



CITY OF MARSHFIELD

MEETING NOTICE

Agenda

Marshfield Pool Study Committee

5:30PM Thursday, October 13, 2016

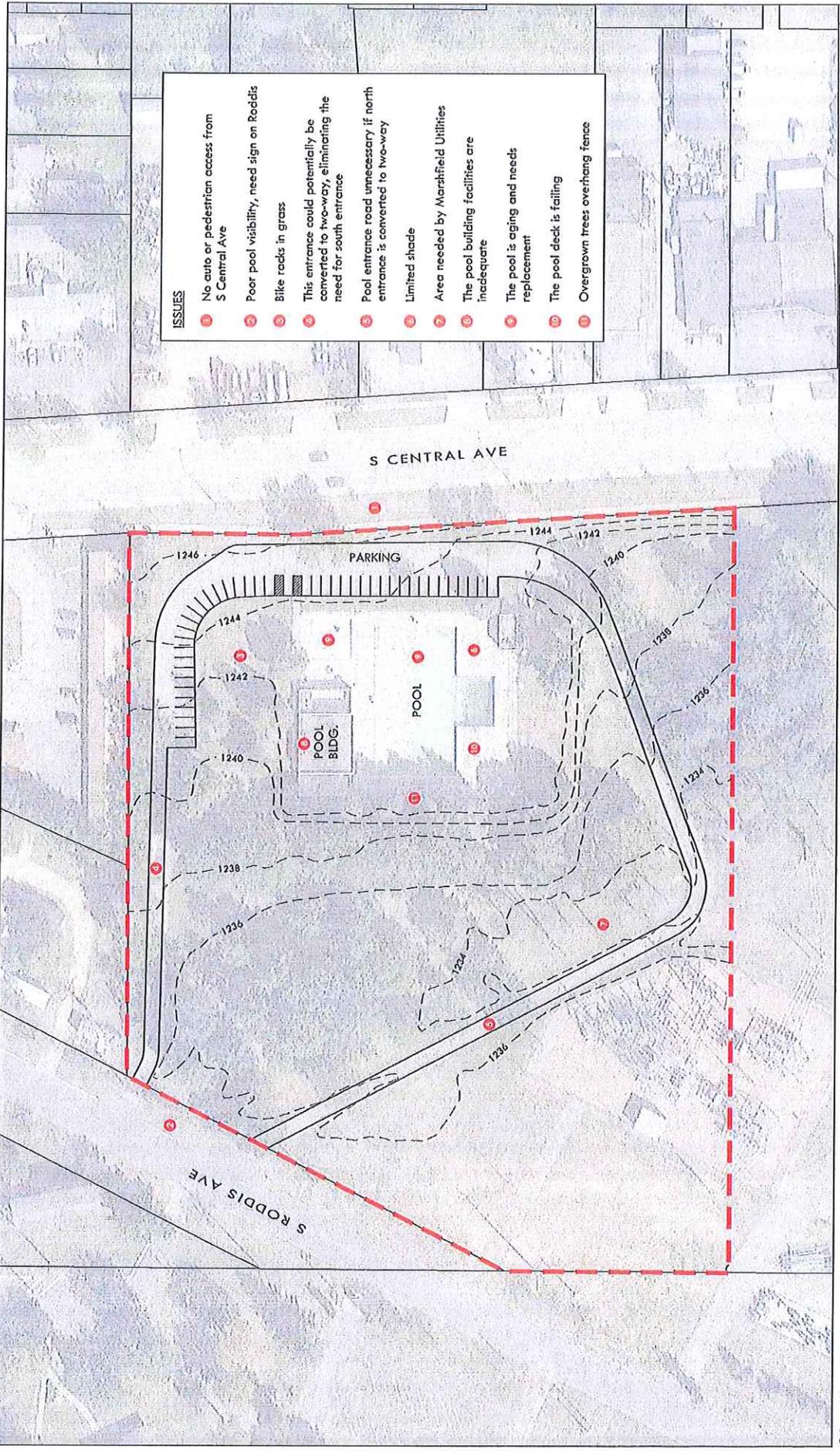
City Hall – Room 108 - City Hall Plaza
630 S. Central Avenue

- I. **APPROVAL OF MINUTES:** September 15, 2016
- II. **PUBLIC COMMENT:** *Please be advised per State Statute Section 19.84(2), information will be received from the public. At this time, the chairperson will recognize members of the public who have indicated a desire to address the Committee. Be advised that there may be limited discussion on the information received; however, no action can be taken under public comment.*
- III. **AYERS PRESENTATION:**
- IV. **NEXT MEETING:**
- V. **ADJOURNMENT:**

UPON REASONABLE NOTICE: It is possible that members, and possibly a quorum, of other governmental bodies of the municipality may be in attendance at the above-stated meeting to gather information; any governmental body specifically referred to above in this notice will take no action. Upon reasonable notice, efforts will be made to accommodate the needs of disabled individuals through appropriate aids and services. For additional information or to request this service, contact Parks & Recreation Department (715) 384-4642 at least 2 days prior to the meeting.

City of Marshfield
Marshfield Pool Study Committee
Thursday, September 15, 2016 Meeting Minutes
City Hall, 630 S. Central Avenue

- I. **CALL TO ORDER:**
The meeting was called to order by Ben Lee at 7:00pm.
Present: Justin Casperson, Kelly Cassidy, Josh Cole, Chris Jockheck, Monica Koehn, Ben Lee, All Luedtke, Jim Wein, Stephanie Smith, Bob Trussoni, John White Jr.
Absent: Pat Gall, Rebecca Spiros
Also Present: Blake Theisen, Ayers Associates.
- II. **APPROVAL OF MINUTES:** Motion by White, seconded by Luedtke to approve the July 14, 2016 meeting minutes. Motion Carried.
- III. **PUBLIC COMMENT:** None
- IV. **REVIEW POOL TOURS:** The Committee discussed the pros and cons with each facility they visited in August which included: Merrill, Wausau and Weston
- V. **AYERS INTRODUCTION:** Blake Theisen, Ayers Associates introduced himself and discussed the firms that would be involved in the planning process. Mr. Theisen handed out the Hefko Pool analysis, current site map and pictures of new trends in the aquatic industry. Mr. Theisen asked each committee member to talk about their vision or goals for a future aquatic center in Marshfield. Ayers would like to be able to bring back some preliminary facility designs by the October meeting.
- VI. **NEXT MEETING:** 5:30PM Thursday, October 13, 2016.
- VII. **ADJOURNMENT:** Lee adjourned the meeting at 8:35PM



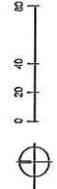
- ISSUES**
- 1 No auto or pedestrian access from S Central Ave
 - 2 Poor pool visibility, need sign on Roddis
 - 3 Bike racks in grass
 - 4 This entrance could potentially be converted to two-way, eliminating the need for south entrance
 - 5 Pool entrance road unnecessary if north entrance is converted to two-way
 - 6 Limited shade
 - 7 Area needed by Marshfield Utilities
 - 8 The pool building facilities are inadequate
 - 9 The pool is aging and needs replacement
 - 10 The pool deck is failing
 - 11 Overgrown trees overhang fence

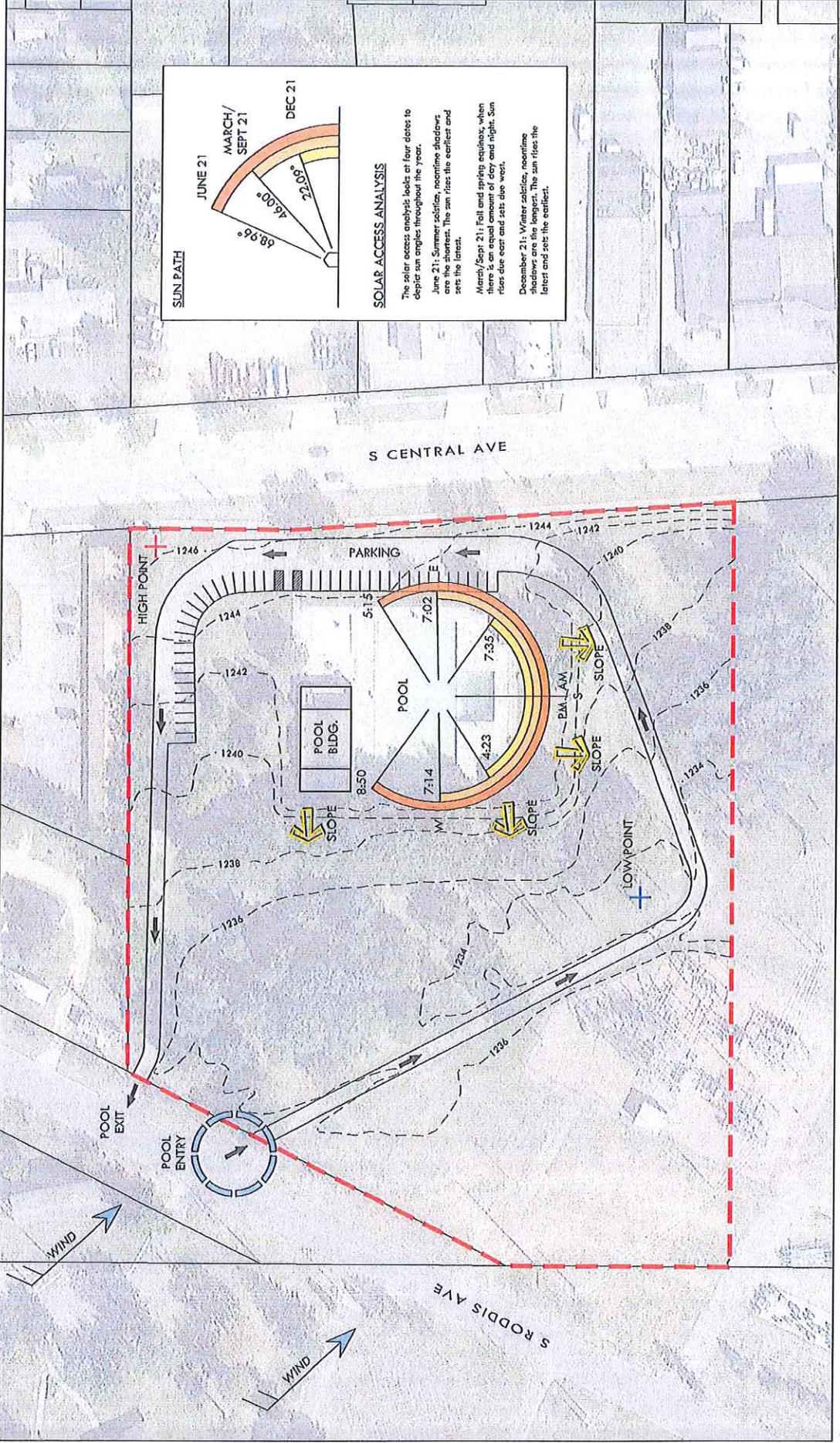
Site Assessment - Hefko Pool

Marshfield, Wisconsin



ID | 27-1069 0914 | 2016





Site Analysis - Hefko Pool

Marshfield, Wisconsin



ID | 27-1069 0914 | 2016



Marshfield Hefko Pool Analysis
September 14, 2016Site Discussion:

