

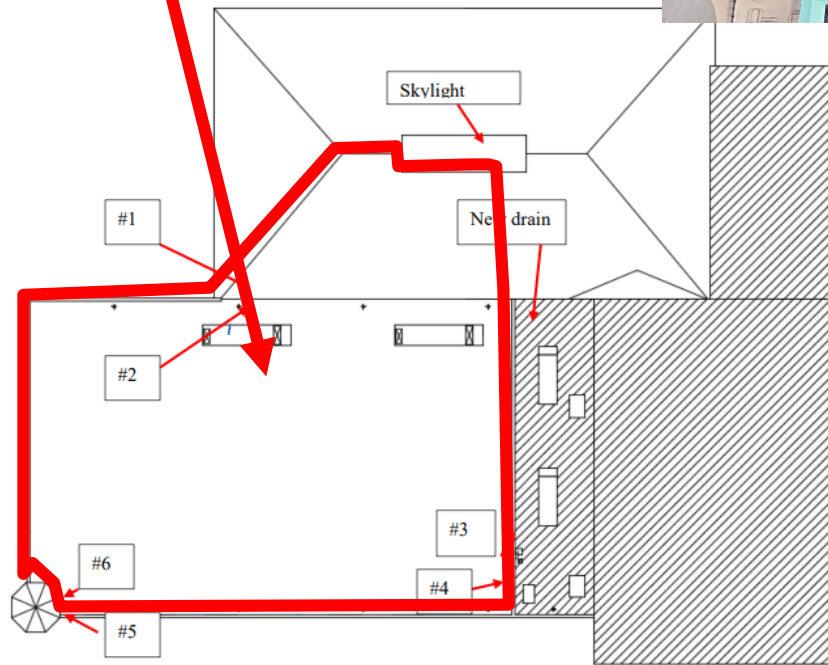
**FAIRVIEW PARK GEMINI CENTER REPORT**  
**JUNE 26, 2023**  
**MAYOR PATRICK J. COONEY**





# 2019 GEMINI CENTER ROOF REHABILITATION PROJECT

Roof work area



A LEAK IN THE RUNNING TRACK AREA IS DISCOVERED ON **FEBRUARY 24, 2021**.

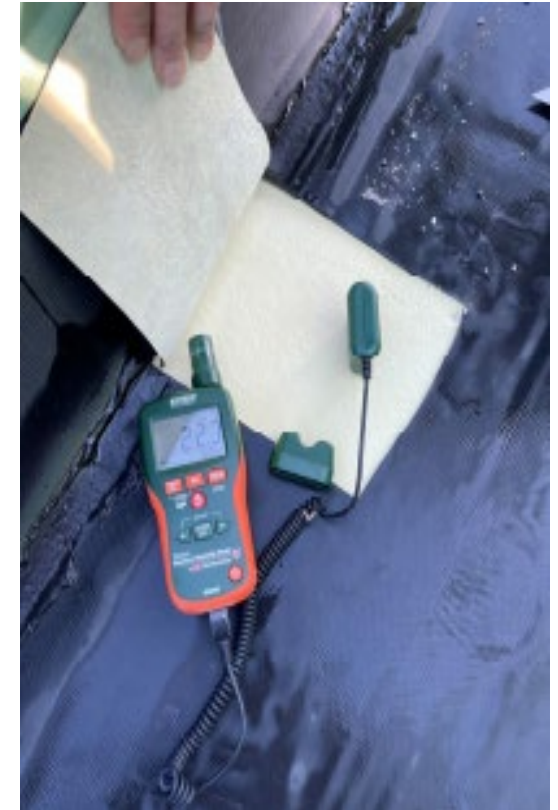


On **February 25, 2021** the roof contractor and designer respond to investigate. It is determined that moisture measurements will be taken and small areas investigated where roofing will not be compromised.





ROOFING CONTRACTOR AND CONSTRUCTION RESOURCES, INC. ("CRI") CONTINUE INVESTIGATIONS AND FIND HIGH LEVELS OF MOISTURE. INVESTIGATIONS CONTINUE ON **MARCH 9, 2021**.

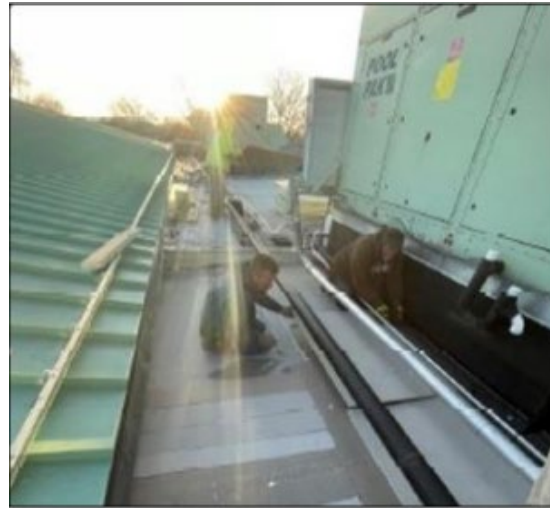




**MARCH 23, 2021**

## CRI REPORT INVESTIGATIONS AND DETERMINE SOURCE OF WATER LEAK

- Due to the Pool Paks design, the condensation area is completely enclosed.
- There was no way to observe the condensation system malfunction.
- Due to the water pushed inside the roofing system, the wet areas must be replaced.
- 2019 warranty on roof can be maintained if proper repairs are made.



1. Contractor locates area for investigation.



2. Hole cut into dehumidification unit to determine conditions within unit.



3. Material pulled back to reveal conditions.



4. Standing water within dehumidification unit measured at 3.5 inches.



5. Contractor observes standing water inside of dehumidification unit.



6. Roofing material removed near dehumidification unit, revealing standing water within roofing system.

# POOL PAK / HVAC UNIT FAILURE IN CONDENSATION SYSTEM CAUSES WATER TO BE PUSHED INTO ROOFING SYSTEM

Pool Pak HVAC units must be replaced.



Standing water inside of dehumidification unit.

