



Dallas Park & Recreation



Operator for Off-Season Pool Use
Park and Recreation Board
October 18, 2018

Agenda

- Provide background information on the interest that the Park and Recreation Department has received for proposed off-season use of swimming pool(s) by private operators
- Receive Park and Recreation Board input

Background

- The Park and Recreation Department has been approached by two parties for off-season use of pools or aquatic centers
- Off-season use by a private operator would require the City to initiate a procurement process to receive proposals from all interested parties
- Family Aquatic Centers were designed for seasonal outdoor use, per the approved Aquatics Master Plan
- This use would likely require retrofits to the existing facilities

Background - continued

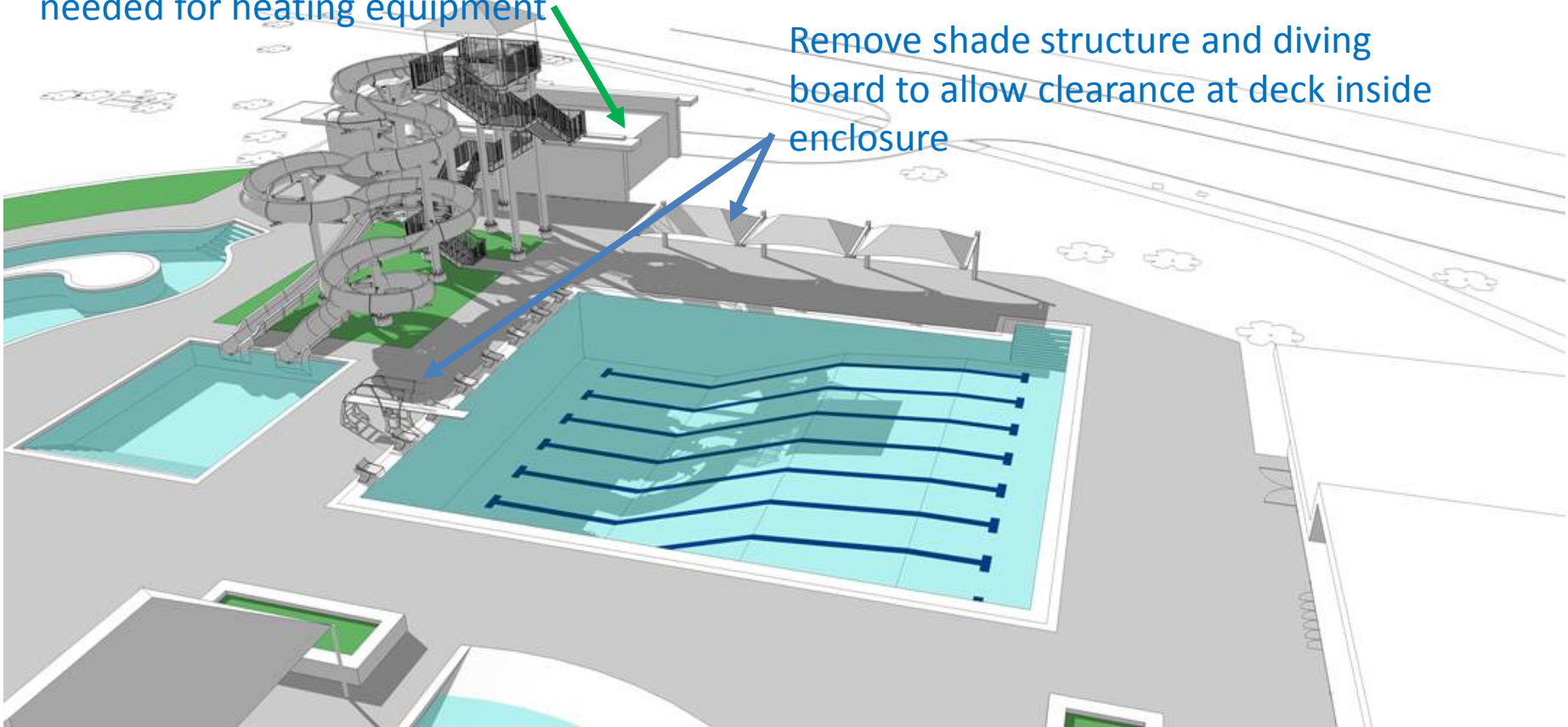
- Any outdoor pool used during colder weather would need to be retrofitted:
 - Water heating equipment, along with piping modifications
 - Required additions and/or modifications to the mechanical rooms/areas
 - Gas service for heating equipment
 - Temporary enclosure over the pool
 - Would need to be secured to existing deck
 - Would require removal of any existing components to provide required 6 foot unobstructed deck clearance
 - Upgrades to rest room/locker facilities, if needed
 - Other modifications, as required