Site Entry & Layout:

- Pool facility is located adjacent to S. Central Avenue, a major thoroughfare in the city, which provides good visibility to passing traffic.
- Poorly marked access to site from main roadways. Adding a sign at the intersection of S. Central Ave and 16th Street could be beneficial.
- The entry and exit drives off Roddis Avenue are poorly marked and easy to miss. We suggest adding additional signage at the entry drive. (see Site Image 1)
- The long one-way access loop road is oddly placed and unnecessary, resulting in extra maintenance costs. (see Site Image 2)
- The parking lot is undersized and in worn condition. Approximately 44 parking stalls are currently provided. Industry standards suggest 140-300 stalls should be provided for a facility of this size (800 patron capacity). (see Site Image 3)
- Parking is spread out, increasing walking distance to pool building.
- Bike parking located in grassy areas, not on a hard surface or pavement.
- The pool building entrance is not inviting and has poor sight lines. (see Site Images 4 & 5)
- No drop-off or pick-up zone is available.
- Exterior restrooms are open to other park patrons when the pool facility is closed.
- Picnic area and disc golf are available adjacent to pool entry.
- Mature trees provide shade to picnic areas and disc golf course.
- Poor connections are provided to the adjacent amenities at Wildwood Park.
- Site lighting is outdated and inadequate.
- There is no separation between the park/pool facility and adjacent motel. We suggest adding a physical or vegetative barrier to limit disturbance to the motel clientele. (see Site Image 15)
- Wildwood Substation is in close proximity southwest of the pool facility.

Pool Enclosure:

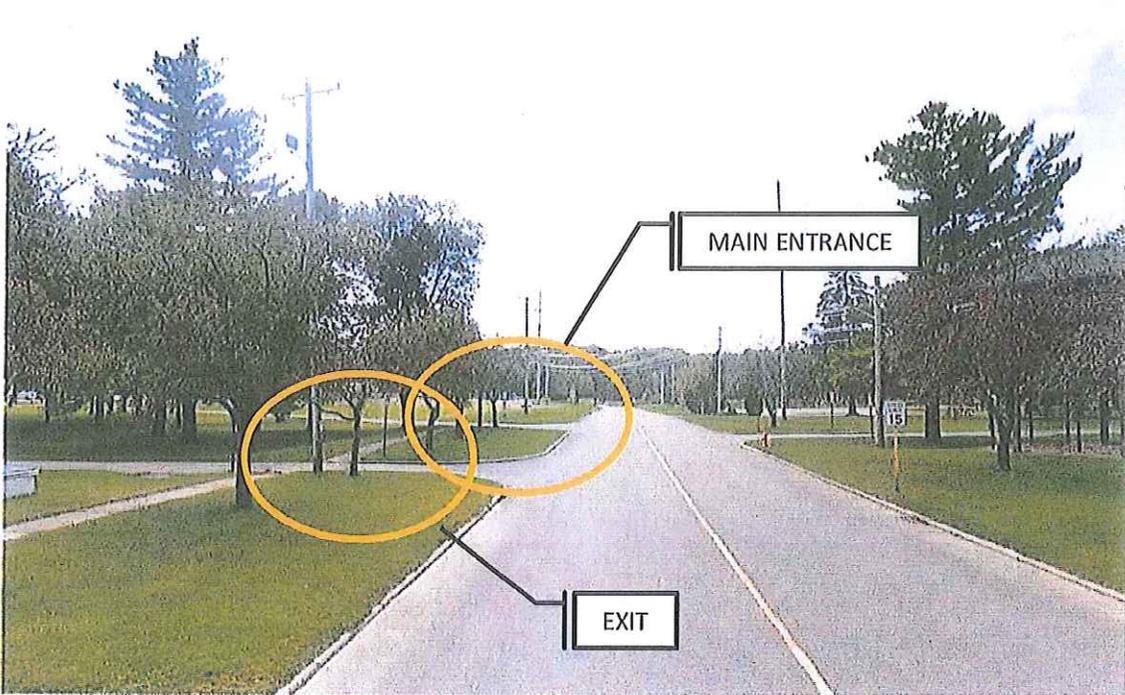
- The pool enclosure perimeter fencing is worn and bent, with posts heaving out of the ground. (see Site Image 6)
- The interior fence within the pool enclosure has non-compliant latches.

- There is significant cracking and heaving of the concrete pool deck. Some of these settlement cracks are a tripping hazard. (see Site Images 7, 8, & 11)
- The pool vessels and deck have been repaired and patched in numerous locations.
- No shade is provided within the pool enclosure.
- The exterior drinking fountain is not ADA compliant. (see Site Image 12)
- ADA access to the main pool is inadequate.
- The baby pool water feature is a climbing hazard. (see Site Image 10)
- There are poor sight lines between the baby pool and main pool areas.
- There is inadequate visibility of the entire pool facility from within the pool house – there is no visibility of the baby pool area.

General Site:

- The park site is fairly level, which provides good sight lines and is optimal for redevelopment.
- Some mature trees may be nearing the ends of their natural lifespans.
- The existing pool facility is in close proximity to other outdoor recreation opportunities and trail connections at Wildwood Park. Opportunities to enhance these compatible uses should be explored.
- There is no coordinated access or routes connecting the existing pool facility to Wildwood Park.

Site Entry & Parking Lot Photos:



Site Image 1: Site Access from Roddis Avenue



Site Image 2: Main Entrance Drive off Roddis Avenue



Site Image 3: Parking lot & Central Avenue



Site Image 4: Accessible Parking and Main Entrance to Pool Facilities



Site Image 5: Pool Facility Main Entrance



Site Image 6: Pool Enclosure Perimeter Fence & Main Entrance Walk

Pool Enclosure:



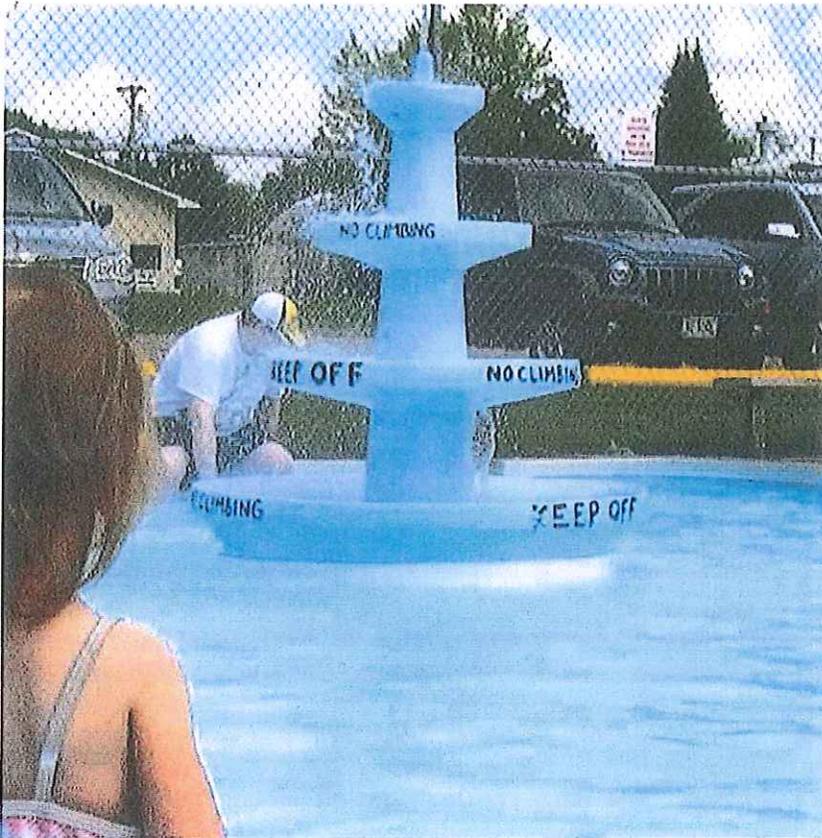
Site Image 7: Diving Well and Main Pool



Site Image 8: Diving Board



Site Image 9: Baby Pool



Site Image 10: Baby Pool Fountain



Site Image 11: Cracked Pool Decking



Site Image 12: Pool Building within Pool Enclosure

General Site Photos:



Site Image 13: Disc Golf Course



Site Image 14: Disc Golf & Picnic Area



Site Image 15: Exit Drive & Adjacent Buildings



Site Image 16: Contoured Benching Surrounding Pool Enclosure

Pool House and Pool Equipment Building Discussion:

