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RE: Pool Renovation & Long Range Planning Concerns

From: **Ed Delahanty** (whshed@live.com)

Sent: Fri 11/07/14 5:40 PM

To: Steven E Morrow (stevem@broadstripe.net); Carol Del (caroldchina5@yahoo.com); chris hendrickson (hendrickcj@gmail.com); Dustin Frederick (dustin@local519.org); Fred Salmon (pheffy@aol.com); Kurt S. Blankenship (kblankenship@bluewilliams.com); Suzy Palmer (suzypalmer1@me.com)

Hi Steve,

Getting started quickly is a good idea. We're up to our ears in the Motion for Summary Judgement at the moment. When the dust settles, Carol has a fair bit of the information you mentioned. I believe the architect that did the evaluation of the building last year checked with the County and since we're working within an existing footprint we don't have to comply with some of the FEMA requirements. It could be that the existing floor is already high enough - judging from the height of the tide gate vault at 9+ feet - but should be verified. Let's discuss in more detail before starting discovery work that's already been done - as soon as this Intervention and Opposition for Summary Judgement is answered as best we can.

Kind Regards,

Ed, Carol & Suzy.

From: stevem@broadstripe.net

To: caroldchina5@yahoo.com; hendrickcj@gmail.com; dustin@local519.org; whshed@live.com; pheffy@aol.com; kblankenship@bluewilliams.com; suzypalmer1@me.com

Subject: Pool Renovation & Long Range Planning Concerns

Date: Fri, 7 Nov 2014 15:46:52 -0800

As I've noted before, I am very concerned about our ability to deliver a renovated pool in a timely fashion while leaving the door open for future expansion and change.

I spoke with Ron Young, a Clinton based project manager and consultant who I trust, and learned several things that likely complicate and delay renovation:

1) The pool is in a FEMA flood plain and all mechanical, electrical and permeable materials will need to be elevated to 1' above base flood elevation of 11'

2) Flood plain modifications will likely require a building permit which entails:

a) septic approval based on occupancy (including future use if we are to remain unencumbered) and current codes

b) shoreline and wetlands variances – and *note that shoreline permits have a mandatory 120 day review*

period

I've attached a letter from Mr. Young and both a short and long version of his qualifications for your review. He is willing to meet with the board pro-bono to discuss our questions, either at a board meeting or in a separate planning session of some sort. I recommend that we meet with him soon. Mr. Young (or another similarly experienced and qualified project manager) would be able to guide the shaping of our project within the board's \$4,000 discretionary spending limit. Solid experience and working relationships with the county, would allow quick determination of our planning/building/renovation constraints from the code and permitting perspective. We need to know this soon! Without this, we have no clue whether \$695,000 will get the project done or how long it will take.

In addition to issues just getting renovation of the current facility done, I am personally concerned that we seriously need to get a long range plan in place before commencing. For example, if long range plan includes a multi-purpose building that replaces the shelter, I would anticipate that we would want shared bathrooms with the pool facility (not just tiny external bathrooms). These could support use of exercise equipment in a multi-purpose facility and support less rustic events. To share bathrooms, I suggest that the pool mechanicals might want to be on the other side of the building to allow access from the multi-purpose side. Now would be the time to design such flexibility into the pool facility. Now is the time to plan ahead, far ahead.

Steve Morrow

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