



South Plainfield Pool Renovation

For the
Borough of South Plainfield, NJ

February 28, 2019



Agenda

- I. Condition of Existing Pool
- II. Needs Analysis / Building Program
- III. Example Remodel
- IV. Recommendations
- V. Questions

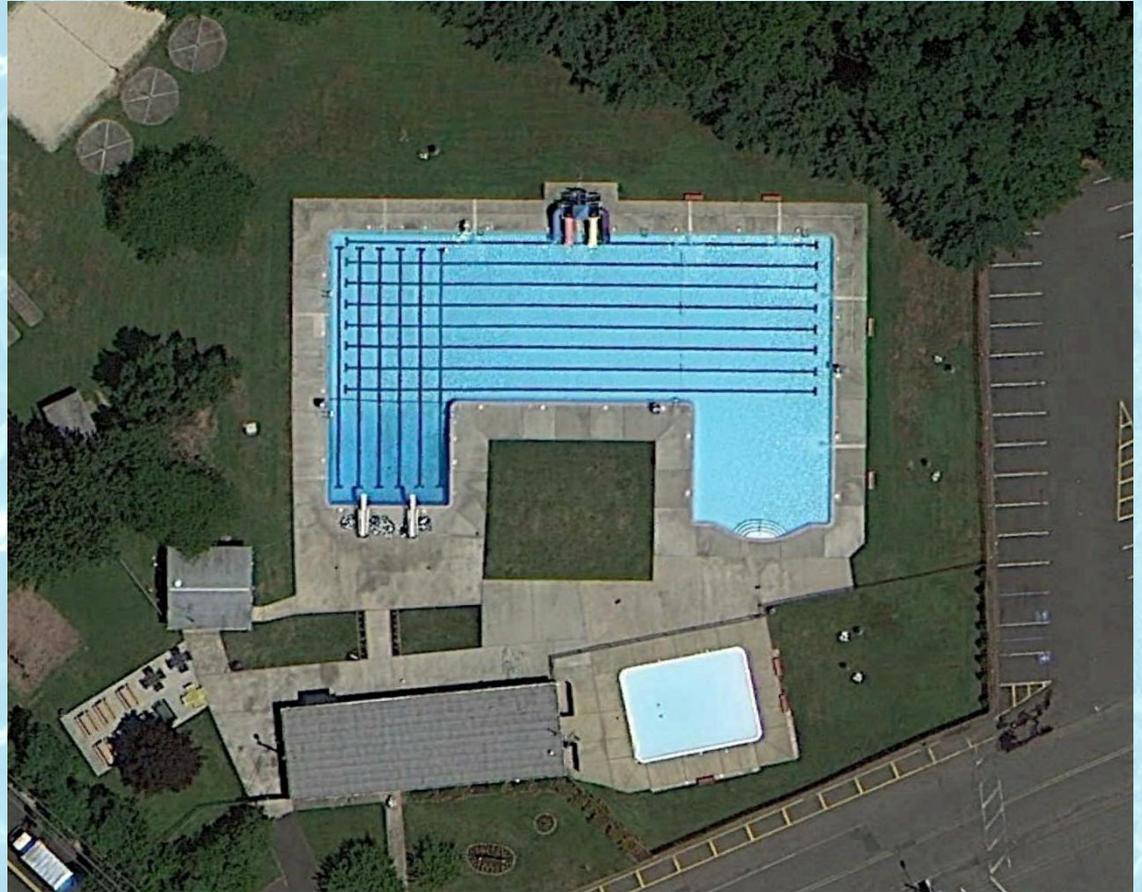




I. Condition of Existing Pool

- Immediate Issues
 - Wading Pool does not meet ADA
 - Main Pool return lines have been re-plumbed over the wall of the pool
 - Main Pool drain boxes have been removed
 - The existing pvc liners for both pools have reached their useful life
 - Existing pool floor is in need of repair
- Items to be reused
 - Filtration and Chemical feed systems were replaced in 2015
 - Existing Water Slide can remain
 - Existing infrastructure can remain (bath house, parking, filter building)