- In general, the pool equipment building shell is in good condition and may continue to be used in the future. The exterior hollow metal doors are heavily rusted and will require replacement.
- The storage closet in the pool equipment room is no longer of value and may be demolished in the future to provide more space for pool equipment.
- Existing precast roof structures in the pool house and pool equipment structure are in good condition and do not show signs of degradation or distress.
- Existing roof membrane was not accessible for inspection. Future inspection is recommended to determine condition of roof membrane and associated flashings.
- Exposed CMU block at the exterior changing areas have been significantly damaged and in many locations, the top course of masonry is missing. There are also several areas where the cmu block has cracked indicating settlement movement. Any repair/replacement work for the cmu would require, at a minimum, tuck pointing, replacement of the cmu top course, and flashing of the top of wall to prevent water intrusion into the wall.
- Exterior Doors: Some exterior door frames are rusted and should be replaced (see Building Image 8). In general, the doors, door frames, and door hardware should be replaced as part of any future remodel work.
- The exterior fascia is corroded in many locations as well as cracked and deteriorated. This fascia should be replaced with any remodel work should the building be left in service.
- Electrical Light Fixtures: Interior and exterior lighting should be replaced with newer LED technology when possible to reduce lifecycle and maintenance costs in the future.
- Plumbing Fixtures: Plumbing fixtures are old and should be replaced with any future remodel. Some damage to the masonry walls exist below lavatories located in the women's restroom.
- Pool Mechanical Room: The pool mechanical room is enclosed in the basement and does not have any means for air exchanging leading to extensive corrosion of the components (pool, mechanical, and electrical) contained in the room. Any future work in this room should address the need for properly ventilating and exhausting the room.
- Water Heater: The domestic water heater is located in the pool house and appears to be in relatively decent condition.
- The copper water service and sanitary waste piping in the pool mechanical room is heavily corroded and will need to be replaced (see Building Images 3 & 12).
- Several of the electrical panels in the pool mechanical room are severely rusted and constitute a safety hazard (see Building Image 6).
- The pool filtration system consists of multiple residential grade filters ganged together in parallel to serve the main pool. These filters are not intended for commercial pool use and should be replaced with commercial grade sand filters as part of any remodel work.

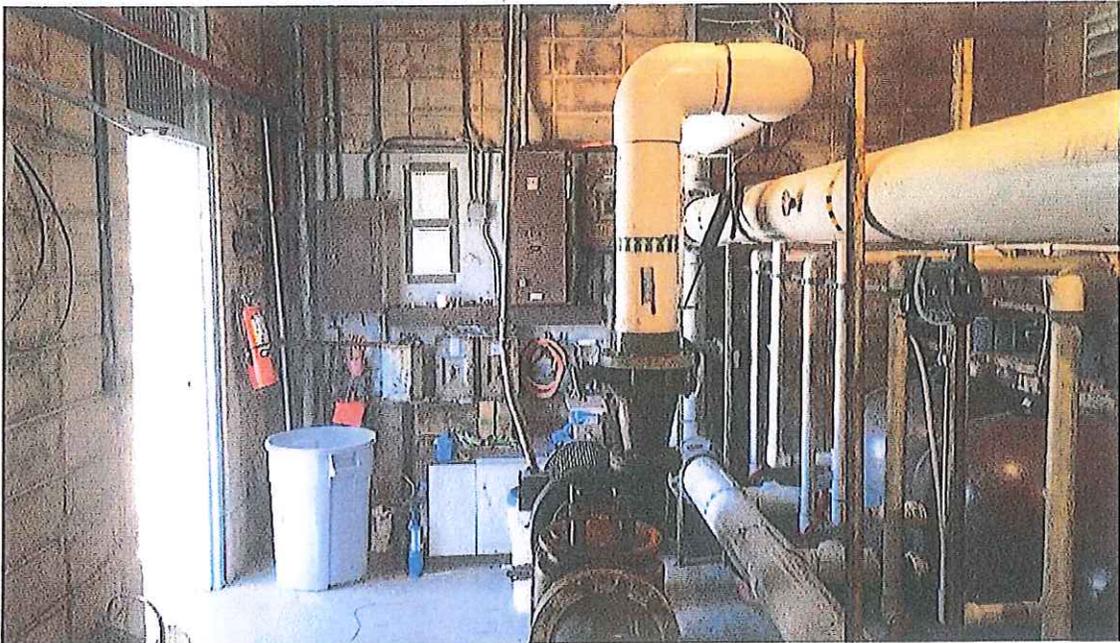
- The pool controller and Pulsar chlorination units are new and have a long serviceable life ahead of them, however upgrading the chlorination system to a larger unit will be required if the pool is remodeled.
- The main pool pump is heavily corroded and at the end of its lifespan. It will need to be replaced in the near future.
- The main pool and baby pool vessels have not exhibited water leaking and cracking to any significant degree, however they are 42 years old and are nearing the end of their serviceable life.
- The pool heater is heated by four exterior mounted water heaters that are well aged and should be replaced with any remodel work.
- The pool circulation system does not meet current pool code. Water from the wading pool is able to mix with water from the main pool vessels which violates the current pool code. Each water vessel must have a separate dedicated filtration loop and cannot be allowed to cross-contaminate per code.



Building Image 1: Exterior Pool Heaters



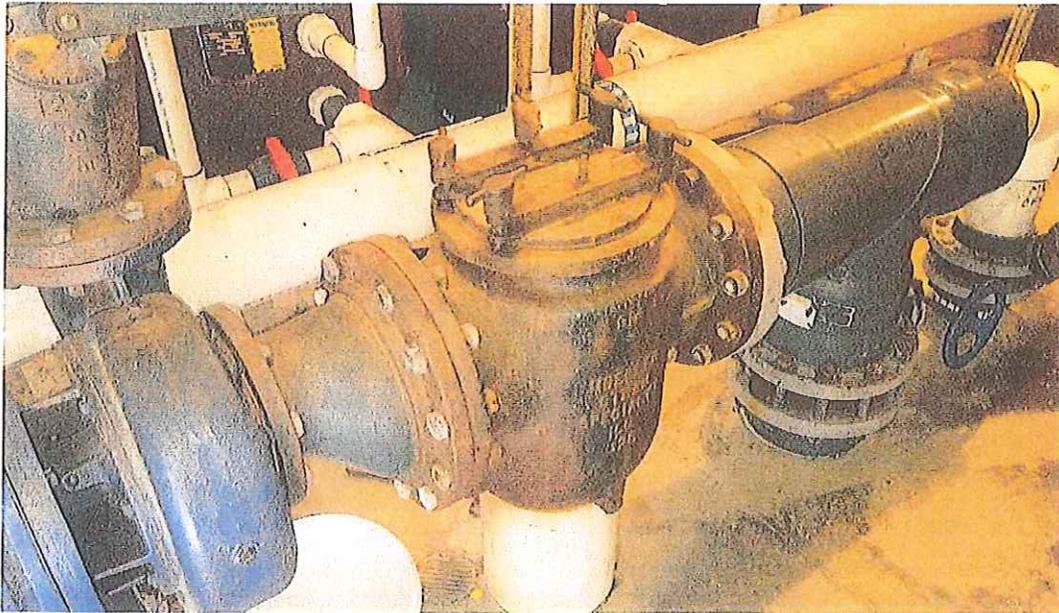
Building Image 2: Pool Mechanical House - Exterior



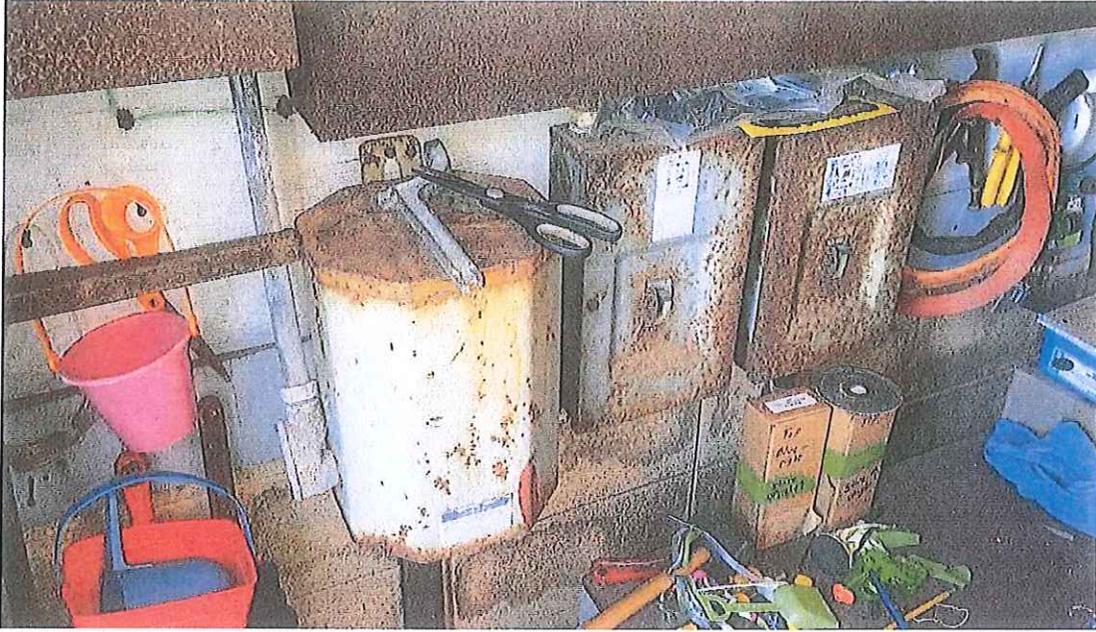
Building Image 3: Pool Mechanical House - Interior



