

**BURBACH AQUATICS, INC.**

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**M E M O**

**TO:** City of Lancaster  
John Hauth, Director of P.W. [Sent: JohnH@lancasterwisconsin.com](mailto:JohnH@lancasterwisconsin.com)  
David Varnam, Mayor [Sent: mayor@lancasterwisconsin.com](mailto:mayor@lancasterwisconsin.com)  
David Carlson, City Administrator [Sent: davidc@lancasterwisconsin.com](mailto:davidc@lancasterwisconsin.com)  
Aja Taylor, Deputy Clerk/Treasurer [Sent: AjaT@lancasterwisconsin.com](mailto:AjaT@lancasterwisconsin.com)

**FROM:** Burbach Aquatics, Inc. Andrew Pennekamp, P.E.  
**DATE:** July 5, 2018  
**RE:** Lancaster Municipal Swimming Pool

Please take this memo as a follow up to Burbach Aquatics, Inc. (BAI)'s plan development meeting of Thursday, June 28, 2018, for the proposed Community Swimming Pool, in Lancaster, Wisconsin. The meeting was held in City Hall, commencing at 9:00 a.m., after which City Staff and BAI met at the pool and had a follow up meeting with the pool manager. The following are BAI's minutes from the meetings.

1. Review Utility Layout: The sanitary, water, telephone, electric, gas the services for the buildings were reviewed.
  - a. The sanitary and electric for the mechanical building will go east into the park, similar to the existing mechanical building.
  - b. The water for the mechanical building and existing 1935 bathhouse will go west to east Lincoln Avenue.
  - c. The gas service will be reused from the existing mechanical building.
  - d. The existing 1935 bathhouse will have new electric and water service that could be supplied from the new mechanical building. Sanitary for the bathhouse will be from Eaton Street.
  - e. No RPZ is required for the service in the 1935 bathhouse, the fixtures will have backflow prevention.
  - f. City staff may want Data communications for chemical controller .
  
2. Review chemicals, filters, pump, equipment reuse if any.
  - a. Existing chemical controller can be reused, Chemtrol 250, new sampling stream required.
  - b. Existing pool heater can be reused, staff will provide heater model (RayPak 967,000)
  - c. BAI mentioned using 3 to 5 heat pumps as a booster to the existing pool heater. BAI will submit information to the manufacturer and get an comparison analysis for the City review.

- d. Salt chlorine system was discussed, BAI will provide a cost for a system at the next meeting. (\$80,000 for one system from ChlorKing)
  - e. Variable Frequency Drives will be utilized for the pumps, there will be 4 pumps for the facility if all features are installed:
    - i. Recirculation pump 20 to 25 hp
    - ii. Waterslide pump 20 hp
    - iii. Water feature pump 5 to 10 hp
    - iv. Current channel pump 20 to 25 hp
3. Review existing bathhouse modifications - cost and work will be outside of the project scope.
  4. Discuss vision for existing 1935 bathhouse/shelter: the following will be included, however the work is not currently in the budget and is dependent on fund raising.
 

a. Sky lights-Pool side only	h. Replace Doors
b. Concession	i. Tuck point and clean stone
c. Retaining walls	j. Repair entrance wall
d. Family restroom	k. Replace floor and add drains
e. Ceiling Fans	l. Replace screens with windows
f. Light fixtures	m. Clean, stain, seal wood, replace any rot
g. Reshingle roof	
  5. Review mechanical building design: The building will be concrete walls, precast concrete roof with concrete coping to seal the roof. The City will install a small shed and BAI will design a conduit into the shed for future shed installation. The conduit will likely be horizontal out of a wall and then vertically around the ceiling structure. Heat pumps might also be located on the roof, BAI will discuss this design with the City at the next meeting.
  6. Review Pool amenities: tabled for discussion with Pool Committee. Shades from existing facility could be reused, City would need to repaint the structure before reinstalling.
    - a. Water Features
    - b. Slide
    - c. Shade Features
  7. Expectation of current channel: discussed size and flow requirements. BAI will be sizing for 2,000 gpm with a VFD drive.
  8. Review and Refine the project timeline: Title Page City wants to open as early as possible next year, therefore BAI will try to push the design process quickly to allow additional time. Design time will be dependent on City decisions as well.
  9. Set Next meeting time and date: July 18 at 2:00 pm, followed by Pool Committee meeting at 5:30 pm.