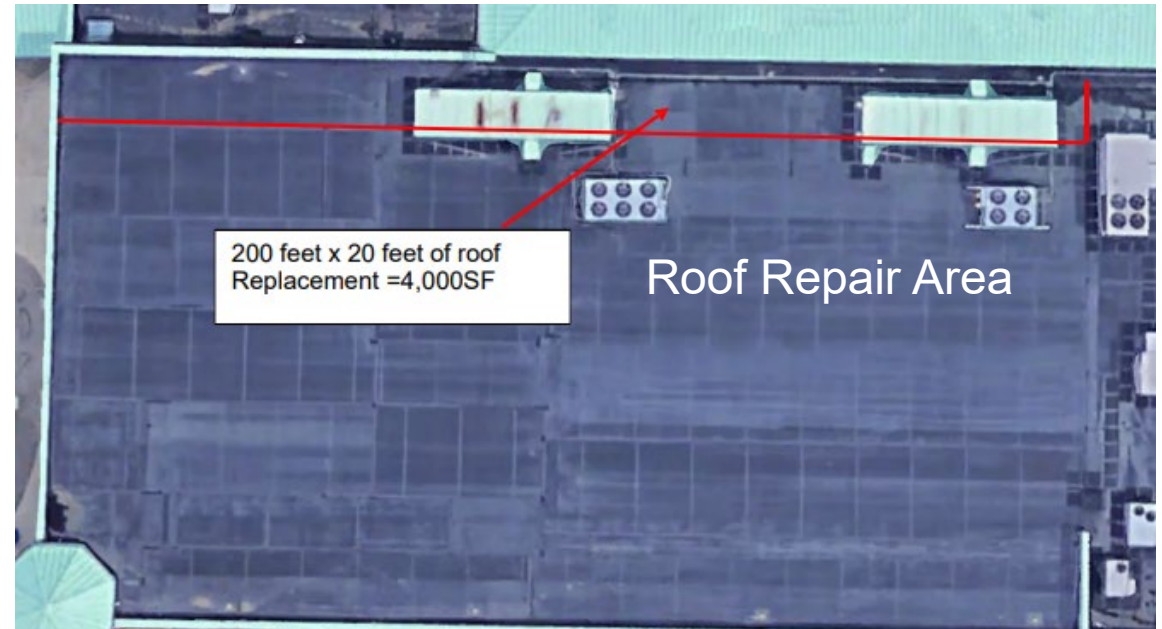


CRI REPORT ON **MARCH 30, 2021** RECOMMENDS A PROPOSAL FROM KARPINSKI (MECHANICAL ENGINEERS THAT COMPLETED 2017 REPORT) TO EVALUATE AND MAKE PROPOSAL

- A proposal is submitted on **April 10, 2021** with Karpinski's engineering fees.
- The proposal included replacement of three (3) roof top room HVAC units while using a crane that will be there when desiccant units are replaced.
- Area for roof repair was determined.



Consultant can also redesign drainage for roof HVAC for proper condensation management on roof.



# SPRING 2021 TIME LINE

- **May 10, 2021** CRI investigation into the 'building envelope' and the inside of the natatorium
- **May 18, 2021** CRI makes proposal to create bid and specification for building envelope improvements, bid specifications, bid review, and construction inspections / assistance
- **May, 2021** The Administration presents to City Council findings of investigations
- **July 13, 2021** Ordinance 21-56 is passed by City Council which allows Willham Roofing to purchase roofing materials during supply chain shortages and store the materials
- **July 28, 2021** Ordinances 21-47 and 21-46 are passed by City Council which authorize reimbursement of roof investigations by Willham Roofing and CRI to create bids & specifications



# ISSUES TO REMEDY INSIDE THE NATATORIUM: CORROSION

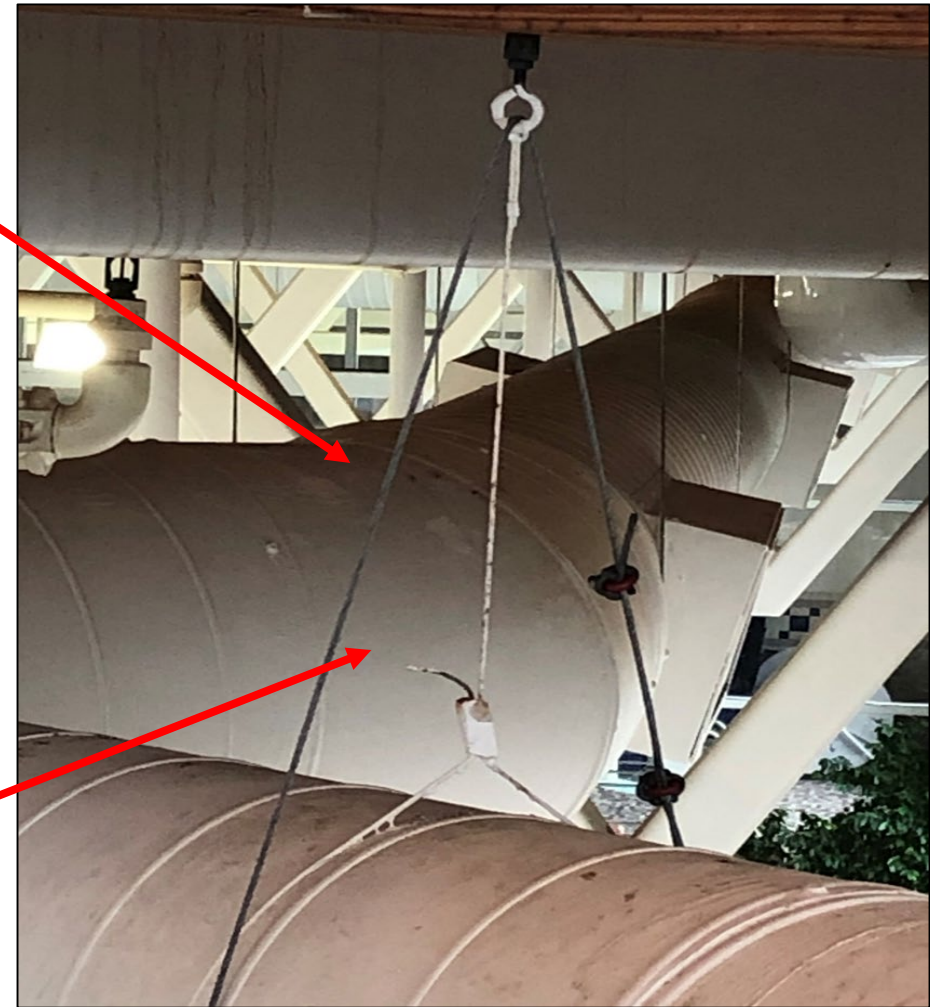


# ISSUES TO REMEDY INSIDE THE NATATORIUM



Temporary cables supporting HVAC ductwork

Broken support cables



Cables that hold HVAC ductwork had rusted and snapped. Temporary measures have been implemented to ensure that ductwork is supported and does not collapse.