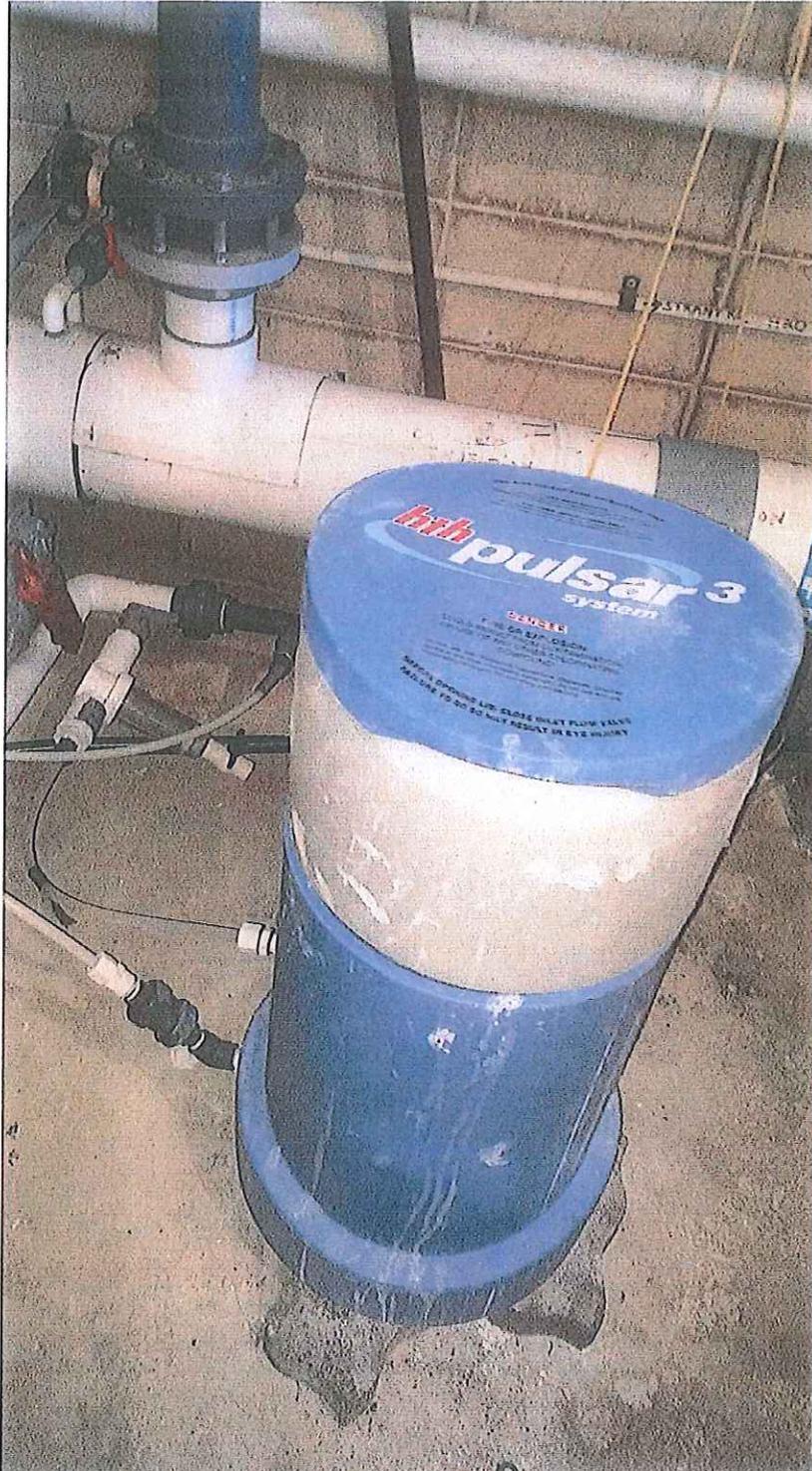
Building Image 4: Main Pool Pump



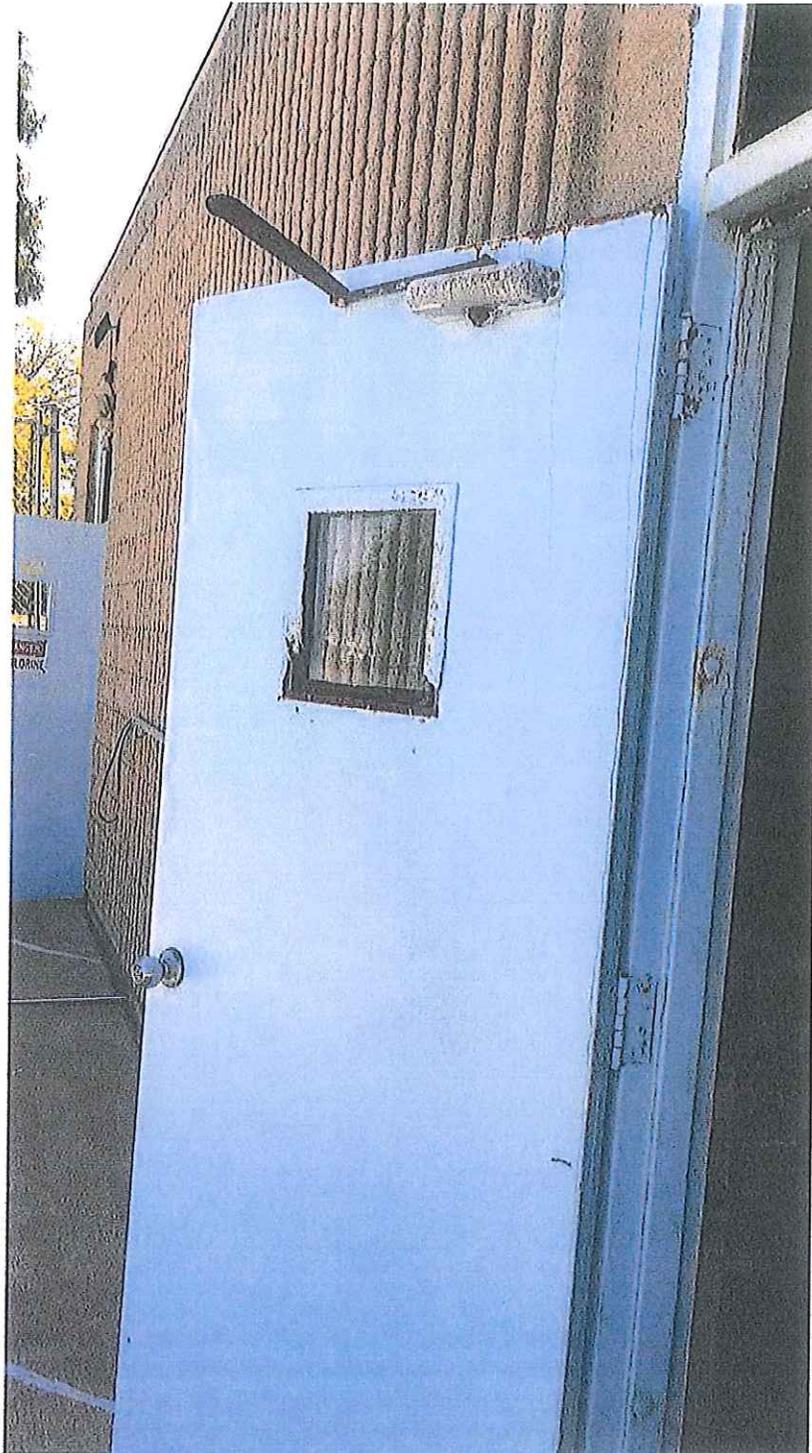
Building Image 5: Hair Strainer Assembly



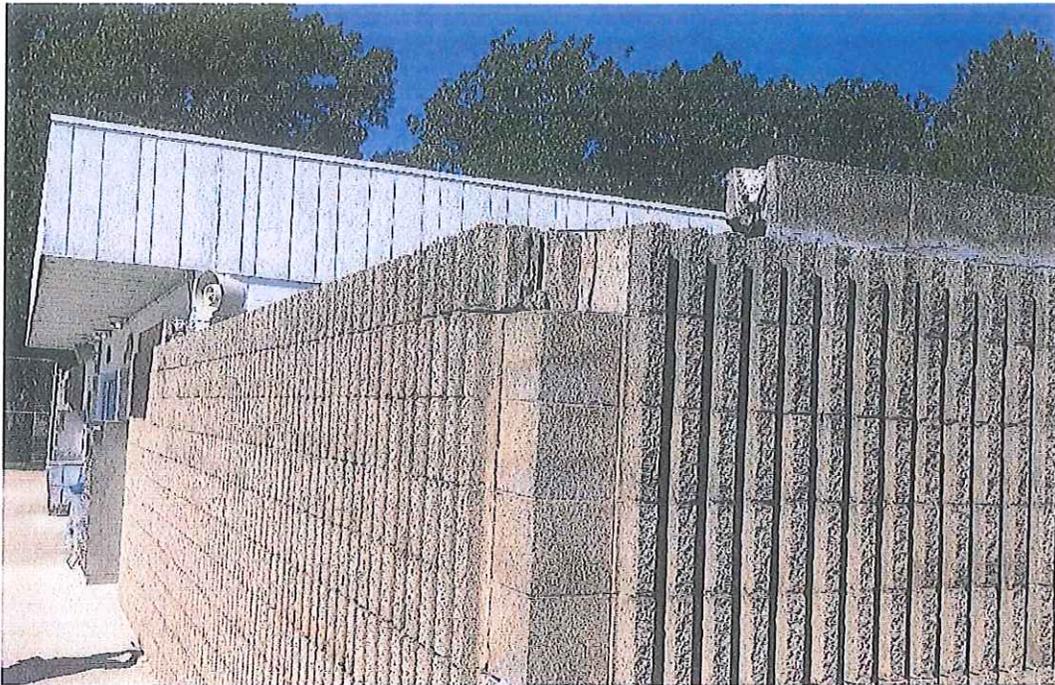
Building Image 6: Electrical Power Panel