I. Condition of Existing Pool





II. Needs Analysis / Building Program

Attendance

- Population 24,639 (2023,) Round off to 25,000 people
- Average Daily Attendance @ 2% = 500 people
- Average Annual Attendance = 40,000 people
- Discount for Limited Facilities = -10,000 people
- Average Annual Attendance = 30,000 people
- Peak Hour Attendance @ 95% ADA = 475 people

Facility Requirements

- Pool Surface Area = 9500 s.f.
- Water Slides (1 per 300 people) = 2 Slides
- Beach and Deck Area = 28,500 s.f.
- Shade Structures = 4,750 s.f.
- Spray ground or Wading Pool = 1500 s.f.

III. Example



- A renovated/expanded facility instead new
- a. Utilize some of existing pool tank
- b. Renovate wading pool to add spray decks
- c. Add waterplay amenities
- d. Add New Entry from parking lot



before

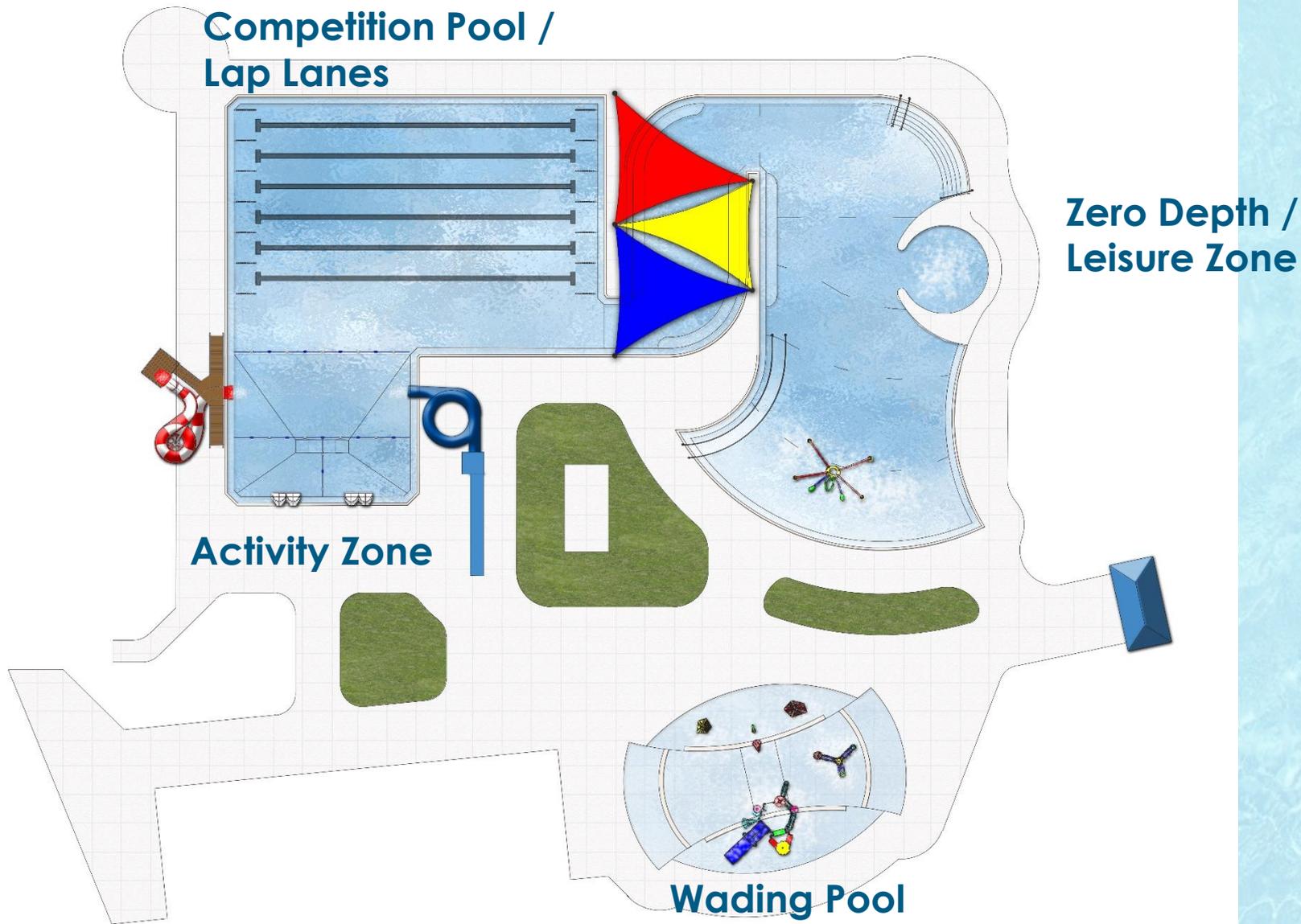


after

Example:

Ginty Pool
Morris Twp., New Jersey

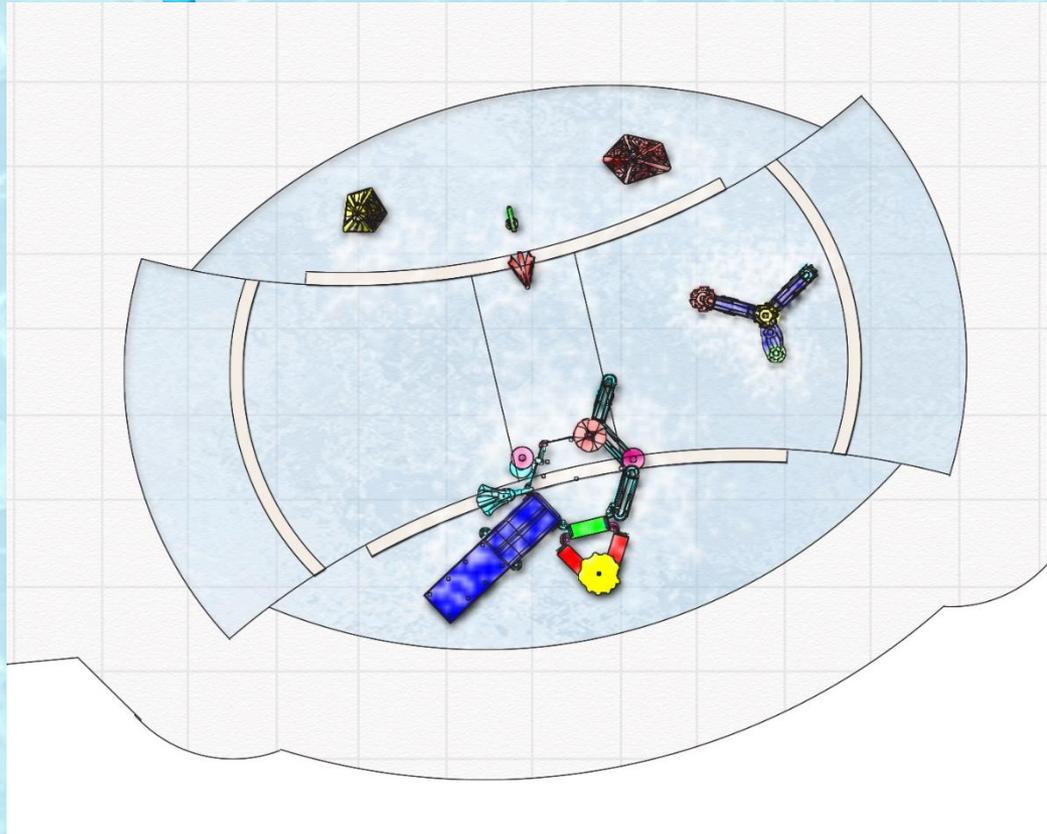
IV. Recommendations – Overall Layout



IV. Recommendations

Wading Pool

- Add zero depth entry
- Add climbable play structure with slide
- Add spray features
- Add approachable water table style play features

