CITY OF SNOHOMISH

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NOTICE OF SPECIAL MEETING

SNOHOMISH CITY COUNCIL

in the
George Gilbertson Boardroom
1601 Avenue D

TUESDAY
November 18, 2014
6:00 p.m.

WORKSHOP AGENDA

6:00 1. **CALL TO ORDER**

2. **DISCUSSION ITEM –** Structural Review of Hal Moe Pool *(P.1)*

6:55 3. **ADJOURN**

DISCUSSION ITEM 2

Date: November 18, 2014

To: City Council

From: Ann Stanton, Project Manager
Debbie Emge, Economic Development Manager
Steve Schuller, Public Works Director

Subject: Structural Review of the Hal Moe Pool Site

The purpose of this workshop presentation is twofold: 1) To review the results of the Structural Assessment completed by CG Engineers for the Hal Moe Pool Structure dated November 2014 (Structural Assessment); and 2) to receive the City Council's direction regarding master planning for the site to be completed in the first half of 2015.

SITE BACKGROUND: The existing structure sits on a block owned by the City of Snohomish which is bound by Third and Second Streets to the north and south, and by Pine Avenue and the Centennial Trail to the east and west. The block is made up of three parcels plus part of a fourth parcel that contains the City's Centennial Trail (see Attachment A): The site contains vehicle parking, the Boys & Girls Club, skate park, children's playground; and the Hal Moe pool or building. The parcel which contains the Hal Moe Pool building is approximately 1.12 acres. The three parcels together are approximately 3.6 acres in size, and with the trail area the City owned block totals about 4.4 acres.

The existing Hal Moe Pool building is generally divided into two separate structures. These are shown as Structure No. 1 and Structure No. 2 on Attachment A:

- Structure No. 1 was constructed in the 1960's and is a single story block building that contains a lobby, office, and locker rooms, totals about 3,700 square feet (sf), and originally served the outdoor swimming pools. This building was expanded by about 900 sf during the 1989 upgrade to include second floor mechanical room, therapy pool and special education room; and

- Structure No. 2 was constructed in 1989, and is a wood glulam clear-span structure which was original built to cover the pools. Structure No. 2's dimensions are approximately:

    - 14,000 square feet – open clear-span structure;
    - 181 feet in length;
    - 70 to 82 feet in width; and
    - 18 to 26 feet in height.

See Attachment B (Structural Assessment) for further description and photos of the structures, and for the structural analysis further detailed below.

COMMUNITY INPUT: In May and June of 2014, EMC Research conducted a telephone survey of City of Snohomish voters. The survey results were presented during the July 15, 2014 Council workshop. When asked about new programs and facilities for the City of Snohomish, the Hal Moe Pool site had the strongest support, specifically the "*old pool site redevelopment has the most support, with a noticeably higher 'great idea' than other items*."

In addition to receiving the highest support during the survey, the redevelopment of the site has received strong support and interest from the Parks Board, Park Plan Task Force and ten other community groups**.** During the July workshop, $150,000 was recommended for the 2015 budget to conduct master planning and preliminary demolition. Based on the City Council direction, the project was included in the City Manager's Recommended Budget in September, and is included in the public hearings on the budget held this month.

Based on the City Council's further direction tonight, staff would advertise for planning services in late 2014. The tentative schedule would be to develop a preliminary master plan and create graphics by June 2015, so that if the Metropolitan Parks District (MPD) is placed on the August 2015 primary ballot, that information would be available in a timely manner.

According to EMC Research, 36% of Snohomish voters believe that redeveloping the old pool site into a park is a great idea, which was the highest support of any of the eight potential programs and facility proposals included in the survey. Fully 73% of respondents considered redeveloping the pool into a park either a great or good idea.

The second most popular proposal in the park survey was "A place for outdoor community events" with a 70% positive response. The pool site could potentially accommodate a range of indoor and/or outdoor community events.

More space for indoor sports and recreation had the lowest support in the survey, although 55% of respondents still considered this either a great (12%) or good (43%) idea. Support dropped to 45% in households without children.

STRUCTURAL ASSESSMENT: CG Engineering, out of Edmonds, Washington, conducted two site visits this fall to determine the condition of Structure No. 2's glulam superstructure. Following the inspections, the Structural Assessment estimated the costs for required repairs to the structure, the value of the existing superstructure, the cost to demolish the existing building, and salvage value of existing glulam beams and columns.

