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## Pool Renovation & Long Range Planning Concerns

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From: **Steve Morrow** (stevem@broadstripe.net)

Sent: Fri 11/07/14 3:47 PM

To: 'Carol Delahanty' (caroldchina5@yahoo.com); 'chris hendrickson' (hendrickcj@gmail.com); 'Dustin Frederick' (dustin@local519.org); 'Ed Delahanty' (whshed@live.com); 'Fred Salmon' (pheffy@aol.com); 'Kurt S. Blankenship' (kblankenship@bluewilliams.com); 'Suzy Palmer' (suzypalmer1@me.com)

3 attachments

Microsoft Word - Letter to Steve 11-7-14.docx.pdf (73.1 KB) , YA Long Mktg SOQ 2013.pdf (5.0 MB) , YA2013Single2.pdf (4.8 MB)

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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