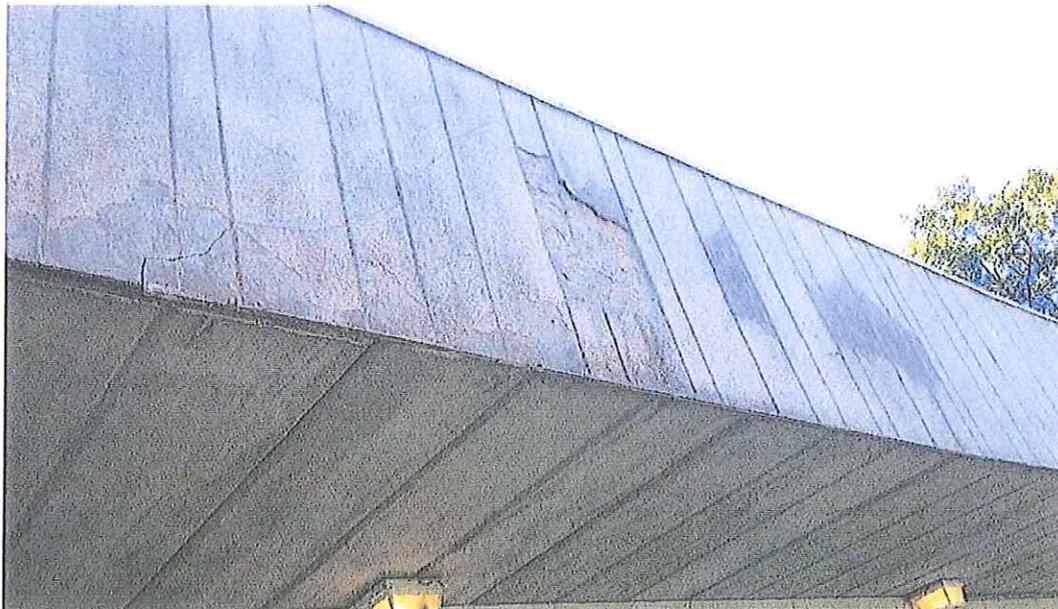
Building Image 7: Pulsar Chlorine System



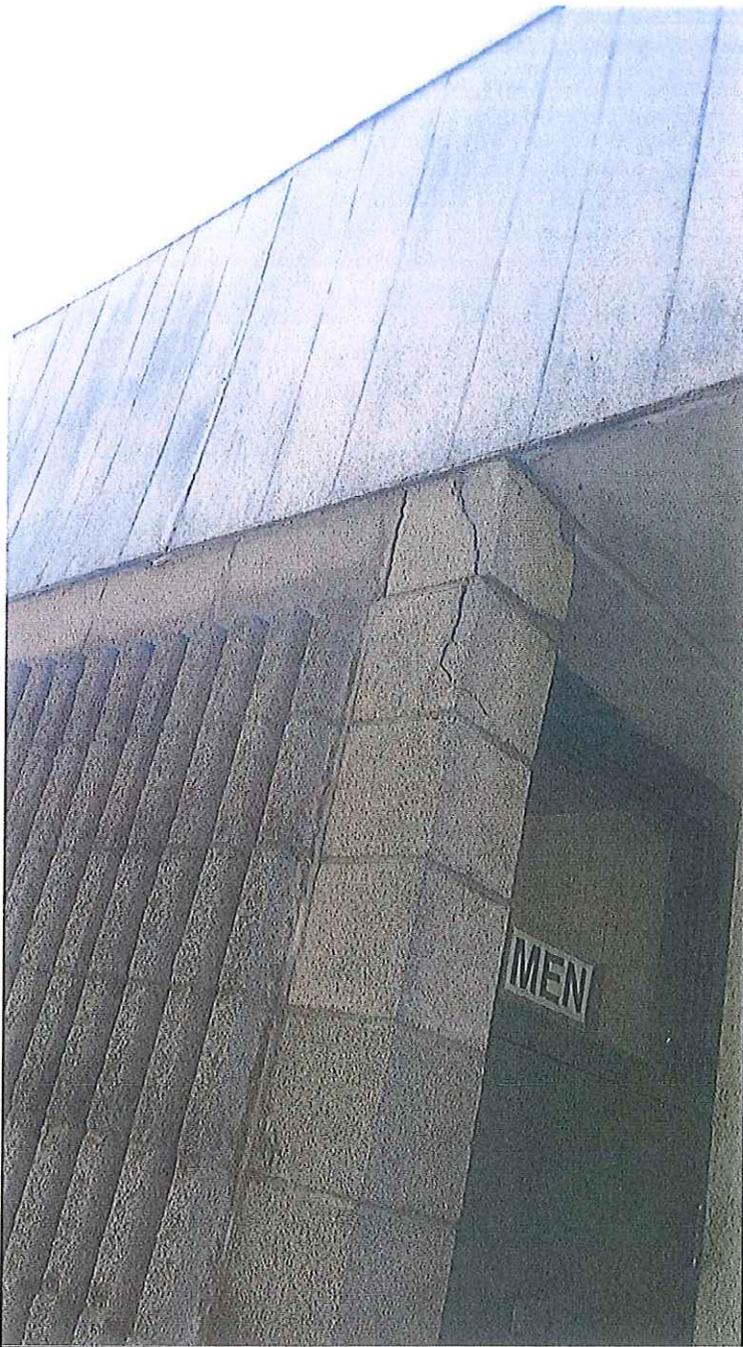
Building Image 8: Pool Equipment Building Door



Building Image 9: Pool House Changing Room Walls – Damaged CMU



Building Image 10: Exterior Pool House Façade



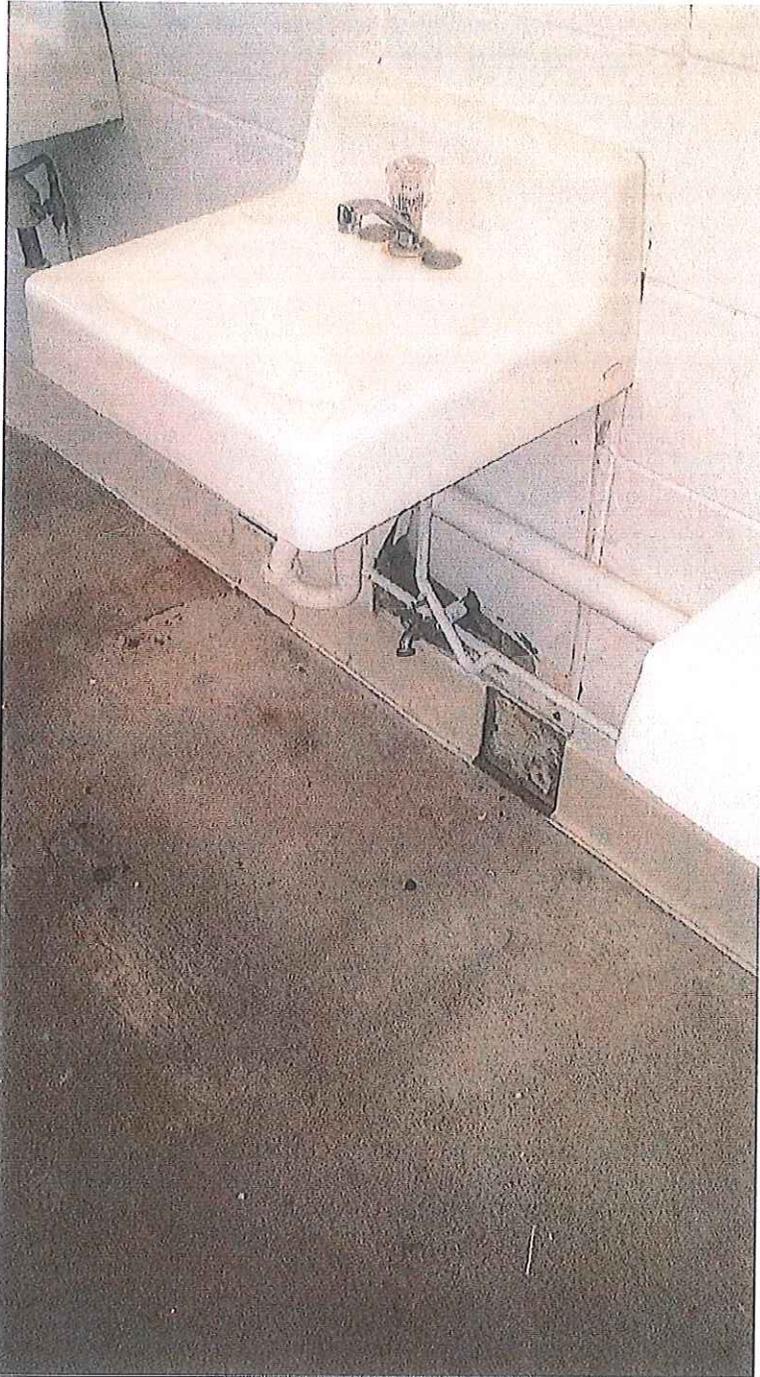
Building Image 11: Damage Masonry at Pool Entrance