# ISSUES TO REMEDY INSIDE NATATORIUM



Fire suppression system is rusting and deteriorating.

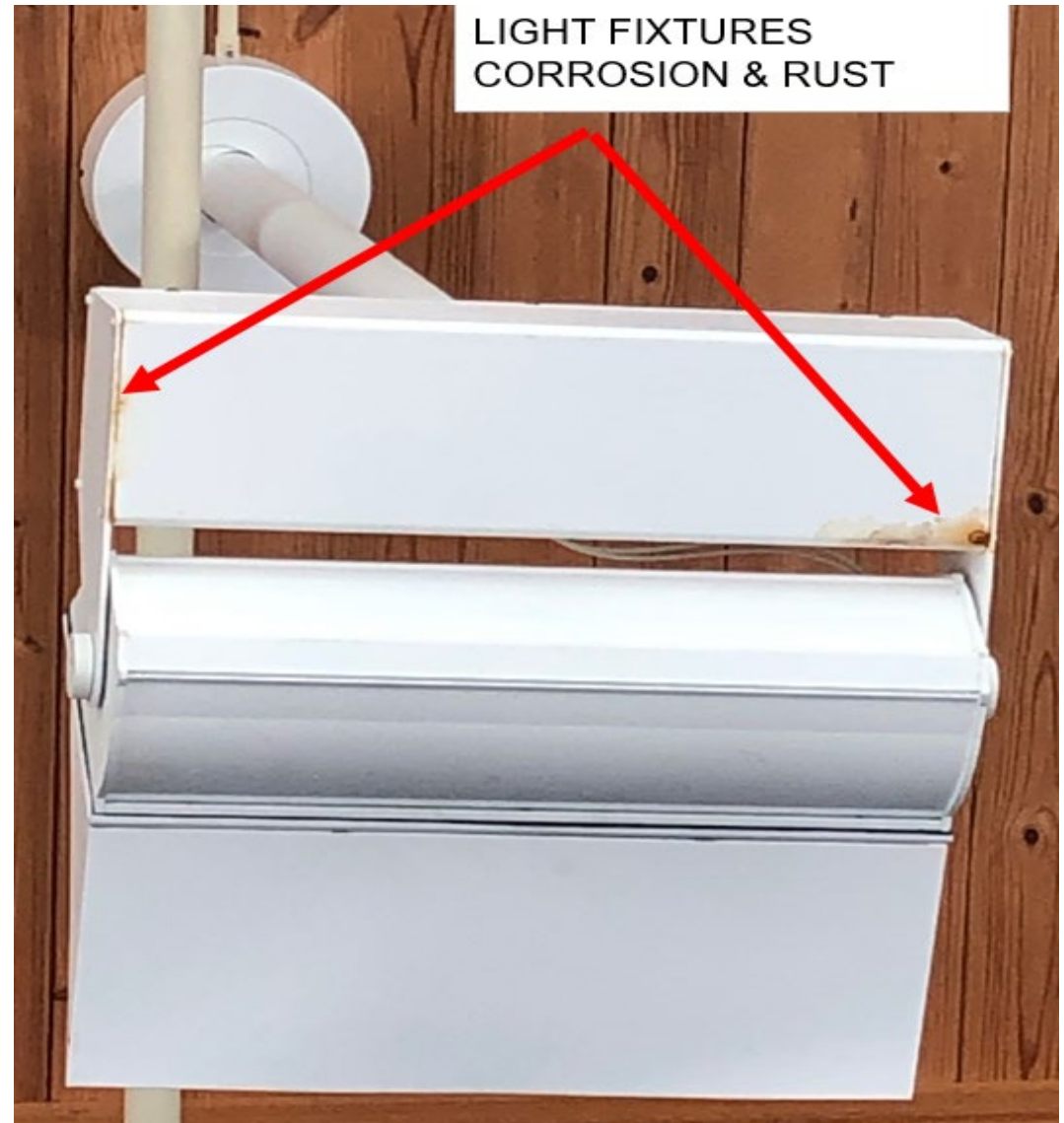


Water feature valve is rusting and deteriorating.

# CORROSION ISSUES: STRUCTURAL SUPPORT FOR SLIDE STEPS & LIGHTS



The slide platform is corroding.



All light fixtures are rusting and deteriorating.

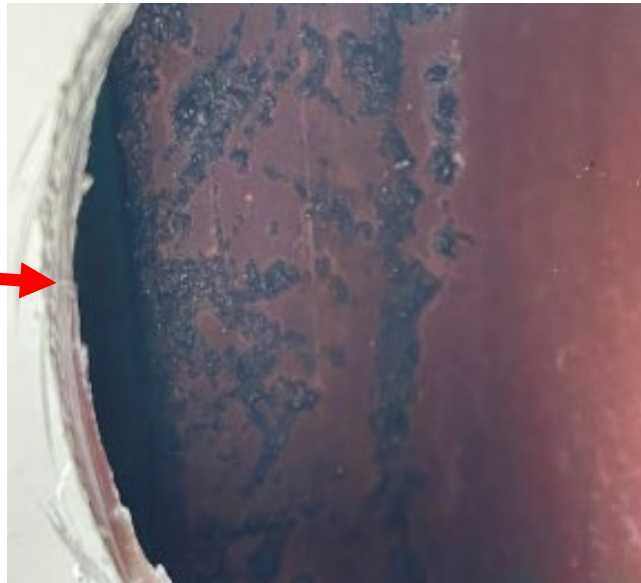


# WINDOWS & SOUND BAFFLING CORRECTIONS



The windows' ('curtain walls') interior supports tested. Results show supports are rusted and all exterior curtain walls need support for safety purposes.