The Structural Assessment determined that the glulam superstructure is in good shape and suitable for re-use and remodeling. The value to replace just the existing columns, beams and footings is approximately $250,000. The actual replacement cost would be much higher, given that this does not include the additional costs for design and permitting, and site development required for a new assembly.

The City of Lynnwood recently re-purposed their Recreation and Aquatic Center with a similar superstructure system. In the spring of 2011, Lynnwood completed a remodel of their 33-year-old recreation facility. The previous 1974 facility had a glulam superstructure and a removable

textile roof. During the design for the upgrade, the City determined that the value of the existing superstructure, including both the direct costs of the glulams and other required work, was worth an estimated $1.3 million. As part of the remodel, the City beautifully re-stained the existing wood glulams and installed a permanent Kalwall roof system over the structure. Kalwall is a highly insulating, diffuse light-transmitting, structural composite. Before and after photos are included in Appendix B of the Structural Assessment.

The existing superstructure in Structure No. 2 has hundreds of thousands of dollars in value and should be considered in any future re-use analysis of the site. Based on this value, staff recommends evaluating re-use of this open clear-span structure in the master planning and alternatives analysis proposed for the first half of 2015.

Structure No. 1, which faces Third Street and includes the existing lobby and locker rooms, was constructed with stacked bond masonry. This type of construction does not meet the standards of the current building code because it is prone to failure in a seismic event. Rehabilitation of this structure was not determined to be cost effective. Demolition of this structure is recommended for any future alternative to be considered.

Other alternatives include demolishing both structures in preparation for constructing a new building, or demolishing both structures and leaving the site as open space. The approximate cost to demolish just the building is $120,000, while the estimated cost to demolish both the building and the pools is approximately $300,000. Whether both are needed would depend on the future use of the site. The main item of re-salvage value is the wood glulams. Taken down and sold they would have a value of about $12,000. The value could be more if a specific project was providentially timed with their sale.

Repair of the existing building would include replacing the roof framing, roofing material, and exterior stud walls. This would provide both the shear strength and seismic support to meet current building code. These repair costs plus the demolition of Structure No. 1 are about $180,000. Costs to add a new concrete floor, skylights, new “barn” door next to the trail, windows and similar upgrades are not included, and would be determined through master planning and design.

Re-use of the existing wood glulam superstructure is very flexible for a number of reasons:

1. **Ability to be Re-Sized**: The existing 181 foot long open structure can be shortened on either end to create more outdoor space as needed for the re-purposed site. It is essentially made up of ten 18-foot long sections, one or more of which may be removed from either end;

2. **Open Clear-Span**: The existing structure’s clear-span design, meaning that there are no columns located within the approximately 14,000 square feet space, gives it maximum flexibility for re-use;

3. **Tall Ceiling Heights**: The existing structure’s height of 18 to 26 feet gives it immense flexibility for a variety of events and programs;

4. **Indoor/Outdoor Flex Space**: Since the side walls can be replaced with a cost effective wood stud wall to meet both current shear and seismic code, these new walls can be designed to maximize the new building's use as an indoor/outdoor facility. The City can install glass garage doors, french doors, windows, or various other options to both secure the facility and create connections to the surrounding trail, future courtyard, park space and each street;

5. **Low Operating Cost:** The existing roof could accommodate skylights to both increase natural lighting and heat. Its shape also affords the use of low cost natural ventilation to control the temperature on the occasional hot day. It could be designed to operate at an energy efficient temperature during the fall and spring, which is often fitting for typical local weather that requires getting out of the rain, but not intense heating.

OPPORTUNITIES OF A COMMUNITY FACILITY: Private rental venues in the City and the surrounding community currently host a diverse number of community and private events. A redeveloped building could offer many opportunities for larger events and new sports and recreational opportunities that aren't available with the current inventory of venues.

According to Samantha Shaw, Group Sales Manager at the Snohomish County Tourism Bureau(SCTB) the current comparable meeting and event venues in the County by size would be the Lynnwood Convention Center ballroom at 11,748 sq. ft., the ballroom at the Edward Hansen Conference Center at Xfinity Arena at 11,385 sq. ft, and the Tulalip Resort Casino's Orca Ballroom at 15,000 sq. ft. Ms. Shaw stated that there is a need for an economical alternative to these more formal venues especially for local business meetings and non-profit events which are challenged by the rental fees and the food and beverage requirements of the current offerings. Ms. Shaw also manages the wedding facility inquiries for SCTB. While Snohomish County and especially our community have many venues that cater to the wedding industry, larger wedding parties (over 300 guests) have a very limited inventory for indoor facilities. Other examples of inquiries Ms. Shaw receives for facility needs are holiday parties, memorial services, class reunions, community plays, small school graduations, local conferences and seminars.