Building Image 12: Surge Tank in Pool Mechanical Building



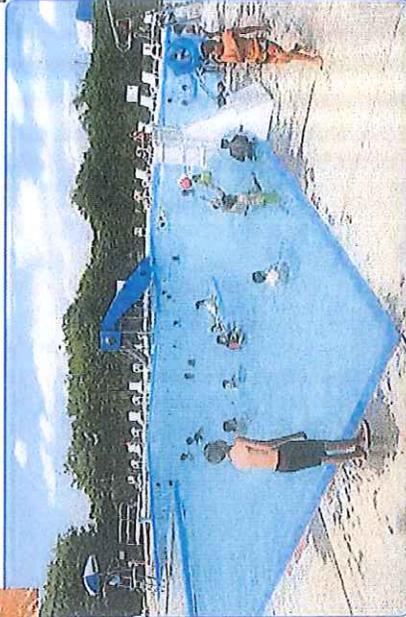
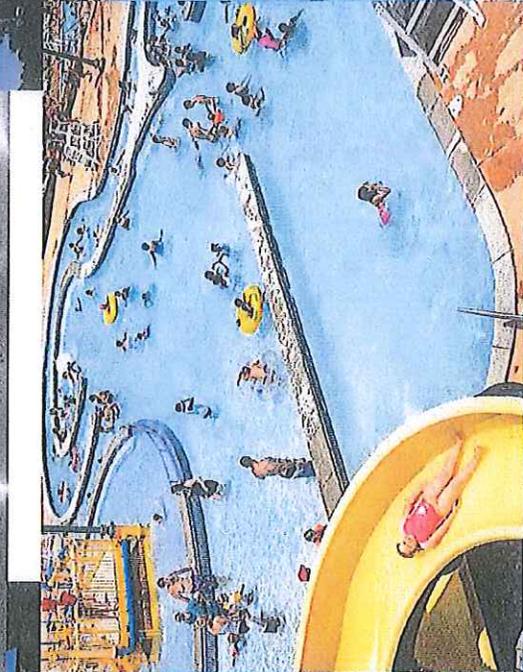
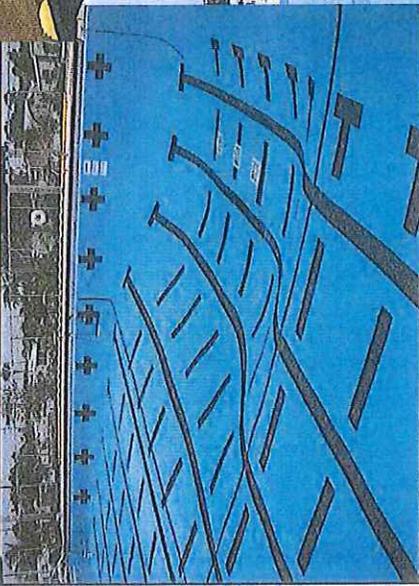
Building Image 13: Pool House to Pool Deck Entry



Building Image 14: Pool House Wall Damage Below Lavatory

Respectfully submitted by Blake Theisen

Main Pool



City Of
Marshfield
City of Wisconsin

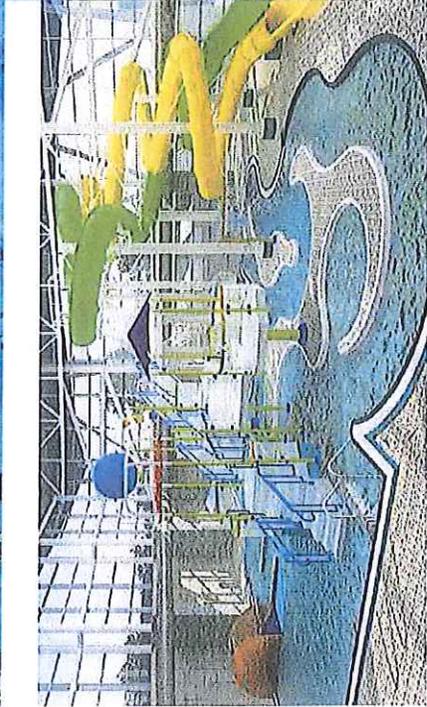
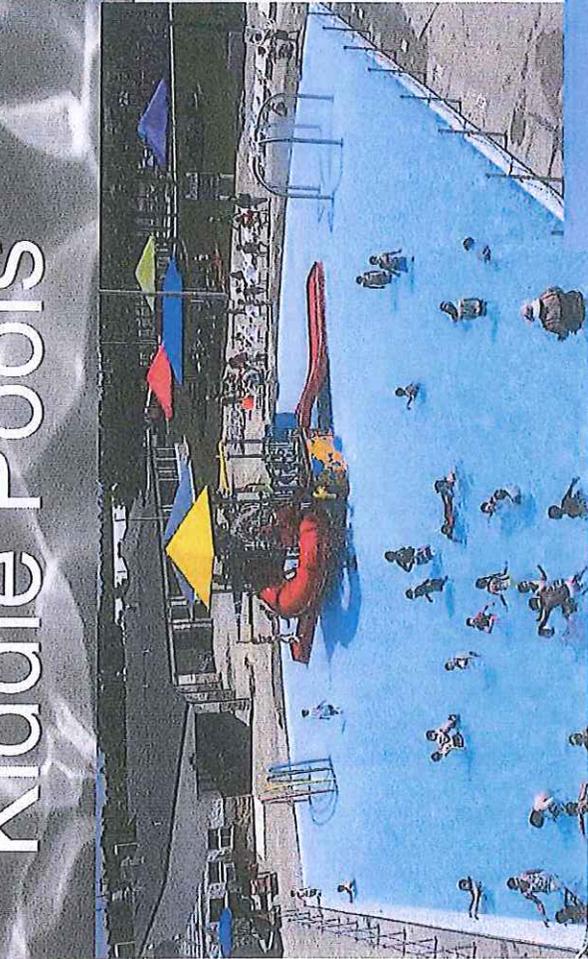
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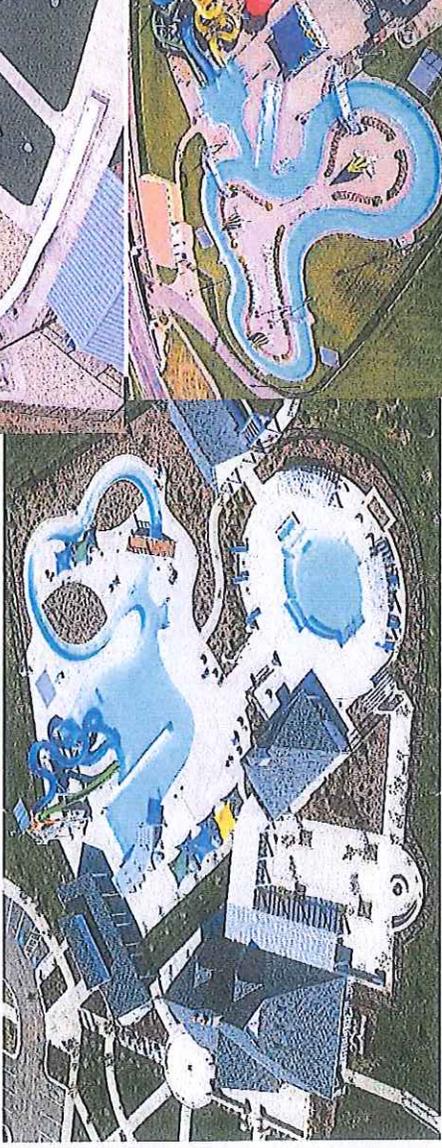
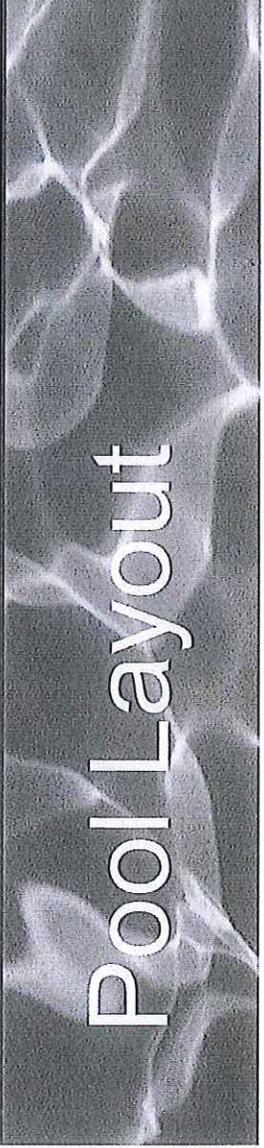
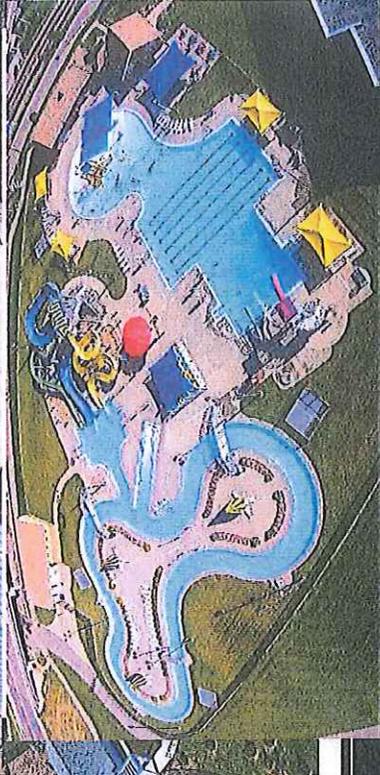
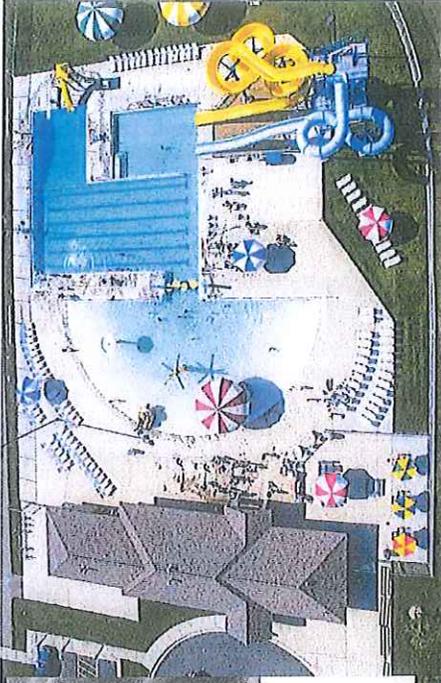
Lap Swim