10. Onsite meeting minutes:
- a. BAI noted that the location of the current channel may not be acceptable as the water depth has a differential of greater than 6". Additionally, the safety aspect of the feature would be better suited closer to the diving hopper and waterslide areas.
  - b. The pool manager reported that the pool typically operates with at least one lane open for lap swimming. The waterslide area will need to be enlarged to allow plunging into a dedicated area if the lane nearest the diving hopper is to remain open all day. However, the dedicated plunge area was originally reduced to create a pool area under 7,500 square feet.
  - c. The elevated area adjacent to the 1935 bathhouse should be extended to at least the end of the lane area to provide maximum viewing during a competition events.
  - d. Repair entrance wall in front of 1935 bathhouse by removing top coping of wall and replacing. The right hand, west side, of the wall is settling away from the remainder of the wall and will need to be deconstructed and reassembled. The two pine trees adjacent to the wall may need to be removed to install the new sanitary and water utilities to the building.
  - e. The existing ADA lift is not ADA compliant as it does not have an anchor to create a permanently installed lift. BAI will contact manufacturer to identify a potential anchor kit to be installed with the new project.
  - f. Competition equipment was discussed, special anchors will be required for lane lines and starting block anchors are required in the base bid.
  - g. Shades are in good condition and can be repainted and reused, BAI mentioned asking a local autobody for a donation of labor to repaint the structures.
  - h. Grass areas should be deleted from inside the fence
  - i. Electrical from existing mechanical building extends to shelter southeast of the building and one to south.
  - j. A lengthy discussion of operation of the new facility was discussed and the proposal to renovate the 1935 bathhouse to a concession stand would add an additional worker to the facility that would increase the operational cost. The facility currently staffs the front entrance with a guard on break, the reception area doubles as a concession area.
  - k. A staircase addition to the loft area was discussed. A staircase would be located on the east wall of the reception and turn 90 degrees to the north to enter the loft area.
  - l. BAI noted that the building had significant wood rot that needs to be repaired and discussed additional repairs with the staff at pool, including John Hauth, Sarah Pross, and John Murray. The City should consider a significant repair to the existing building that could cost upward of \$150,000 if the project were publically bid.

BAI will prepare revised pool layouts for the next meeting with a focus on relocating the current channel to meet Wisconsin codes and isolated near deeper water to provide a safer operation.

Andrew Pennekamp  
Burbach Aquatics, Inc

**MINUTES  
CITY OF LANCASTER  
POOL AD HOC MEETING  
JULY 23, 2018  
6:30 P.M.**

**1. Call Meeting to Order**

Meeting was called to order at 6:30 p.m. in the Council Chambers.

**2. Roll Call**

Pool Committee members present included Sue Fritz, Jessica Hermsen, Josh Burr and Tabitha Jackering. City personnel included Mayor Varnam, City Administrator Carlson, Councilman Shayne LaBudda and Councilwomen Kate Reuter.

Pool Committee members absent included Rob Wagner and Tiffany Kramer. Joshua Layer and David Burbach were in attendance from BAI. Additional people in the audience included Sarah Pross, John Hauth from City Staff and Dave Timmerman from the Grant Herald Independent.

**3. Approve Pool Ad Hoc Committee minutes of 11-15-17**

Motion to approve minutes by LaBudda, seconded by Fritz. All ayes.

Jessica Hermsen arrived at 6:37pm.

**4. Discuss updated pool design/s and recommend a list of ranked features for Council consideration**

During the meeting, the Pool Committee reviewed and discussed numerous pool vessel footprints and the amenities, which were presented by BAI. The meeting discussion was very productive as Committee members and City Staff were able to discuss the pros and cons of the 11 different pool vessel designs presented to the Pool Committee.

Motion by LaBudda, seconded by Hermsen to recommend pool vessel Option #10, with two revisions. The first revision was elimination of the 8<sup>th</sup> swimming lane and the second revision eliminated the current channel.

**5. Adjourn**

Adjourn at 7:30 p.m.