Another opportunity for a redeveloped facility would be as sports venue. Ms. Tammy Dunn, Sports Development Manager for the Snohomish County Tourism Bureau (SCTB) shared that the facility could hold a single competitive basketball court (84' x 50'), *or* four competitive volleyball courts (59' x 30') *or* four competitive wrestling mats (40' x 40') and each of these arrangements would allow room for spectator seating. Ms. Dunn shared that required equipment (courts, mats, nets, etc..) for the differing sport events can be rented and set up as needed in a facility. If combined with the gyms at Snohomish High School and the Snohomish Boys & Girls Club the City could have the opportunity to compete for local and regional multi-team tournaments. There are other sporting events and competitions that could also utilize the facility such as gymnastics, martial arts, indoor archery, crossfit games, indoor skateboard and other obstacle course events.

In addition to the new opportunities listed above, the building when designed could also be home to our current Farmer's Markets, indoor car shows, various types of public or City boards and

commission meetings, as well as additional space to serve the future growth of the Senior Center and the Snohomish Boys & Girls Club.

To understand the demand in nearby cities for community rental space Ms. Emge contacted the City of Mukilteo regarding the Rose Hill Community Center's Point Elliott Multipurpose Room (3,500 sq. ft.) and the City of Everett regarding Floral Hall (3,000 sq. ft.) at Forest Park. Rose Hill is currently rented via a lottery system a year in advance as the demand is so high for both weekday and weekend rentals. The staff at the City of Everett stated that Floral Hall is usually rented every weekend also a year in advance. The City of Everett utilizes the space during the week for some of their recreational offerings.

While a detailed business and financial plan would need to be developed for a community facility, in Ms. Emge's professional opinion, based on experience of working closely with the Snohomish Wedding Guild, serving on the Snohomish County Tourism Promotion Area board and the Snohomish County Public Facilities District board, the rental income generated by the facility would cover the yearly maintenance and operating costs of the facility.

The facility would require exterior and interior capital improvements to serve the rental clients. In addition to the major improvements mentioned earlier (floor, walls, roofing, restrooms, etc.) the facility would require a preparation kitchen that meets the Snohomish Health District standards for catering purposes. Ms. Emge would also recommend onsite audio and visual equipment. Having a limited number of tables and chairs on site would allow for additional rental income. Most other items that an event might need, such as staging and pipe and drape, could be rented from companies that specialize in events.

The facility could be managed by the City or—perhaps more efficiently—it could be outsourced to a professional facility and event management company. The services of these companies include marketing of the facility, inquiries and tours of the facility, rental contract management and fee collection, and onsite staff during rental periods.

A facility as envisioned above would have economic impacts for the City. Primary economic impacts in addition to the rental fees collected would come from the sales tax revenue created during construction. Once in operation, the rental fees will generate sales tax and utility fees will generate utility tax. Indirect impacts are generated by the guests that come from out of the area to utilize the facility. The Snohomish County Tourism Bureau estimates that an individual spends $57/day during a one day visit.

As the master planning for the facility takes place more definitive economic impacts will be developed.

NEXT STEPS: Master planning in early 2015 including receiving additional public input on each of the alternatives described above and on preferred design options and their estimated capital and operational expenses, as well as revenue streams.

DISCUSSION ITEM 2

STRATEGIC PLAN REFERENCE: Initiative No 8: Invest in Snohomish's civic facilities. A. Sustain high-quality City services through cost-effective facilities.

RECOMMENDATION: That the City Council DISCUSS the Structural Assessment and DIRECT staff on next steps.

ATTACHMENTS:

A. Hal Moe Area Site Plan
B. Structure Assessment (November 2014)

REFERENCE:

EMC Research survey results: http://www.snohomishwa.gov/documentcenter/view/1582)

ATTACHMENT A

ATTACHMENT B

ENGINEERING

Hal Moe Pool Building

Structural Assessment

405 Third St.
Snohomish, WA 98290

CG Project No.: 14206.10

November 2014

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Executive Summary

The Hal Moe Pool was built in the 1960's and later remodeled and enclosed in 1989. The facility was closed in 2007 and has remained vacant since that time. The building has not been maintained for several years, and has areas of damage due to water intrusion from the exterior, and a humid pool environment from the inside.