Background - continued

Example of retrofit of a Regional Family Aquatic Center

Modifications to equipment building needed for heating equipment

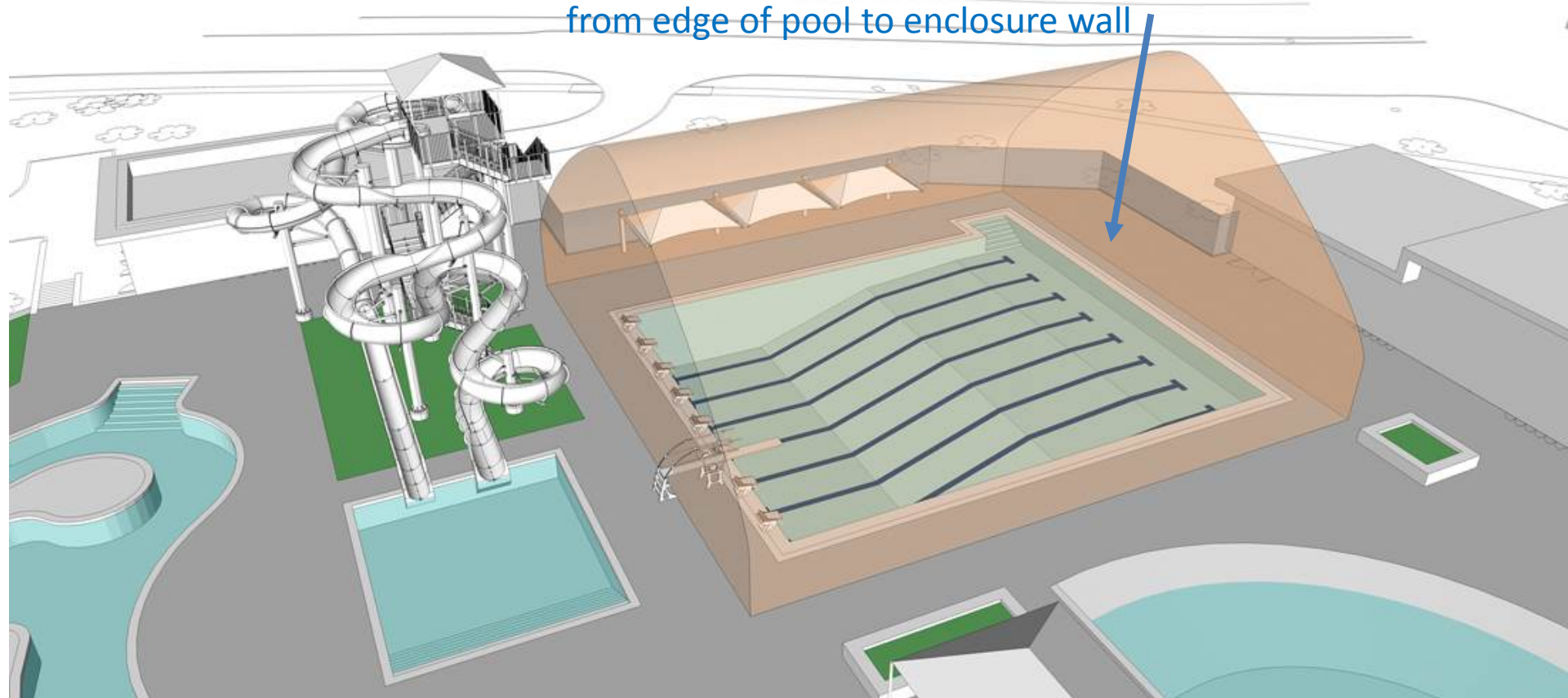
Remove shade structure and diving board to allow clearance at deck inside enclosure



Background - continued

Example of retrofit of a Regional Family Aquatic Center

Install temporary enclosure around pool to allow 6' minimum deck clearance from edge of pool to enclosure wall



Background - continued

- Considerations for off-season use:
 - How revenue is to be shared
 - Impact of year-round use on equipment and the facility
 - Wear and tear would be expected for expanded use
 - Types of programs being offered for public use vs. private programs
 - Vendors' ability to provide a safe environment, in accordance with State Law and the City's insurance requirements, including lifeguards, as required

Background - continued

- Potential long-term benefits to Park and Recreation Department:
 - Creates a potential “pool” of lifeguards for summer employment
 - If open to the public, provides additional opportunities for participation in aquatic programming

Off-season Operations

- Potential deal points for a solicitation:
 - All costs for retrofitting existing facilities for off-season use would be borne by the operator
 - Retrofits should not cause irreversible damage to the existing facility
 - All costs to return the facility to original configuration and condition for the summer outdoor use would be borne by operator
 - Plans for any retrofitting/modifications must be prepared by qualified professionals and are subject to review and approval by Park and Recreation Staff
 - All plans must comply with applicable codes, zoning, ordinances, ADA requirements, etc.

Off-season Operations

- Potential deal points for a solicitation - continued:
 - Day-to-day equipment maintenance of the facility would be provided by City staff, with the Operator responsible for the costs
 - Operational staffing (i.e. life guards, instructors, janitorial, etc.) and other costs during off-season use would be the responsibility of the operator
 - Off-site storage of temporary enclosure responsibility of Operator

Discussion

- Staff seeks the Park and Recreation Board's input prior to initiating a procurement process
- Is this an acceptable use of the City's pools, and if so:
 - Which facilities should be included in the solicitation
 - Potential public uses/programs desired



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