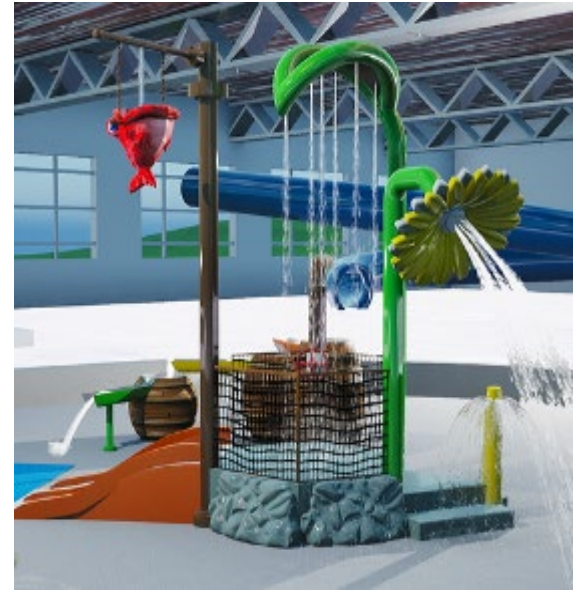
The rust inside the window / curtain wall supports.





PLAY FEATURE IS  
CORRODED AND VALVES  
MUST BE REPLACED.

NEW FEATURES  
INVESTIGATED





# ISSUES TO REMEDY OUTSIDE NATATORIUM

JUNE 27, 2021

- All exterior gates must be retrofitted as emergency exits to meet current code requirements per consultant
- Outdoor slide features to be removed – cannot allow exterior doors to be opened at natatorium due to HVAC mechanics



Need emergency push-bars at exits



# SUMMER 2021 TIME LINE

- **August 27, 2021** CRI submits proposal for adding interior building envelope to scope of work.
- **August 31, 2021** Karpinski's proposal as sub-contractor for CRI to create bids and specifications for roof top units (RTU) and construction assistance for mechanicals – fees total **\$324,920**.
- **October 25, 2021** Ordinance 21-70 A is passed which permits CRI to create specifications, bids, assist in construction and inspections. Construction estimate is **\$4,216,300**.
- **September 1, 2021** City meets to discuss pump issues. Pumps will be discontinued and construction retrofit needed if changing pump manufacturer / make.
- **September 27, 2021** Ordinance 21-63 passed authorizing purchase of Marlow pumps **\$66,792.00**.

POOL PUMPS – CORROSION IN IMPELLER



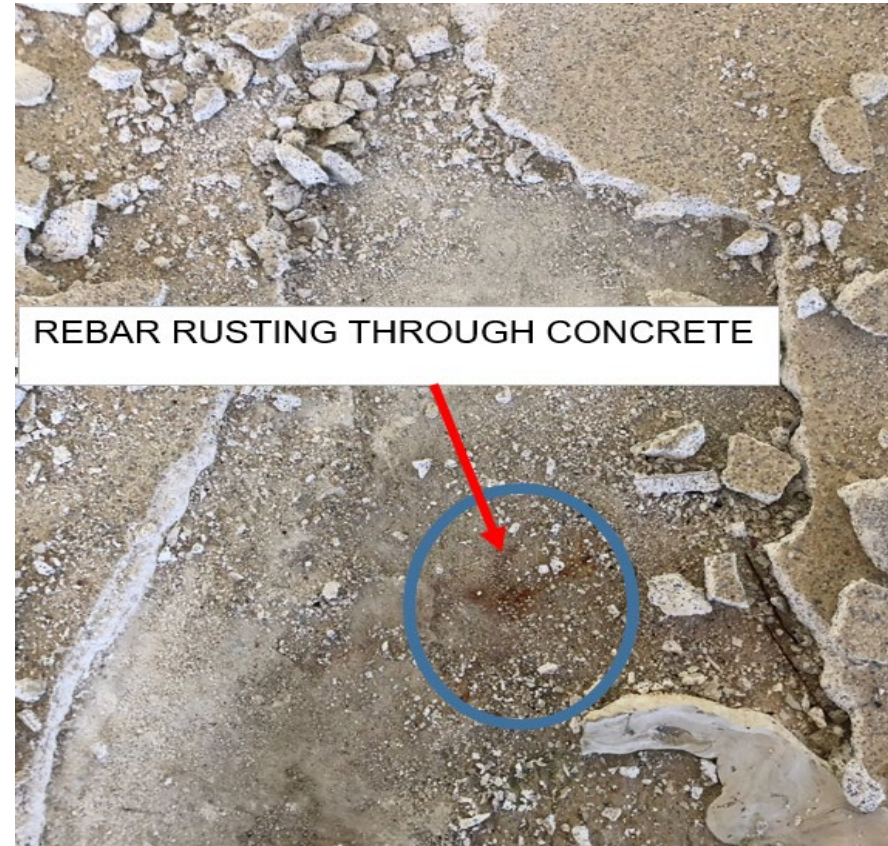


# POOLS' CONCRETE ISSUES

A **December, 13 2021** report from CRI requests the City determine pool finish requirements and how that work will fit into the building envelope work and bid specifications that have been completed. It is a concern because evidence of potential cement repairs are observable even with old finish.