Different options are being explored for the site. These options include refurbishing the existing building for a new public use, demolishing the building and constructing a new public facility, or demolishing the building for more open space. Considerations will need to be made for each option.

Option 1: Refurbish the Existing Building

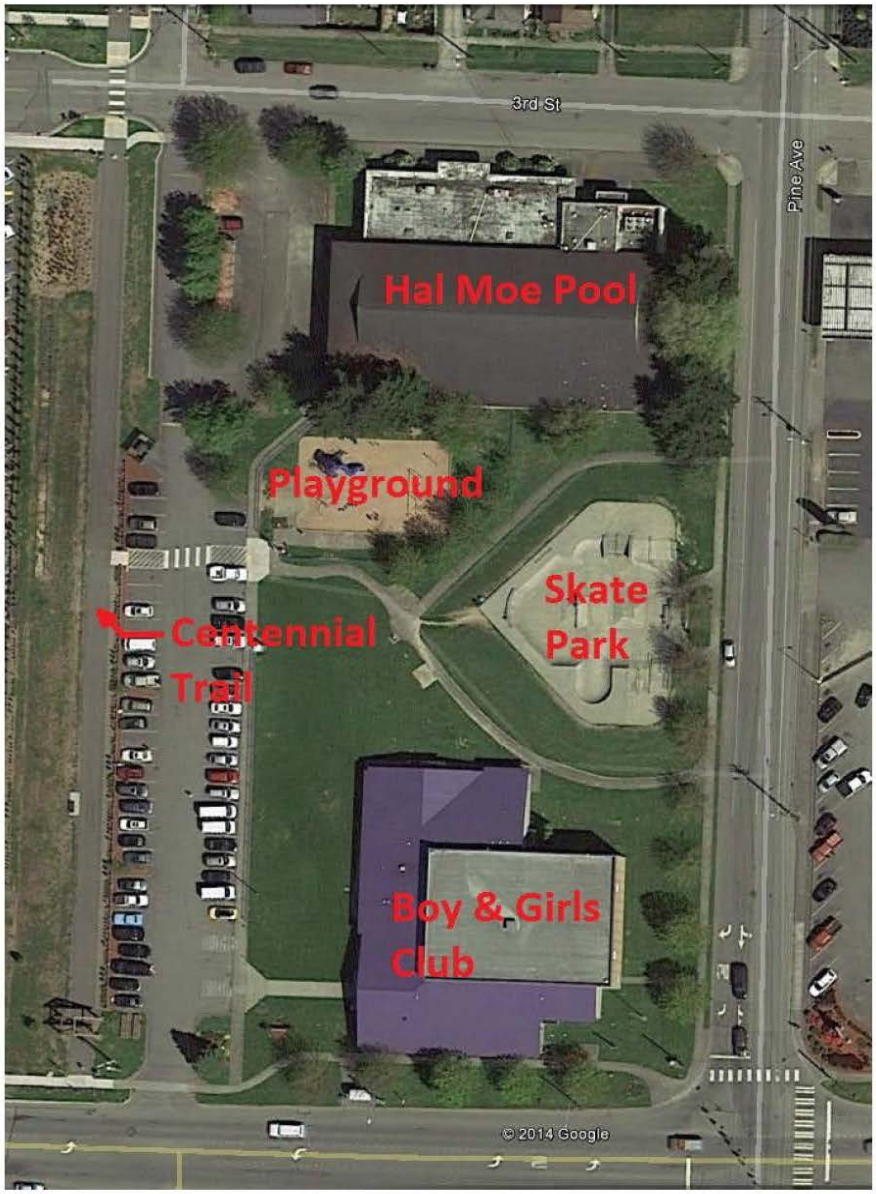
- The existing superstructure can remain and be used for a building of similar or smaller size and shape
- The roofing, roof sheathing, and roof joists should be replaced
- The existing locker rooms and lobby should be demolished
- The existing walls should be replaced with new stud walls
- Site improvements would be minimal
- Refurbishing the existing building could provide an open 14,000 sf facility for substantially less cost than constructing a new facility.
- Replacing the roof and walls will allow for a re-design and re-styling of the facility
- The City could retain a building that has been part of the community for 25 years.

