

# Memo

Carmichael



RECREATION AND  
PARK DISTRICT

**To:** Advisory Board of Directors  
**From:** Stacey Yankee, District Administrator  
**Date:** March 20, 2025  
**Subject:** Pool Feasibility Study Proposal

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***Introduction/Background:***

The pool at Carmichael Park was originally built in 1955. At that time, it was the only pool in town so thousands of children and adults cooled off while participating in recreational swim, lessons, water aerobics classes, synchronized swimming, and even scuba lessons. Over the years, governmental codes changed. The high-diving board was removed due to the shallow 10ft depth of the pool and the baby pool was removed when it could no longer be kept clean enough to meet modern health standards. By 2002, it was clear the pool's infrastructure and buildings were no longer able to meet current codes and major problems developed with the pool itself failing and leaking. In 2004, the decision was made to close the pool permanently as the cost to bring the facility up to code was prohibitive.

In December 2007, the CRPD Advisory Board received a draft of the master plan for the district which included a property owner survey to gauge support for a tax measure. The survey results showed while the community supported neighborhood parks and an aquatic center, it was not willing to support a tax measure.

In May 2008, a Restoration Assessment Study for the Carmichael Aquatic Center was completed. In December 2008, the Friends of Carmichael Aquatic Center, a committee dedicated to raising funds for a new swim center, was formed. This evolved to become the Carmichael Recreation and Park District Foundation in 2009.

In December 2012, the CRPD Advisory Board approved approximately \$65,000 (\$35,000 from the county and \$30,000 from park impact fees) to be used to demolish the pool and associated facilities. In February 2013, the pool was demolished and turned into a multi-purpose field/turf area supporting both active and passive uses.

***Discussion:***

This proposal is for a feasibility study on the potential development of a community pool within Carmichael Park. The pool feasibility study would be funded up to \$40,000, by an anonymous donor in our community, for the contracting of an aquatic consultant along with Cumming Group to manage the project. This study will evaluate key components of the project including the required amenities, associated spaces, and overall design, to ensure the pool meets the community's needs.

At the conclusion of the Feasibility Study, the report will be presented to the Carmichael Recreation & Park District Board.

There are no additional funds from CRPD to fund the project if the estimate for the aquatic consultant comes in higher than \$40,000.

***Recommendation:***

Staff recommends that the Carmichael Recreation and Park District Advisory Board of Directors consider the proposal for a Pool Feasibility Study at Carmichael Park and take action on this request.

Authorization if passed will be needed to:

- authorize the District Administrator to receive the donated funds for the study
- authorize a budget adjustment of the funds to be dispersed for the study
- authorize staff time to be used for completion of the study to include Ad hoc meetings, consultant meetings, research, community engagement and management of the consultants

## **Proposal for Pool Feasibility Study for Carmichael Park**

This proposal is for a feasibility study on the potential development of a community pool within Carmichael Park. This pool feasibility study is being funded up to \$40,000, by an anonymous donor in our community, for the contracting of an aquatic consultant along with Cumming Group to manage the project. This study will evaluate key components of the project including the required amenities, associated spaces, and overall design, to ensure the pool meets the community's needs.

### **I. Pool Features and Functionalities**

#### **a. Pool Features**

##### **i. Safety and Supervision:**

1. The pool design will include lifeguard stations with clear sightlines to ensure safety and adequate supervision.
2. The facility will meet all aquatic safety standards and ADA requirements, creating a secure environment for users of all ages and abilities.

##### **ii. Energy Efficiency and Sustainability:**

1. Emphasize energy-efficient design, such as solar heating, LED lighting, and water conservation systems, to reduce operating costs.
2. Use advanced mechanical systems to manage water quality, reduce energy consumption, and support environmental sustainability.

##### **iii. Family-Friendly Features:**

1. Shaded areas will be incorporated around the pool deck for family comfort, ensuring a relaxing environment for caregivers and family members.
2. Amenities including locker rooms, family changing areas, and accessible restrooms, will be included.

#### **b. Pool Functionalities**

The Community Pool will serve as a multi-functional facility that can support a variety of recreational swimming activities, aquatic fitness programs, and general community use.

##### **i. Family-Friendly Design:**

1. The pool will feature zero-entry or step-down access to facilitate easy entry for young children, seniors, and individuals with disabilities.

##### **ii. Recreational and General Swimming:**

1. The pool will support various recreational activities, including open swimming for all ages and fitness swimming opportunities.

iii. **Community Events and Classes:**

1. The pool will accommodate a range of community programs, such as aqua fitness classes, family swim nights, and adaptive swim classes for individuals with disabilities.
2. The design will be flexible, allowing the facility to host structured lessons and recreational activities to serve the broad needs of the community.

iv. **Swim Lessons and Water Safety:**

1. Designated shallow areas will be provided for swim lessons, offering a safe environment for beginners of all ages.
2. The pool will support water safety programs ensuring the community has access to essential life-saving skills.

II. **Feasibility Study Scope and Deliverables**

The feasibility study will encompass the following key elements:

a. **Options for Community Pool with Required Associated Spaces and Amenities:**

- i. Evaluation of the community's needs for a pool, including options for different size pools, features and configuration options that best serve a wide range of users.
- ii. Consideration of the design requirements for safety, accessibility, and efficient use of space.
- iii. Evaluation of pool size, configuration, parking or amenity options which might not be optimal but could be changed to reduce the total costs.

b. **Site Analysis with Parking Assessment and Other Associated Areas within the Current Master Plan:**

- i. The study will assess all potential locations for the pool within Carmichael Park with a preference to locate the pool within the Sharon Ruffner Plaza.
- ii. The analysis will also include parking capacity and the integration of the pool design into the existing Carmichael Park Master Plan.

c. **Design Focus Group:**

- i. Engaging key stakeholders in focus group discussions to gather feedback on desired size, features, functionalities and fund-raising options for the community pool.

d. **Community & Stakeholder Engagement & Public Support:**

- i. Conducting community outreach to ensure broad project support and identify community needs and priorities.

e. **Design & Technical Requirements:**

- i. A detailed assessment of the design features, including safety standards, ADA requirements, and flexibility for community use.

f. **Financial Analysis:**

- i. Probable Construction Costs: Estimation of the costs for building various options of the pool and amenities, including construction, site development, and landscaping.
- ii. Maintenance & Operations: Projections for ongoing maintenance and operational costs to ensure sustainability.
- iii. Evaluation of possible revenue generation of the pools and amenities to offset ongoing costs of maintenance and staffing.

g. **Implementation Plan:**

- i. A timeline for project phases, from planning and design to construction and operation, including funding and resource allocation.

III. **4. Submission to Advisory Board**

- a. At the conclusion of the Feasibility Study, the report will be presented to the Carmichael Recreation & Park District Board.