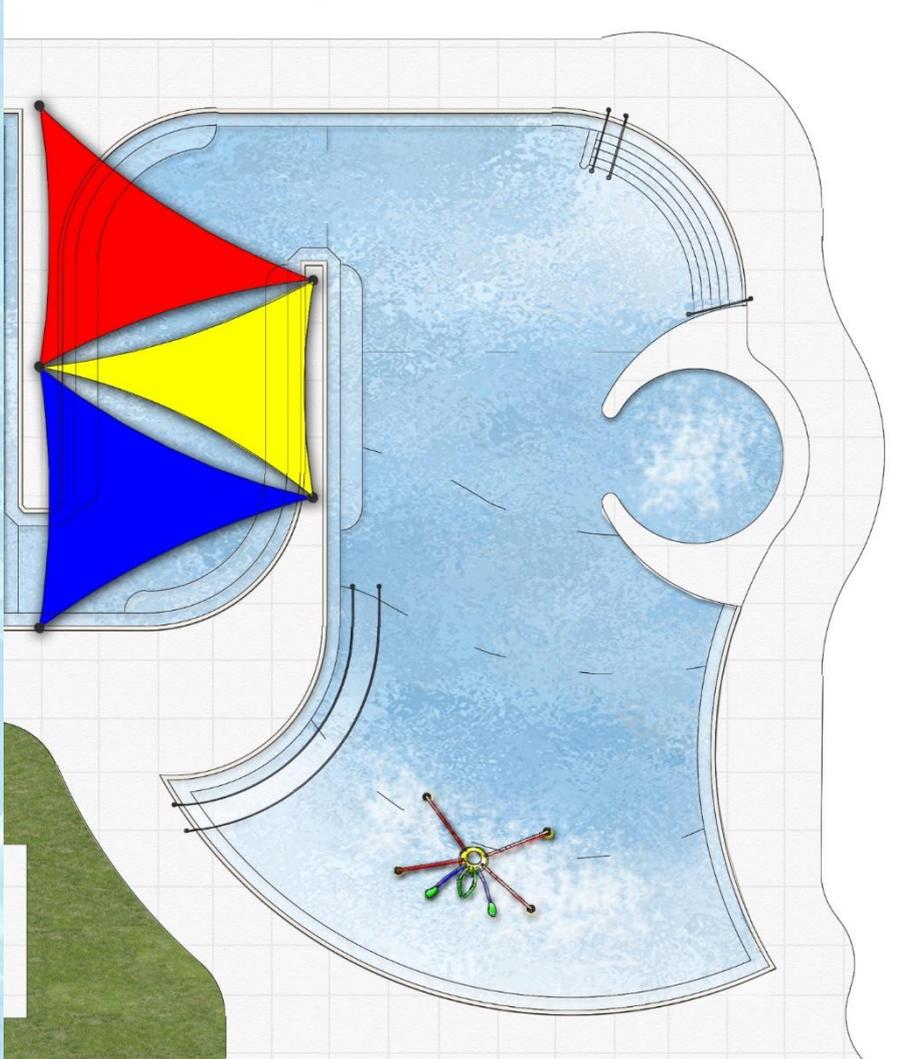


Wading Pool Features



IV. Recommendations

Zero Entry / Leisure Zone



- New zero depth entry with ADA ramp entry
- New Tall dumping and spray feature
- New Whirlpool Feature
- New Stair entry with ADA accessibility
- In water bench seating
- In Pool Shade in leisure area