Option 2: Demolish Existing Building and Construct a New Building

- A new building could be built that would not be constrained to the exact location or shape of the existing building.
- The existing glulam beams and columns could be salvaged and sold as reclaimed lumber.
- Constructing a new building would require new site development which could include new utilities, and a drainage system.
- Construction of a new building of similar size would be substantially more costly than refurbishing the existing building.

Option 3: Demolish Existing Building and Leave as Open Space

- The existing glulam beams and columns could be salvaged and sold as reclaimed lumber.
- Minor site development would be required.



Aerial View of Hal Moe Pool Building
(Courtesy of Google Earth)

INTRODUCTION

CG Engineering was retained by the City of Snohomish to assess the condition of the Hal Moe Pool building and explore possible options for the site. The site consists of an existing covered pool structure and parking lot. It is adjacent to several other public facilities including a playground, Snohomish Skate park, The Boys and Girls Club, and The Centennial Trail. Refer to photos 6-8.

The pool building was closed in 2007 and has remained vacant since that time. The building includes a 14,000sf covered pool structure, and an attached 4,500sf locker room and lobby. The pool and changing rooms were constructed in the late 1960's and the covered pool structure was added in 1989. The locker rooms were constructed with masonry walls and a wood framed roof. Refer to photos 1-5.

The covered pool structure was constructed with large glulam columns and beams which span the width of the building, creating an unobstructed open area approximately 70ft wide x 180ft long and 26ft high at the center. The columns are inset slightly from the exterior walls. The exterior walls around the pool structure are wood framed, and supported by a masonry wall on a conventional concrete foundation. The interior of the pool building includes a diving pool, large lap pool, smaller training pool, and small therapy pool. Refer to Appendix A. At the time of our observation all pools were dry and appeared to have been drained several years ago. The interior floor was concrete and was sloped to drains around the pools.

OBSERVATIONS

A visual inspection of the structure was performed to observe the roof framing, glulam roof beams, columns, and wall framing. The roof framing and glulam beams were observed with the use of a mechanical lift at accessible locations. The wall framing and column bases were observed at ground level and at accessible mechanical lift locations. Portions of interior finishes had fallen down or were removed allowing access to the roof, wall, and column base framing. Areas suspected of rot were visually observed, then examined with a small probe to determine the extent of the rot.

Exterior

An inspection of the exterior walls for the pool structure was completed. Each wall was observed from the outside, and inspected for water damage and rot through the use of field techniques.

The exterior walls consisted of sheathed wood studs on top of masonry stem walls. Refer to photo 9. The masonry wall ran around the perimeter of the main pool structure. The exterior of the masonry was furred out with wood panel siding. Where side rooms were located off the main structure, the exterior walls consist only of wood studs and plywood sheathing. At several locations it was observed that the exterior siding was severely rotted. Refer to photos 10 and 11. While this condition was common around the perimeter, it seemed especially prevalent at locations where the roof gutter pipes were missing.

The wall cavities were opened during the assessment and observed. A vapor barrier was located on both the interior and exterior face of the studs. At the location opened, the wall cavity was damp and mold was observed. Rot was also present in the studs. Refer to photos 12 and 13. When a vapor barrier is applied to both the interior and exterior of a wall, it is common to have significant water damage without continual maintenance. The interior vapor barrier was likely required to protect the framing from the humid air caused by the pool. When the vapor barrier was punctured the water vapor in the air was allowed to enter the wall cavity, and then was not

able to escape causing the water to remain inside the wall cavity. It is likely that over the life of the building, small punctures occurred in the vapor barrier resulting in increased moisture inside the wall cavity.

Roof Framing
The roof structure consisted of roof sheathing nailed to flat 2x4 sleepers that were supported at intermediate, and end locations by roof rafters. The roof rafters spanned between glulam roof beams. The glulam beams were supported by glulam columns on the interior side of the exterior walls. Refer to photo 14.

In many areas, the interior ceiling finish had fallen away exposing the roof framing and insulation. An interior and exterior vapor barrier was also installed on the roof. In many areas, the interior vapor barrier was exposed and the insulation was visible. In each of these locations mold was visible, and it appeared that water was trapped in the roof cavity. Refer to photo 15

The roof sheathing was observed from the underside with a man lift. All locations that were observed showed signs of heavy water staining. Areas of rot were also observed in the roof sheathing.

The roof joists were 2x12s spaced at 2'-0" on-center, and were observed from below where the interior ceiling finishes had fallen away. The locations observed showed signs of heavy water staining, mold, and minor rot. Refer to photo 16. The joists were supported at each end by a glulam beam, and were constructed with blocking between roof joists above the glulam beam.