Kiddie Pools



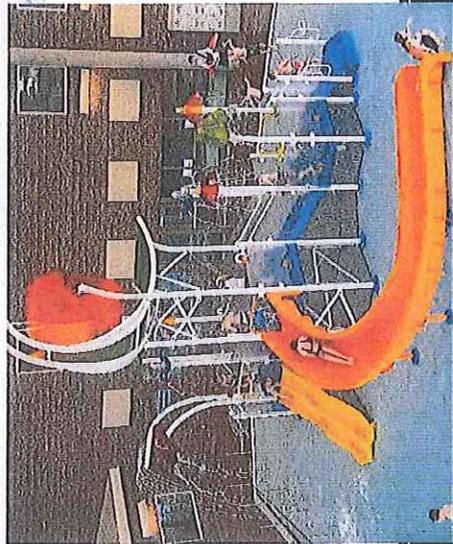
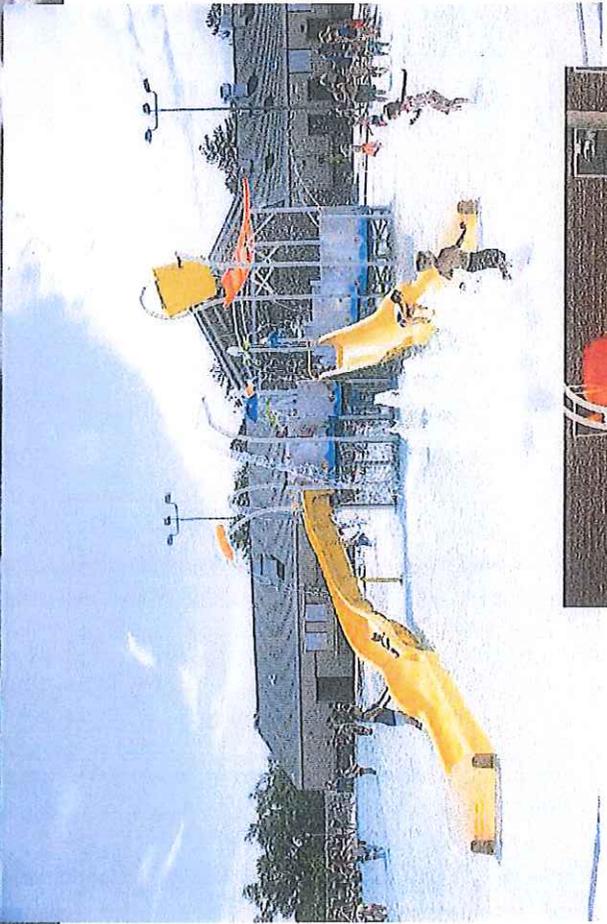
Pool Layout



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Play Structures



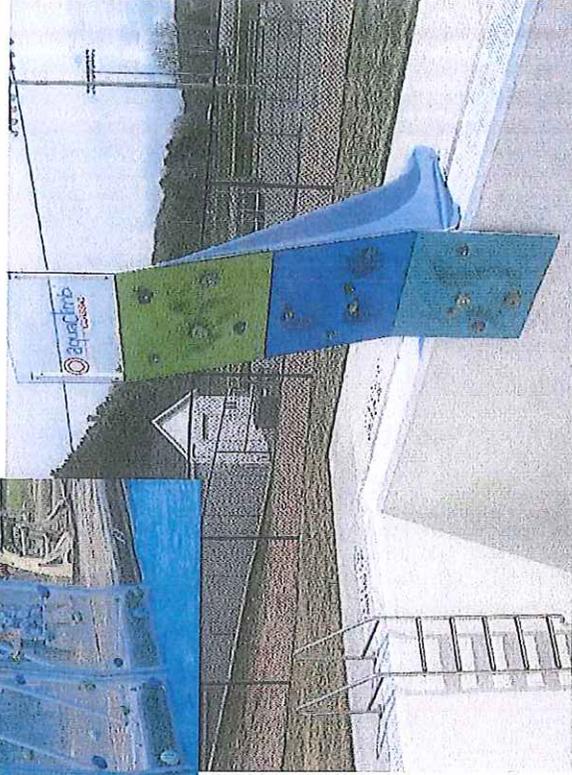
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AquaClimb



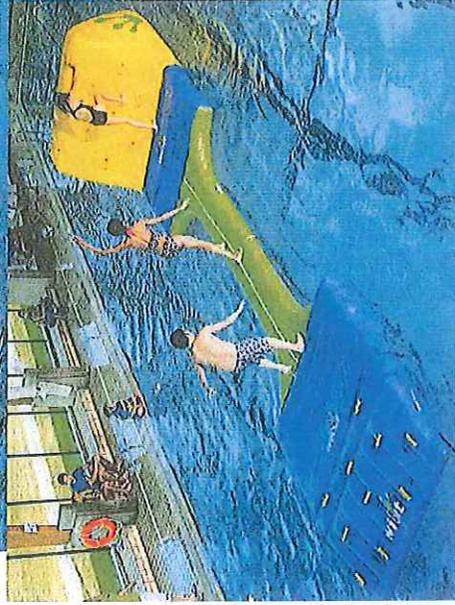
City Of
Marshfield
Discover



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Inflatables



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Splashpad



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Life
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Slides



Current Channels & Lazy Rivers



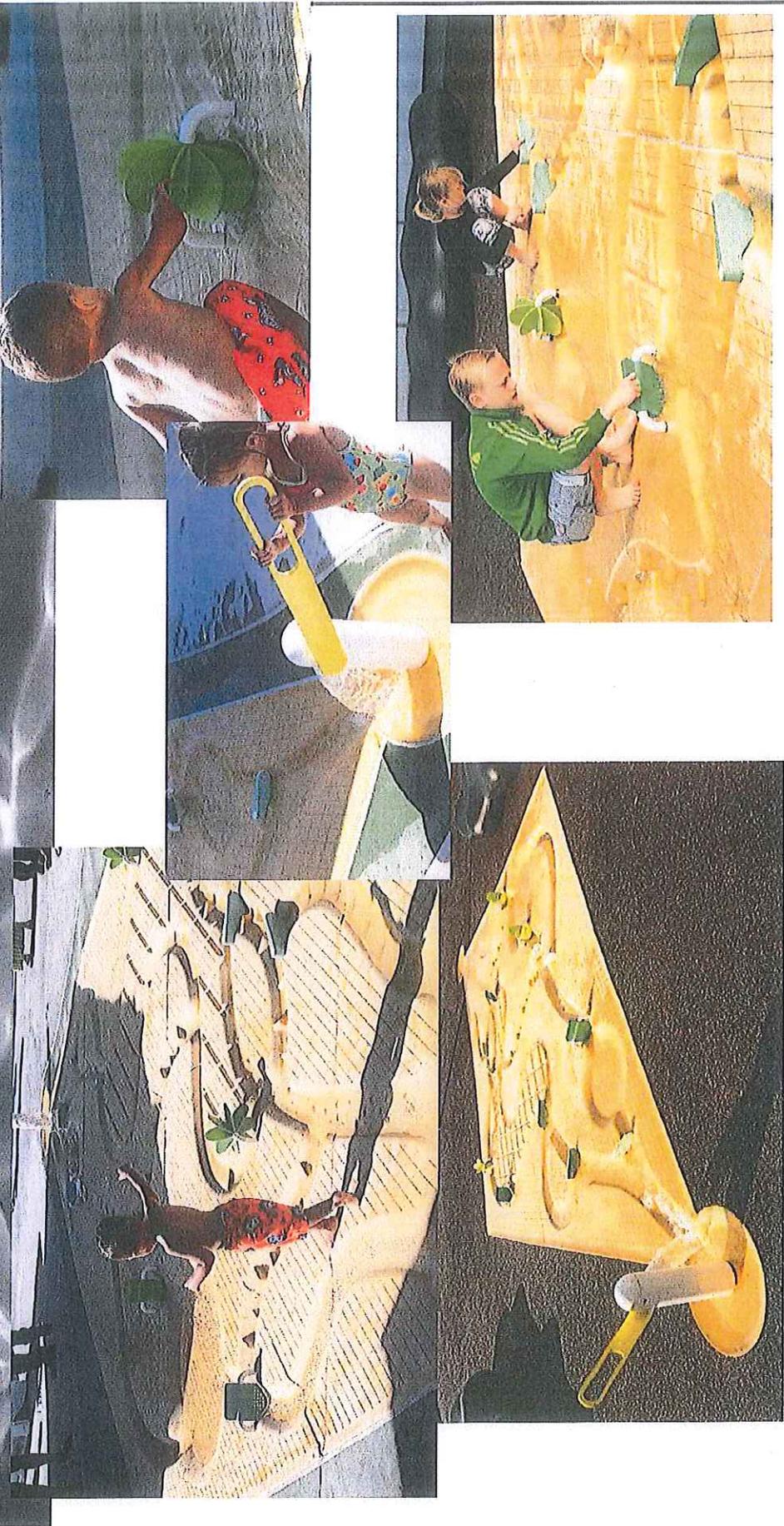
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Water Journeys



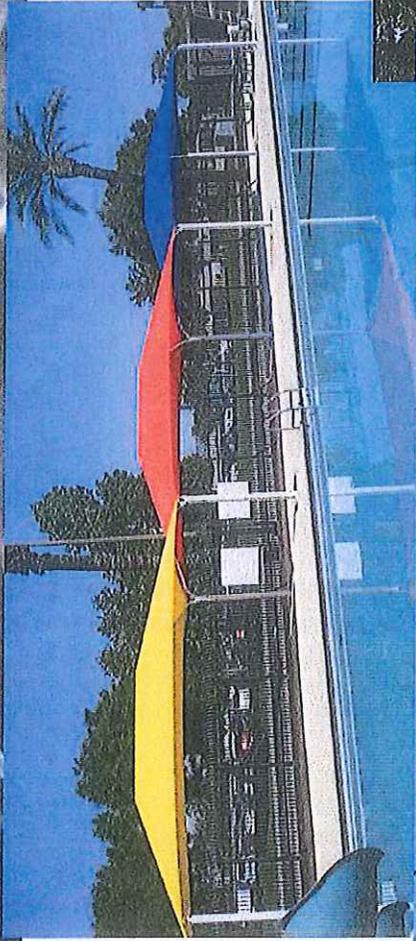
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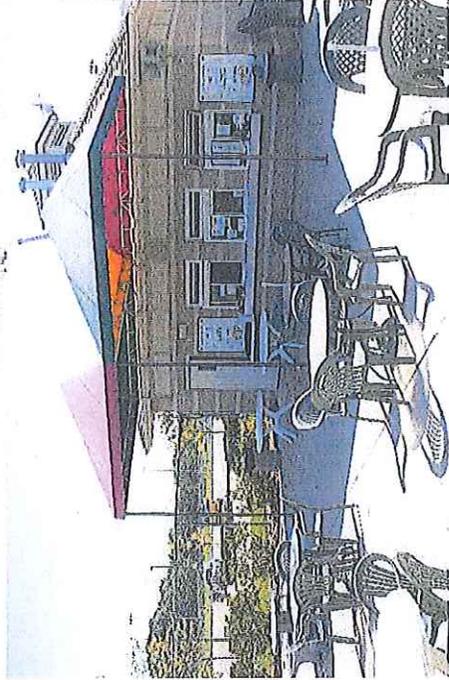
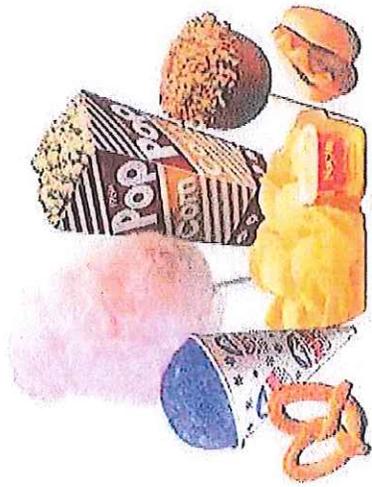
Shade Structures



