



# Kennedy Shriver Aquatic Center Building Envelope Improvement

(P721503)

|                                   |                             |                      |                    |
|-----------------------------------|-----------------------------|----------------------|--------------------|
| Category                          | Culture and Recreation      | Date Last Modified   | 10/05/22           |
| SubCategory                       | Recreation                  | Administering Agency | General Services   |
| Planning Area                     | North Bethesda-Garrett Park | Status               | Final Design Stage |
| Required Adequate Public Facility | Yes                         |                      |                    |

## EXPENDITURE SCHEDULE (\$000s)

| Cost Elements                    | Total  | Thru FY22 | Rem FY22 | Total 6 Years | FY 23 | FY 24  | FY 25 | FY 26 | FY 27 | FY 28 | Beyond 6 Years |
|----------------------------------|--------|-----------|----------|---------------|-------|--------|-------|-------|-------|-------|----------------|
| Planning, Design and Supervision | 5,795  | 723       | 477      | 4,595         | 1,494 | 1,141  | 1,141 | 819   | -     | -     | -              |
| Site Improvements and Utilities  | 907    | -         | -        | 907           | 35    | 419    | 419   | 34    | -     | -     | -              |
| Construction                     | 25,666 | 65        | 80       | 25,521        | 982   | 15,479 | 8,079 | 981   | -     | -     | -              |
| Other                            | 276    | -         | -        | 276           | 11    | 127    | 127   | 11    | -     | -     | -              |
| TOTAL EXPENDITURES               | 32,644 | 788       | 557      | 31,299        | 2,522 | 17,166 | 9,766 | 1,845 | -     | -     | -              |

## FUNDING SCHEDULE (\$000s)

| Funding Source        | Total  | Thru FY22 | Rem FY22 | Total 6 Years | FY 23 | FY 24  | FY 25 | FY 26 | FY 27 | FY 28 | Beyond 6 Years |
|-----------------------|--------|-----------|----------|---------------|-------|--------|-------|-------|-------|-------|----------------|
| G.O. Bonds            | 32,644 | 788       | 557      | 31,299        | 2,522 | 17,166 | 9,766 | 1,845 | -     | -     | -              |
| TOTAL FUNDING SOURCES | 32,644 | 788       | 557      | 31,299        | 2,522 | 17,166 | 9,766 | 1,845 | -     | -     | -              |

## APPROPRIATION AND EXPENDITURE DATA (\$000s)

|                             |        |                          |        |
|-----------------------------|--------|--------------------------|--------|
| Appropriation FY 24 Request | 830    | Year First Appropriation | FY18   |
| Cumulative Appropriation    | 30,628 | Last FY's Cost Estimate  | 32,644 |
| Expenditure / Encumbrances  | 2,274  |                          |        |
| Unencumbered Balance        | 28,354 |                          |        |

## PROJECT DESCRIPTION

The Kennedy Shriver Aquatic Center opened in 1989. It consists of a 50 meter competitive swimming and diving pool, a 200 foot water flume, a separate leisure pool with two hydrotherapy areas, and a diving tower. Since its opening, the center has had problems related to the movement and condensation of moist indoor air through the building's exterior masonry walls, resulting in roof leakage throughout the building. The original scope of the project was to remove and restore existing windows and louvers; remove the 4-inch masonry veneer block throughout the facility, and correct louvers, windows, and penetration flashings; install spray-applied wall insulation functioning as both air/vapor barrier system; install new exterior masonry veneer wall system; and replace the existing roof. During the design evaluation of the entire facility, a structural review was performed for the existing conditions and it was determined that the existing exterior walls will require significantly greater structural modifications than known prior to the evaluation, which has increased the project scope, budget, and schedule to complete the work. In addition, it was determined that the pool equipment and the

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HVAC systems were also at the end of useful life and also require full system replacements. The Office for Americans with Disabilities Act (ADA) Compliance in the Department of General Services also conducted a full review and design for implementation and remediation of all non-compliance issues at the Kennedy Shriver Aquatic Center. Taken in totality, the facility will require closure for a minimum of eighteen (18) months. Closure of the aquatic center is being coordinated with the Recreation Department and other CIP projects, including MLK Aquatic Centers and the anticipated opening of the South County Regional Recreation and Aquatic Center (Winter 2022), to limit the impact of closed indoor facilities on Recreation patrons. In order to facilitate a longer closure period for the Kennedy Shriver Aquatic Center project, a water heating system will be installed and weatherization of the shower rooms improved at the Glenmont Outdoor Pool to allow for extended season use of the outdoor pool both prior to Memorial Day and after Labor Day. These improvements will facilitate swim and revenue generating activities that would otherwise be eliminated or harmed by the extended closure of the Kennedy Shriver Aquatics Center.

## LOCATION

5900 Executive Boulevard, North Bethesda, Maryland.

## ESTIMATED SCHEDULE

Design work started in FY22 with some construction investigation continuing in FY23. Construction scheduled to start in FY24.

## COST CHANGE

Cost increases reflect additional costs to achieve a Net Zero goal and to extend the usability of the Glenmont Pool to limit the community impact of the KSAC closure during renovation.

## PROJECT JUSTIFICATION

During the design evaluation of the entire facility, a structural review was performed for the existing conditions and it was determined that the existing exterior walls will require significantly greater structural modifications than known prior to the evaluation, which has increased the project scope, budget, and schedule to complete the work. In addition, it was determined that the pool equipment and the HVAC systems were also at the end of useful life and also require full system replacements. The Office for Americans with Disabilities Act (ADA) Compliance in DGS also conducted a full review and design for implementation and remediation of all non-compliance issues at the Kennedy Shriver Aquatic Center.

## OTHER

The refurbishment part of this project will be funded by Recreation Facilities Refurbishment (P722105).

## COORDINATION

Department of General Services, Department of Recreation, Office of Management and Budget, Bethesda/Chevy Chase Regional Services Center, and Maryland-National Capital Park and Planning Commission.