Glulam Beams and Columns
The glulam roof beams (10 ¾ x 36 north side spanning 35'-0", 10 ¾ x 48 south side spanning 47'-0") follow the slope of the roof, and were connected at the ridge by a bolted knife plate. There was also a steel collar tie connecting the glulam beams. At the time of the observation the glulam roof beams appeared to be in good condition, and there was no observable water damage or rot present. Refer to photos 17-21.

The glulam beams were supported by columns, which were supported on concrete foundation plinths with steel knife plates. Several column bases were exposed during the observation, and no water damage or rot was present. Refer to photos 22 and 23.

The glulam beams and columns all appeared to be in good condition with no observable structural damage. Most beams were water stained from years of service in a humid environment.

Lobby and Locker Rooms
The lobby and locker rooms were constructed with masonry walls and a wood framed roof. The masonry walls were constructed with stacked bond (the masonry blocks were stacked vertically instead of staggering the masonry joints). Refer to photo 24. In each of the locker rooms, there was a distinct odor of mold and much of the debris on the ground was covered in mold. This is likely due to the building being vacant and unheated for several years.

The original construction drawings were reviewed for this area. Since the original construction of the pool building, the building codes have changed based on how standard construction practices have performed over time. The construction of the existing masonry walls no longer meets the requirements of the building code because they are prone to failure in a seismic event.

CONCLUSIONS

Depending on the desired use of the property, different options could be pursued for this site. The pool structure is located in a community area with an adjacent playground, Snohomish Skatepark, The Boys and Girls Club, and The Centennial Trail. An additional public facility would be well suited for the area, but the property could have other uses. To repurpose the site, the existing building will have to be addressed. The following options provide recommendations for the site based on the desired use.

Repair and Repurpose the Existing Structure

Despite the appearance from the exterior, the super structure of the building is in good condition, and could be left in place and reused. The main support structure of the building consists of glulam beams and columns spaced at 18ft on center. No damage was observed to any of the glulam beams or columns during the observation. The current framing system provides a completely open building that could have several different uses.

The exterior of the building was constructed from a combination of wood and masonry walls. In the observation of the exterior, several locations of water damage and rot were found. The entire exterior wall system will need to be demolished and reconstructed. Typically, the exterior walls also support roof load and reconstruction of the exterior walls would require temporary shoring of the roof structure, causing additional labor during construction. In the case of this building, the roof structure is entirely supported by the glulam beams, alleviating the need for temporary shoring and allowing easier construction. Reframing the exterior walls would also allow for the opportunity to add doors and windows to the exterior. With the height of the roof framing, large roll up doors could be installed on either end of the building.

The lateral force resisting system of the building currently uses a combination of plywood shear walls and masonry walls. With any remodel, the building would need to meet the requirements of the current building code. The masonry walls do not meet the requirements of the building code. It would likely be more cost effective to demolish the exterior masonry walls and replace them with wood shear walls then to upgrade them. Some additional foundation work would also be required.

The roof sheathing was damaged in several areas. Given the amount of damage, it is recommended that all of the roof sheathing and roofing be replaced. Almost all of the joists observed were affected by mold and some were also rotted. While the extent of the rot was minor, the amount of mold was extensive. Structurally, many of the joists are adequate, but it is recommended that any budget for remodeling include complete replacement of the joists. Given the cost of cleaning the mold and selective replacement, it will likely be more cost effective to replace all of the joists.

The existing pools will need to be filled to create a level floor. The existing floor of the building was exposed concrete and was sloped to drains around the pools. It may be possible to re-use some of the existing concrete floor, but much of it will need to be removed and replaced. Considering that a new concrete slab will be required in the pool areas, and some of the existing surrounding concrete will have to be replaced, it is recommended that the entire concrete slab be replaced.

The existing locker rooms and lobby were constructed with stacked bond masonry which does not meet the requirements of the current building code. Mold was prevalent throughout the locker

rooms. Given the type of construction, upgrading or remodeling this area of the building may not be possible or would likely be cost prohibitive. Demolition of the locker rooms and lobby is recommended.

The existing roof is framed with a hip style roof at each end. Since the glulam beams are spaced at 18ft and independently support the roof structure, it would be possible to remove the two end bays and the hip look of the roof. This would reduce the overall length of the building by 36ft, 18ft on each end but would provide a gable roof appearance. Also if a shorter building is desired, the building length could be reduced in 18ft increments at the glulam beam bays.