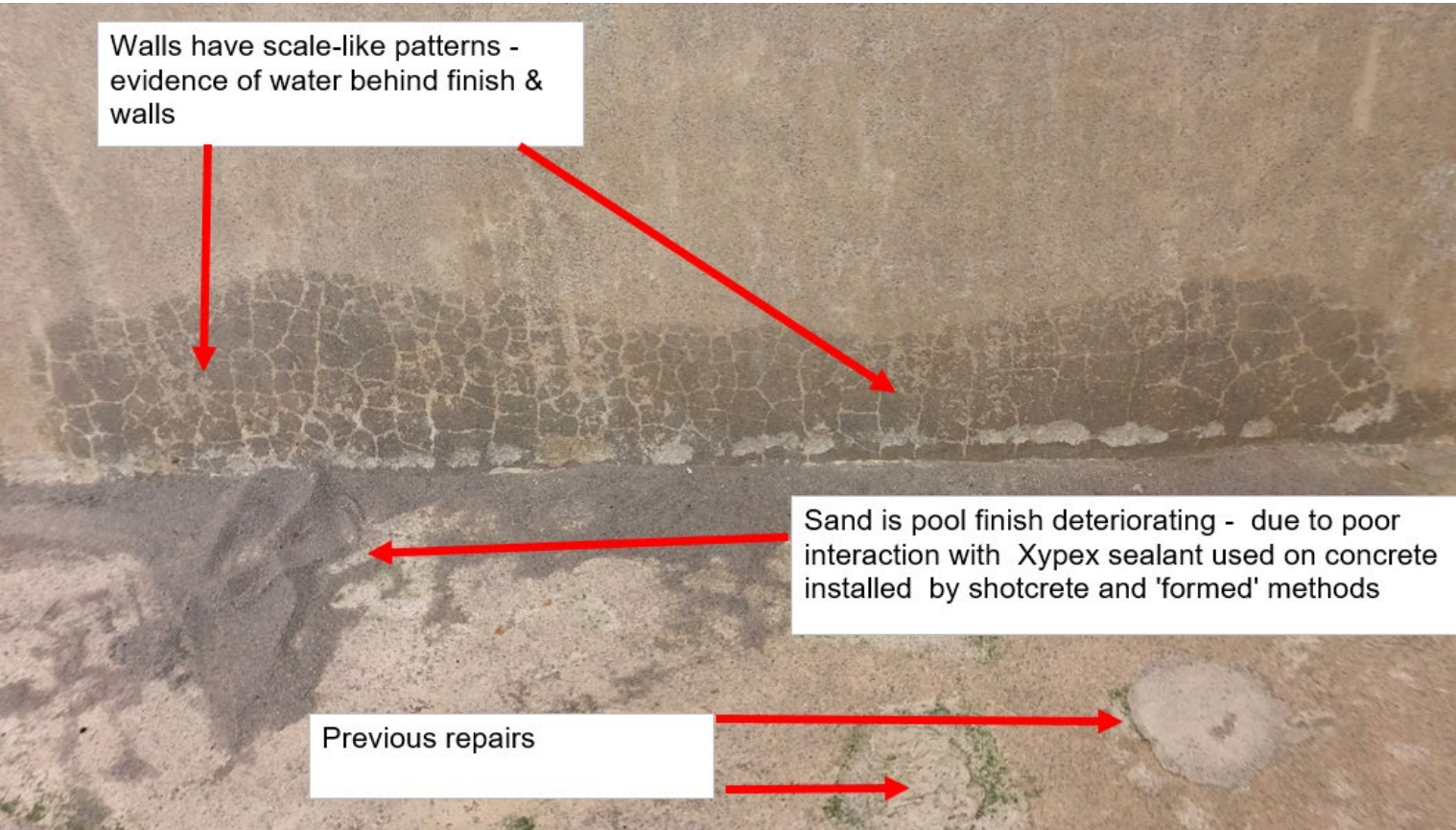
Plaster finish failed at a repair area.





# POOL CONSTRUCTION

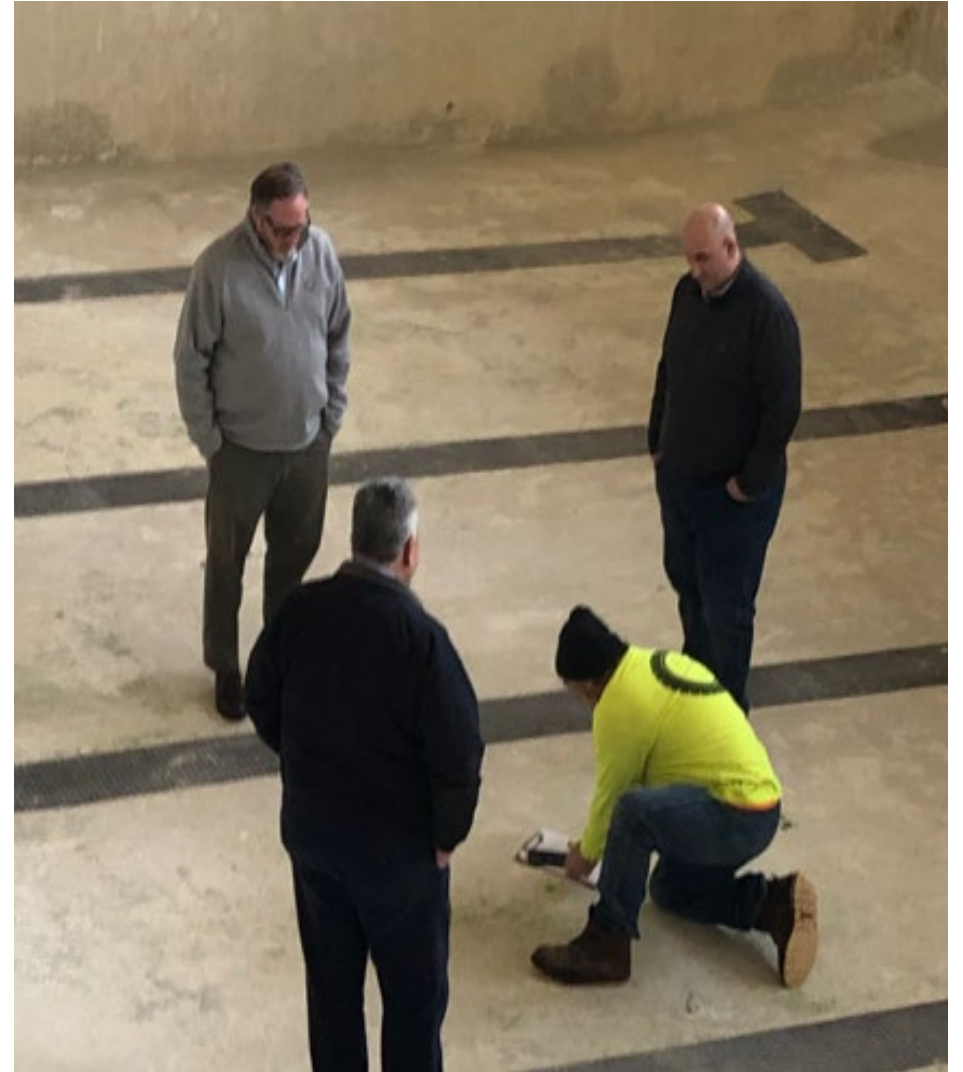
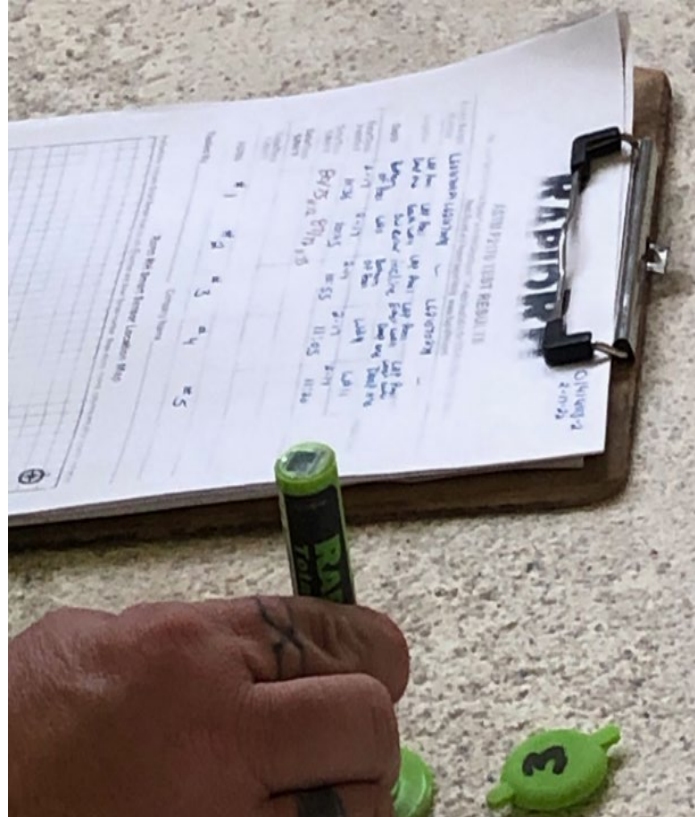
Issues related to pool walls





