hall to share plans and get feedback	Ryan, Board	Mid-August
2. Select/approve Plan A or B, with input of LRPC and membership	Ryan, Board	Late-August
3. Select architect	Board	End of August
4. Fund raise, fund raise, fund raise	Malea, FRT	Q2 2021
5. Research/select new bank for loan and HMSTC	Dustin, Katie	December 2020
6. Engage NV Blu in preliminary meetings	Jim	September 2020
7. Prioritize key decisions and updates to by-laws for Annual Meeting vote	Board	End of November
8. Hold Annual Meeting (virtually this year)	Board	Early December