The City of Lynnwood recently completed a similar project in which they remodeled an existing pool structure. The construction was similar, with a glulam beam roof structure. The super structure was left in place and the remaining walls and roof were remodeled. The glulam beams were refinished and left exposed. Refer to photos 25 and 26 showing the before and after photos of the building.

Demolish Existing Building

The existing building could be completely demolished, and either the site could be left as open space, or a new building could be built in its place. The site is relatively flat, and several different types of buildings could be built in this location. Demolishing the building would require removing the existing structure, foundation, and concrete slab. The pools would also have to be filled.

The existing glulam beams and columns are not damaged and could be sold as reclaimed lumber. Several reclaimed lumber suppliers were contacted to research a possible value. The glulams were manufactured and erected specifically for the configuration of this building and have significantly more value in their current use than they would for another use. It may be difficult to find a reclaimed lumber supplier to purchase these glulams unless someone was constructing a building with similar dimensions. A minimal value of salvage could be applied to the glulams.

Site work would also be required for either a new building or open space. Considerations would need to be made for the drainage system with any redevelopment. Restoring the site with a new field or park likely would not require any additional drainage design, but if a new building was constructed, it would be required to follow the current drainage requirements. Depending on the size of the new building, a storm water detention system may be required.

Construction Costs & Salvage Value

To help compare the different options, construction costs have been reviewed for different conditions. The costs should be considered approximate since the scope of work for the site is mostly unknown. Actual construction costs will vary depending on the exact scope of work and type of finishes desired.

- **Repair Existing Building**
  The existing building is in need of repair. The value below represents the approximate minimum cost to repair the building to a state where it could be occupied. This would include replacing the roof framing, roofing, exterior stud walls and demolition of the locker rooms and lobby. No additional costs have been added for possible improvements to the building such as removal of the pool and concrete or tenant improvement upgrades.
  Minimum Repair Costs = $180,000

- **Value of Existing Superstructure**
  The existing superstructure was framed with heavy glulam beams with a clear span to 70-82ft, and a ceiling height of 26ft at the center. The beams and collar ties were specifically made for this building. The construction to erect the glulam frames would have been labor intensive. The value below represents only the construction for the glulam columns, beams, and footings. When comparing the savings to constructing a new building, additional savings would be realized in reduced site development.
  Cost of Constructing Existing Superstructure Today = $250,000
  (Additional costs would also be incurred for site work)

- **Cost to Demolish Existing Building**
  The cost to demolish the existing building would depend on the method used, and how much of the existing building would be salvaged. Any materials to be salvaged will take additional labor and effort to demolish without damaging. Existing construction plans for the pools were not available, but typically they are heavily reinforced and difficult to demolish. Depending on the future use of the site, it may be possible to leave the pool structure in place and fill them to grade. The values provided include the complete demolition and removal of all material.
  Building Demolition and Disposal = $120,000
  Pool and Concrete Slab Demolition and Disposal = $180,000

- **Salvage Value of Existing Beams**
  The existing glulam beams could be salvaged if the structure was demolished. The value of salvaged lumber is substantially higher for sawn lumber than it is for glulams. It is partially dependent on demand at the time of demolition. Since most of the existing beams are larger than are typically used in standard construction, the market for these beams will be less than smaller beams.
  Glulam salvage Value = $7,000-$12,000

- **Cost to Construct New Building**
  The construction costs of a new building can vary widely depending on size, complexity, intended use, and finishes. At this time it is not possible to assign a value for a new building.

RECOMMENDATIONS

Option 1: Refurbish the Existing Building
The desired future use of this site should be the primary factor in determining the best option to follow. The super structure of the existing building is suitable to be re-used and remodeled and reduced in size if desired but the location and shape of the any new facility will be roughly limited to the existing building. If the desired use for the site is a similar public building, it would be substantially less costly to repair and remodel the existing building than demolish it and construct a new building. The existing building also has historical value to the community. Remodeling the existing building would help preserve that history.

Items required to refurbish the existing building:
- Replace roofing and roof sheathing
- Replace damaged roof rafters
- Remove existing masonry and stud walls and replace with new stud walls
- Demolish existing lobby and locker rooms
- Infill pools and replace concrete floor
- Upgrade existing foundation

Option 2: Demolish Existing Building and Construct New building
Demolishing the existing building and constructing a new building would allow the option to construct a new building without any constraints to the existing building size and shape. Substantial site development would be required. It would be more costly than remodeling the existing building but could be tailored to a specific use.