# FEBRUARY 16, 2022

CRI AND PSI (TESTING COMPANY) INSTALL WAGNER PROBES IN POOL CONCRETE TO TEST FOR MOISTURE

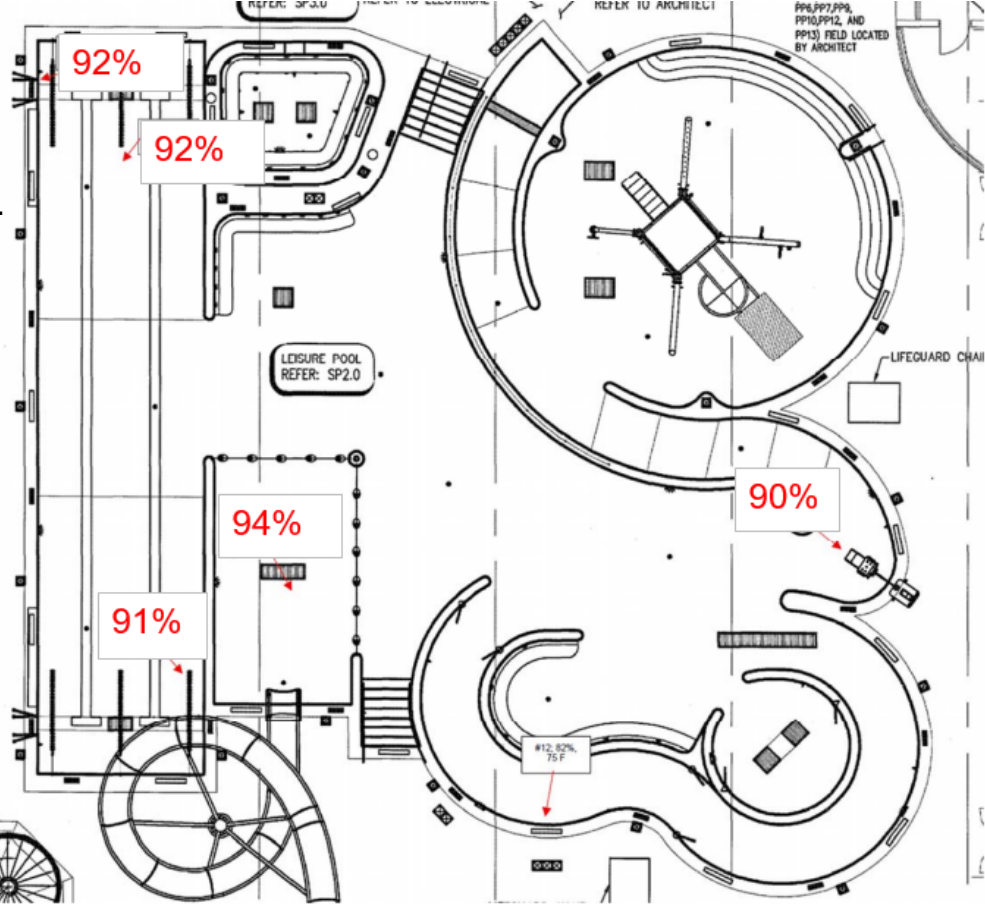


# FINDINGS FROM MOISTURE TESTING MEASUREMENTS FROM PROBES

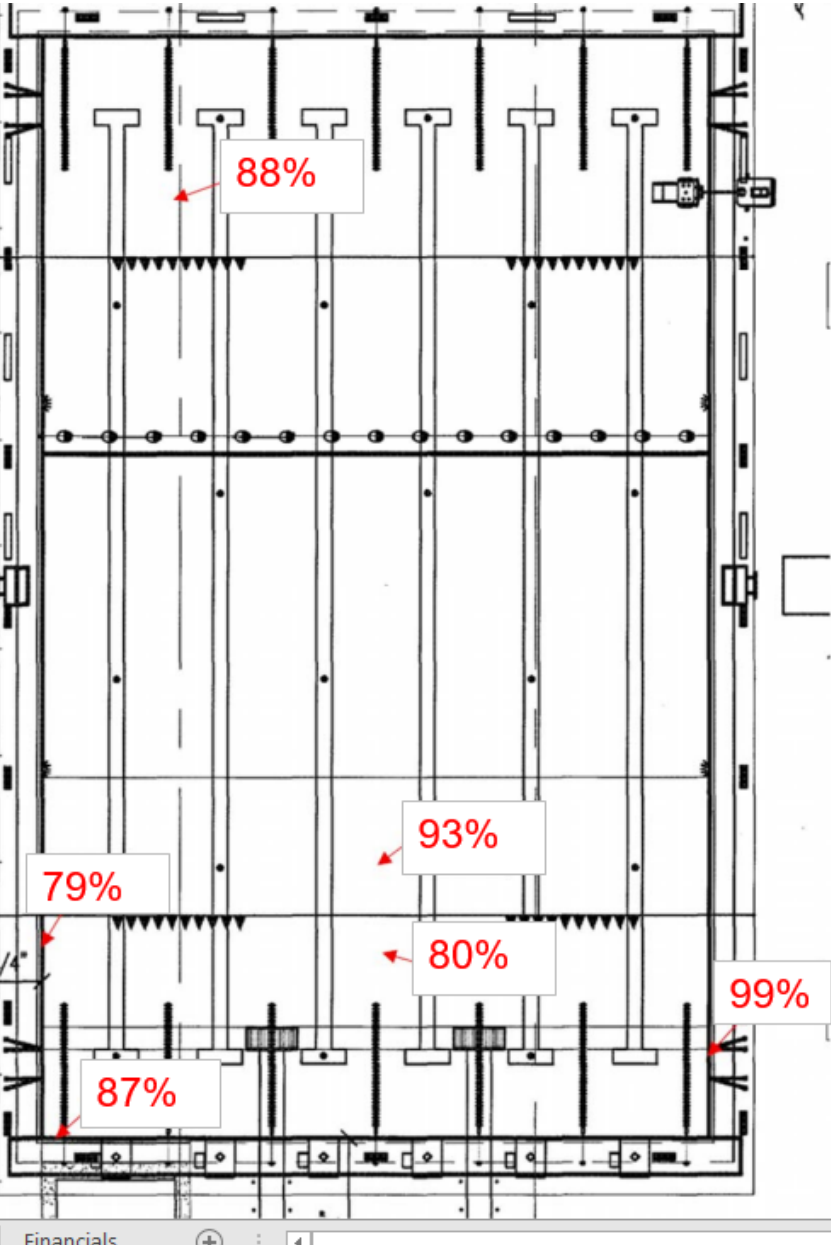
(not surface measurement)