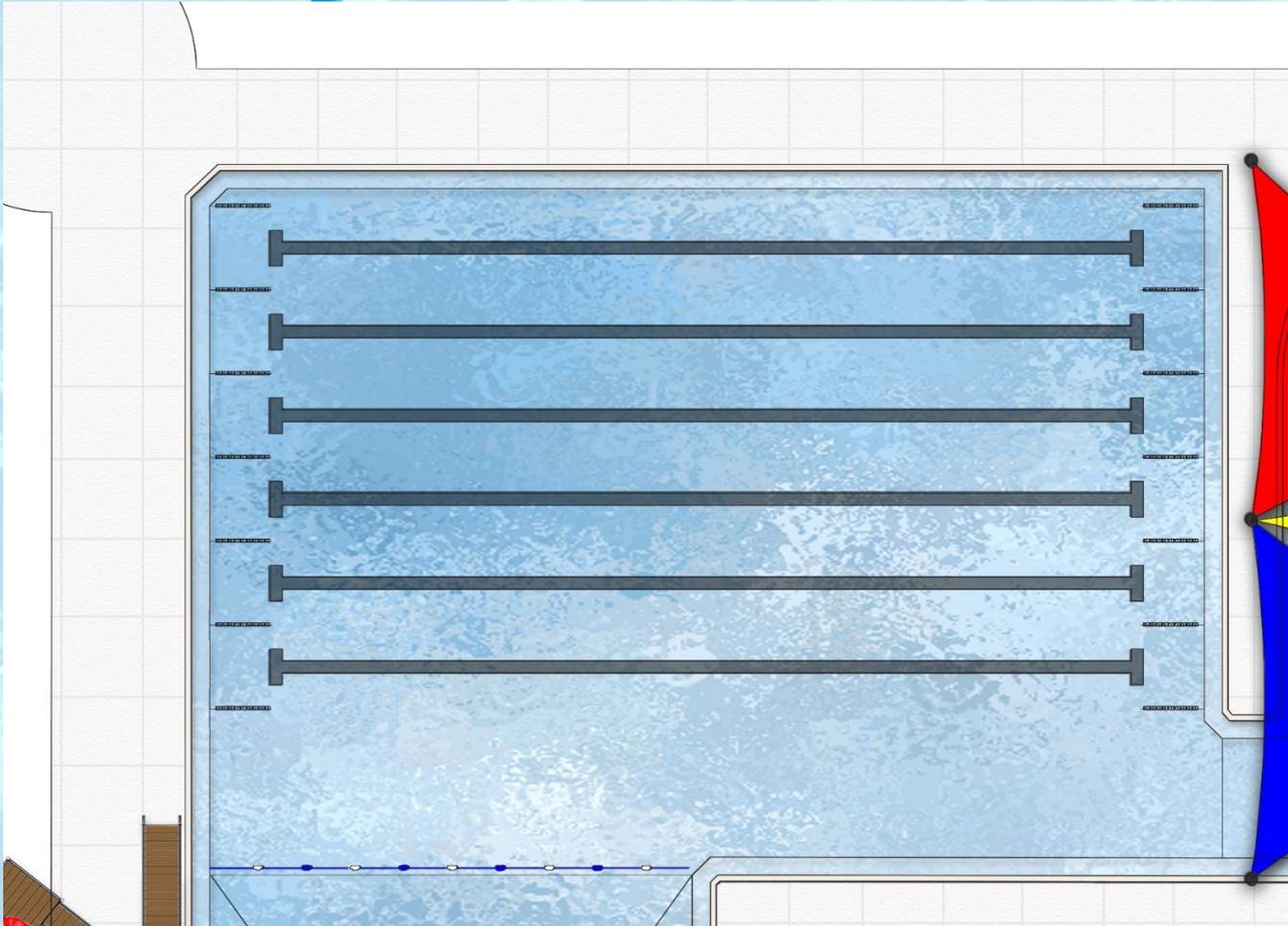
Zero Entry / Leisure Zone Features



IV. Recommendations

Competition Pool / Lap Swimming

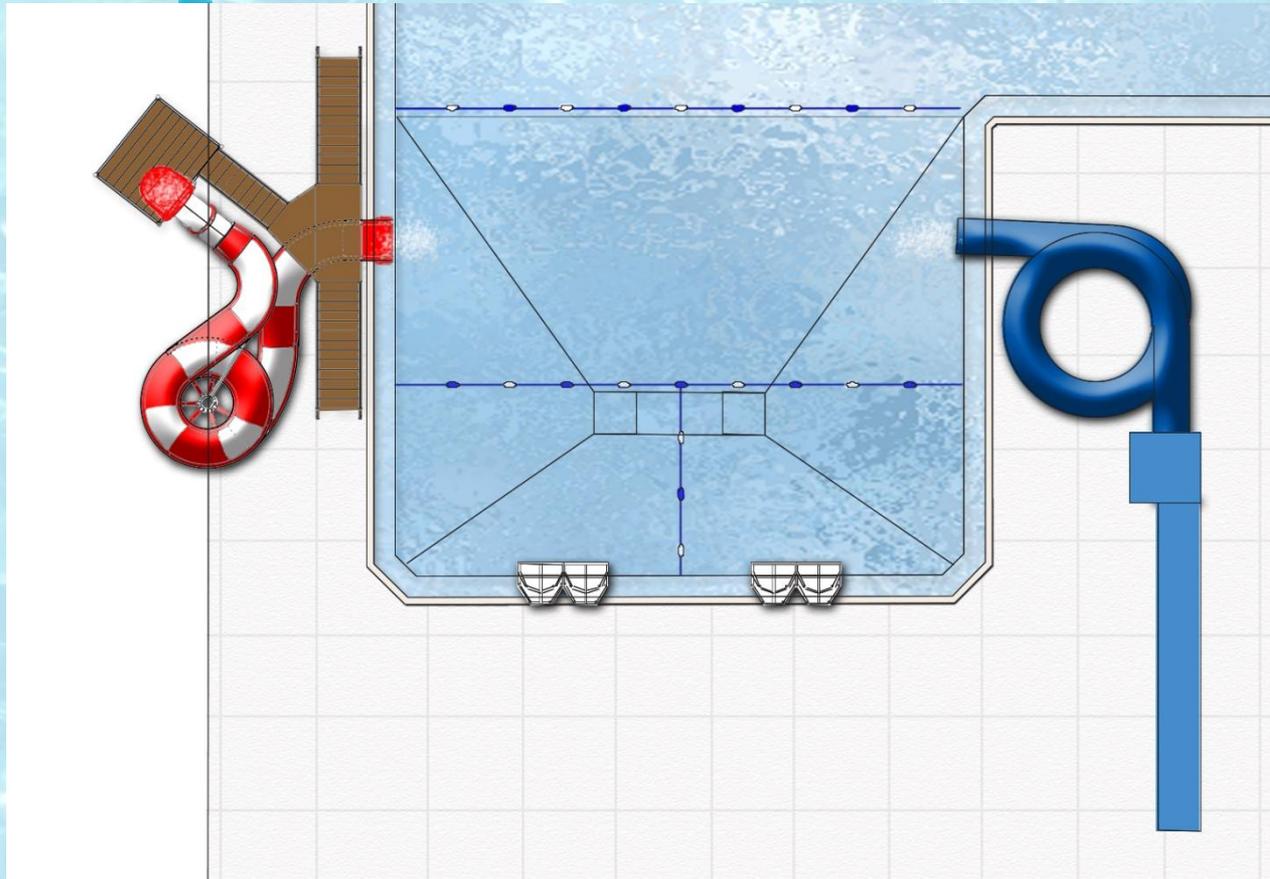
- Relocated Lap Lanes / wider and regulation length
- Lap lanes can be opened for longer periods during the day



IV. Recommendations

Activity Zone – Multipurpose Active Zone

- Climbing Walls
- New open flume slide
- Existing Tube slide to remain



Activity Zone – Multipurpose Active Zone





IV. Recommendations

BCI recommends renovating the existing facility.

- a. Attendance Forecast: 30,000 people annually
- b. Revenue Forecast:
 $\$6.00 \text{ per visitor} \times 30,000 \text{ people} = \$180,000$
- c. Operating Expense Forecast:
 $\$0.85/\text{gallon} @ 200,000 \text{ gallons} = \$170,000$
- d. Capital & Debt Service Obligations
Per average household - \$20 increase

V. Questions?

IV. Recommendations – Overall Layout