Items required to demolish the existing building and construct a new building:
- Demolish and dispose of existing structure
- Salvage existing glulam beams and columns and sell as reclaimed lumber
- Construct new building
- Extensive site development will be required

Option 3: Demolish Existing Building and Leave as Open Space
Demolishing the existing building and leaving it as an open field or park would allow the City to maintain public open space with less maintenance. Open space would require less maintenance but a revenue vs expense analysis should be considered.

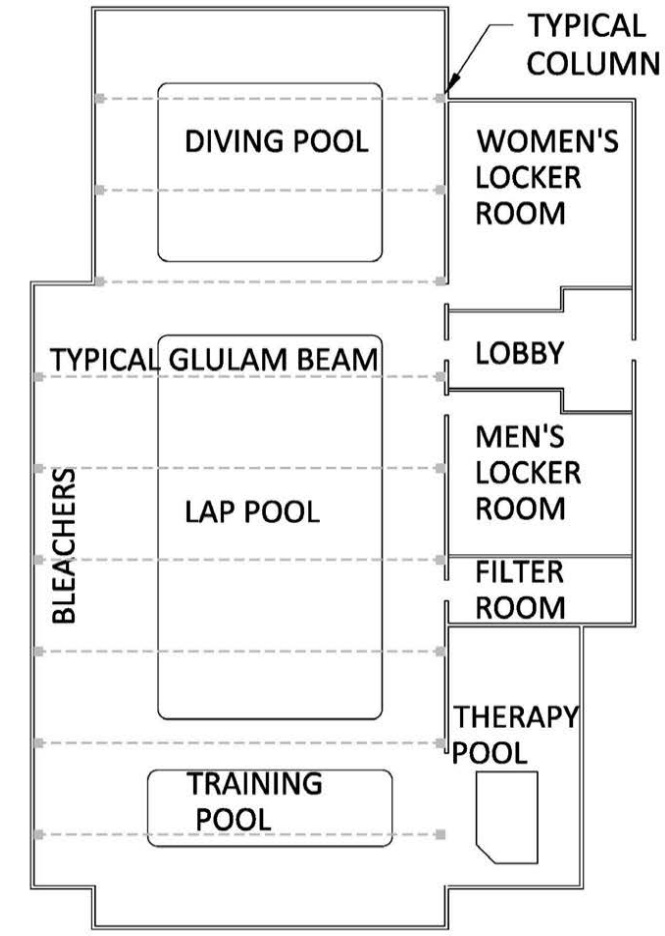
Items required to demolish existing building and create open space
- Demolish and dispose of existing structure
- Salvage existing glulam beams and columns and sell as reclaimed lumber
- Re-grade and plant site as desired
- Minor site development will be required

Appendices

Appendix A: Existing Floor Plan

Appendix B: Photos

Appendix A: Existing Floor Plan



1 FLOOR PLAN
SCALE: NOT TO SCALE

Appendix B: Photos

Photo 1: Hal Moe Pool Entry North Elevation

Photo 2: Hal Moe Pool East Elevation

Photo 3: Hal Moe Pool South Elevation

Photo 4: Hal Moe Pool West Elevation

Photo 5: Pool Structure Interior

Photo 6: Play Structure at South of Building

Photo 7: Skate Park at South of Building

Photo 8: Boys & Girls Club Nearby

Photo 9: Lower CMU Wall with Stud Wall Above

Photo 10: Exterior Siding Rot

Photo 11: Exterior Siding Rot

Photo 12: Sill Plate Damp and Moldy

Photo 13: Mold in Stud Cavity

Photo 14: Typical Pool Structure Framing

Photo 15: Mold in Ceiling Cavity

Photo 16: Typical Roof Framing

Photo 17: Typical Roof Beam

Photo 18: Typical Steel Collar Tie

Photo 19: Typical Steel Collar Tie

Photo 20: Typical Glulam Column

Photo 21: Typical Glulam Post-to-Beam Connection

Photo 22: Typical Post Base (Stained not Moldy)

Photo 23: Post Base in Good Condition (Stained not Moldy)

Photo 24: Locker Room with Stacked Bond Masonry

Photo 25: Lynnwood Pool Prior to Remodel (Courtesy of City of Lynnwood Public Works)

Photo 26: Lynnwood Pool After Remodel (Courtesy of City of Lynnwood Public Works)