- Moisture measurements below 75% are acceptable.

LEISURE POOL



COMPETITION POOL





**FEBRUARY 21, 2022** CRI MEETS AT POOL TO DISCUSS REMOVAL OF EXISTING FINISH AND NEW POOL FINISH OPTIONS.

Present were:

- Representatives from a pool installation company
- Representatives from Diamond Brite Company (pool finish)
- Representative from a construction company
- Representative from Basecrete Distributor

**FEBRUARY 26, 2022** CRI SUBMITS PROPOSAL FOR INVESTIGATING POOL FINISH AND REPAIRS

- Ordinance 22-04 passes which authorizes CRI to create specifications and bids





# POOL CONSTRUCTION

## MARCH 2022

- Pool finish removed in areas
- Pool walls are excavated to determine status / condition
- Deterioration observed and more evidence of moisture entering gaps around lights, vents, drains, and jets that allowed water to seep behind walls.





# POOL CONSTRUCTION MATERIALS TESTING

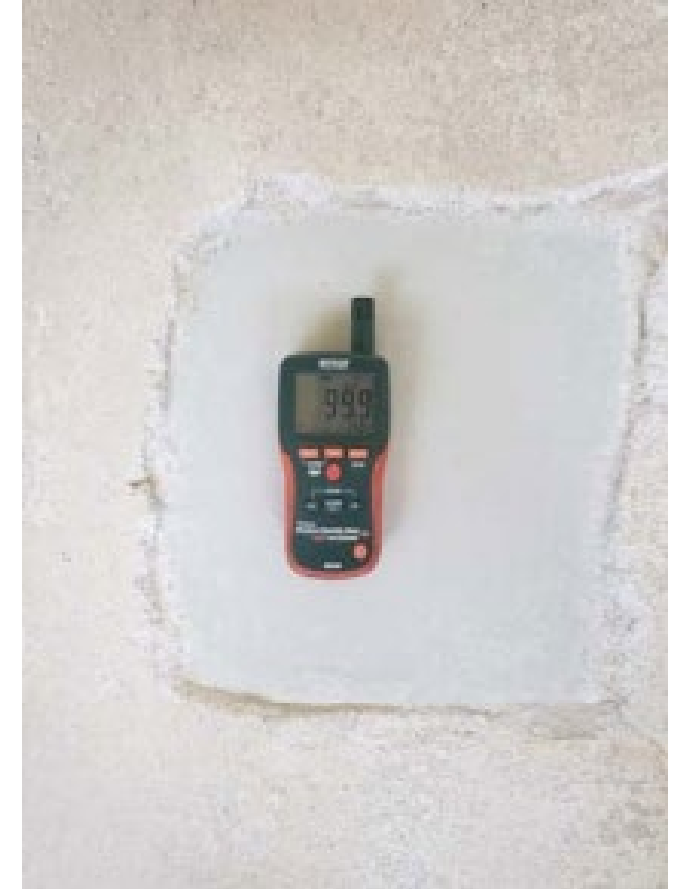
## BASECRETE

### MARCH 17, 2022 CRI REPORT FINDINGS

- Basecrete and an epoxy are investigated for moisture and tension adhesion.
- Epoxy cannot perform under warranty with high levels of moisture.
- Basecrete passes moisture and pressure tests.