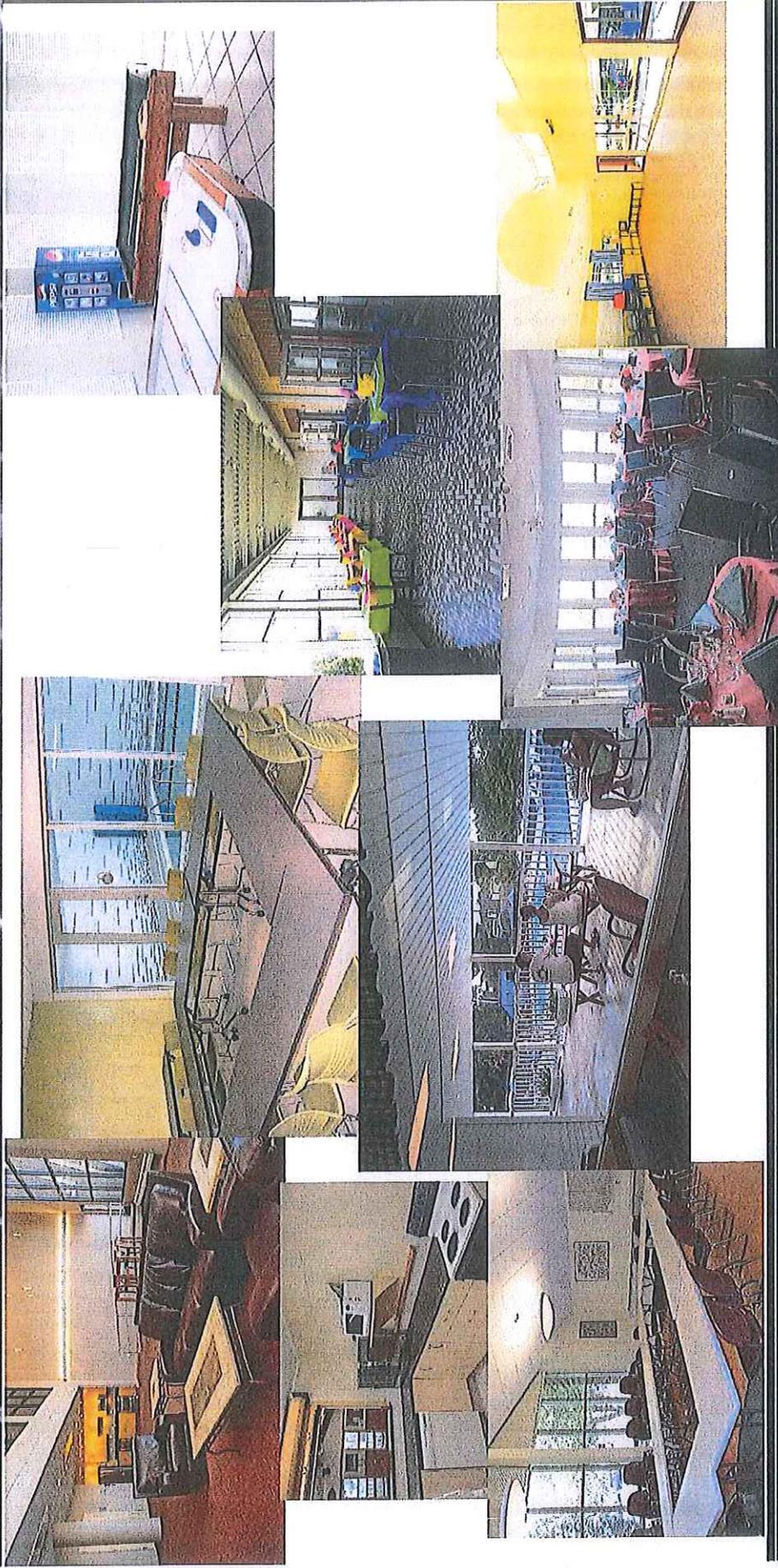
Yard Games & Sand Play



Concessions



Community Room



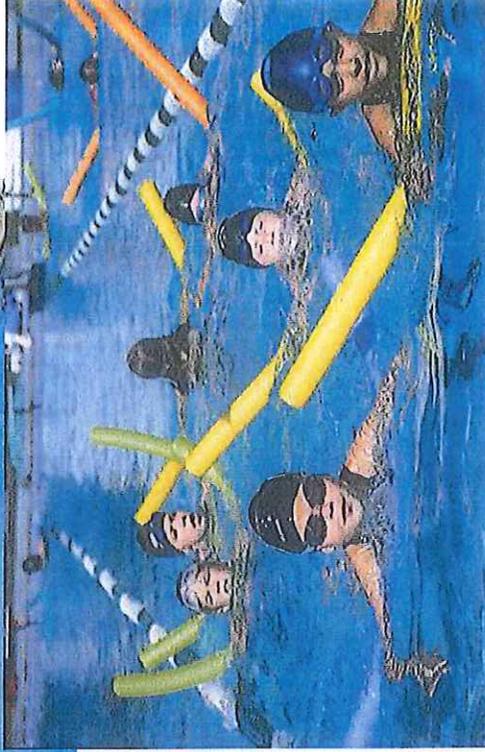
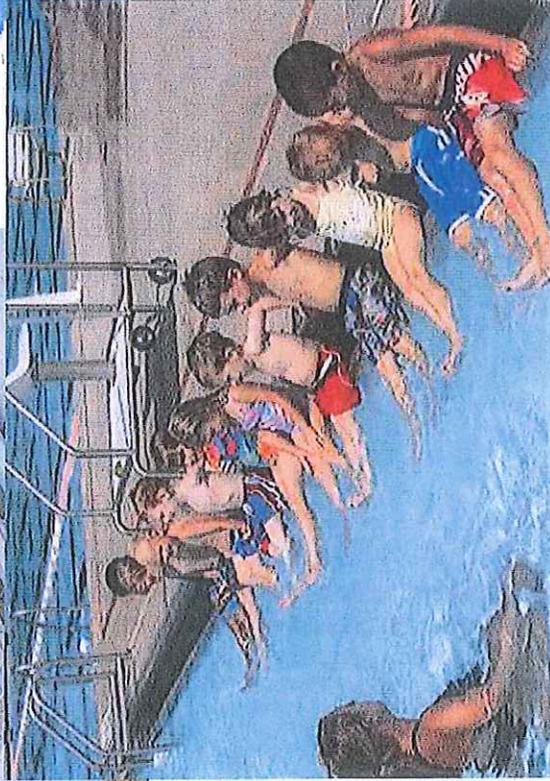
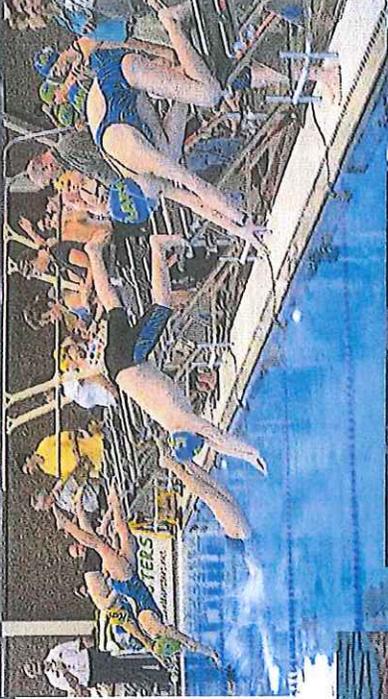
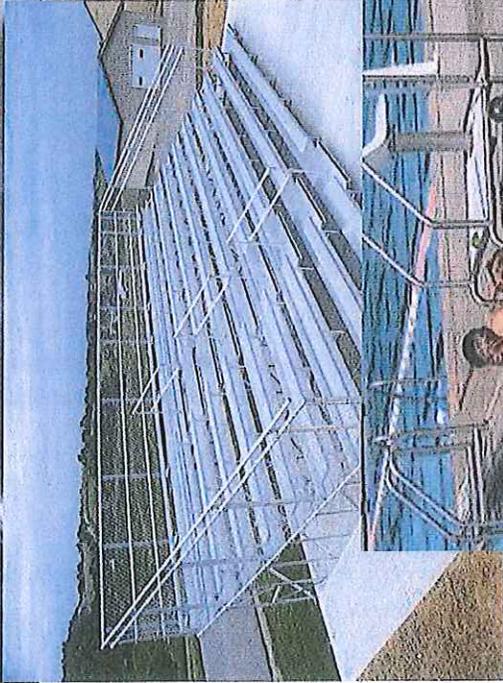
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Swimming Lessons



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