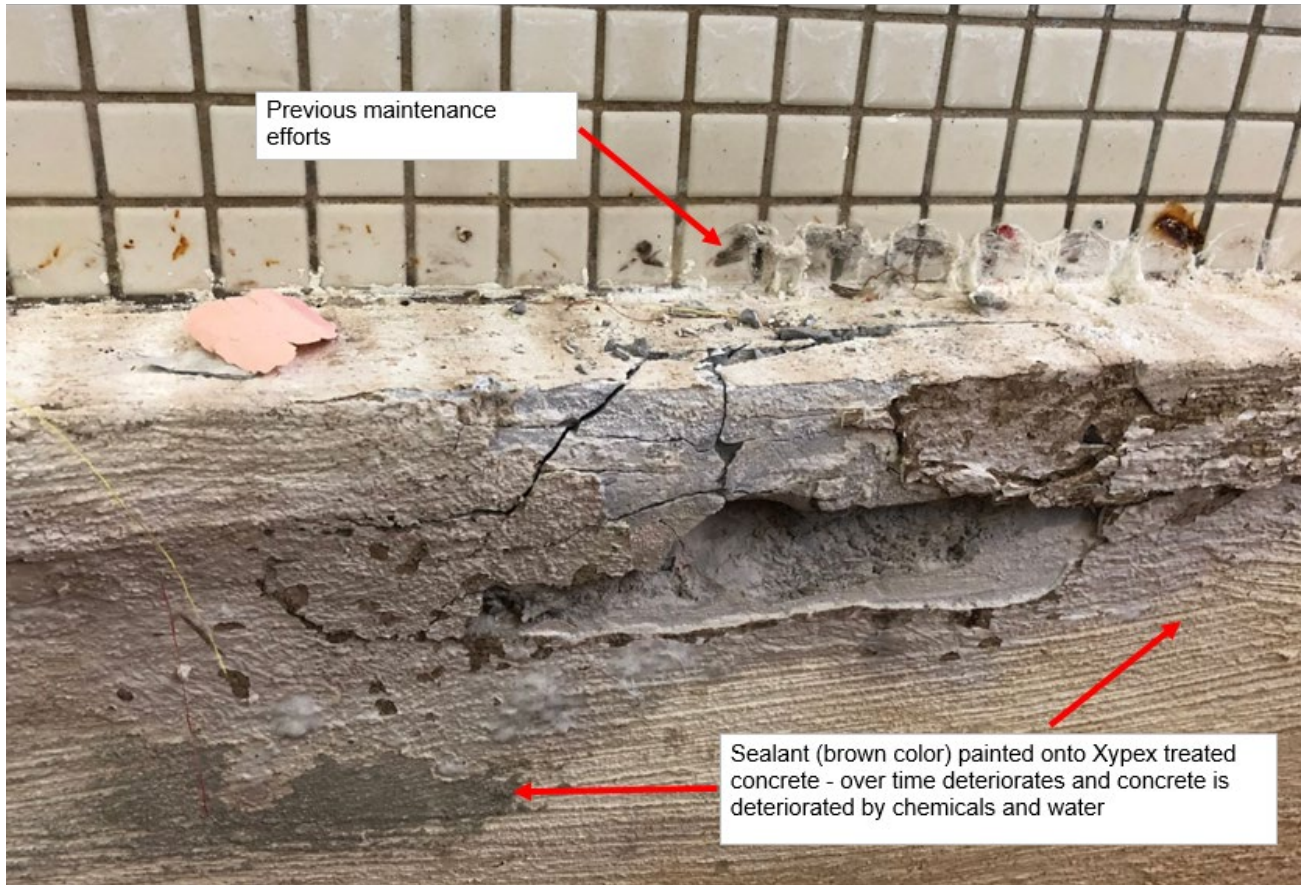


EPOXY finish not acceptable  
due to moisture measurements



# POOL CONSTRUCTION - COMPETITION POOL GUTTERS

CRI report dated **March 17, 2022** identifies Thorough-Coat waterproofing failed and gutters require demolition in order to be rebuilt as a part of applying a final finish coat.





# APRIL 8, 2022 DEMOLITION OF POOL WALLS IN POOLS

- Investigating condition and status of concrete
- Time requirements for removal of finish to be determined
- Quantities of materials for wall repairs investigated



# POOL CONSTRUCTION

Investigations into finish removal and concrete conditions continue through **April 2022**.



Finish removed in leisure pool.

Visible moisture in walls and no evidence of grouting around jets and other devices.







NEW VALVES  
INSTALLED IN SURGE  
TANK SO THAT LEAK  
TESTS CAN BE  
CONDUCTED  
(MARCH – APRIL 2022).



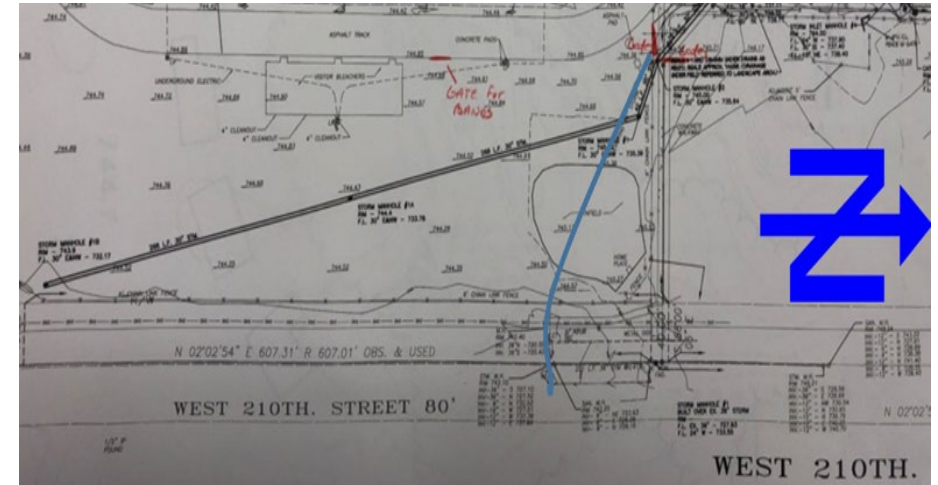
LEAK TEST CONDUCTED  
AND BREAK IN PIPE  
DISCOVERED UNDER TILE  
DECKING ALONG  
COMPETITION POOL  
BETWEEN THE 2 POOLS  
(NEAR THE DEEP END).

**JULY 5, 2022** THE CITY EMPLOYS UNITED SURVEY TO TELEVISION THE STORM WATER MANAGEMENT SYSTEM.

There were no issues found that may contribute to moisture underneath pools which is in the pool walls.



Moisture inside concrete rusting the metal (rebar) support system that holds pool walls upright.



Storm water management system located in 'practice area' south of the natatorium and holds then drains water to storm main on West 210 Street.



# POOL CONSTRUCTION



COMPETITION POOL



LEISURE POOL



# POOL CONSTRUCTION HISTORY

Contractor #1 (Camps) is hired July 12, 2006 to complete the pool by September 30, 2007

- Construction delayed by soil / clay issues in the leisure pool area
- May of 2007 their gunite samples failed testing
- Walls were allowed to be installed using shotcrete method
- Documentation of not enough manpower
- The tot area of the leisure pool was installed 4" too high & drain lines were installed wrong
- North & South lap pool lanes were not straight and true
- Gaps and voids were found in the concrete and some rebar not covered adequately
- There were hot tub skimmer and code issues
- November of 2007 – Camps was removed and replaced by the bonding company





# POOL CONSTRUCTION HISTORY

Contractor #2 (Capri Pools) is hired in February 2008 with a completion date of July 15, 2008.

- The leisure pool tot area and hot tub were demolished and rebuilt.
- New ramp installed in leisure pool, both pools had underwater lighting adjustments made, tile was installed and Xypex was applied to concrete.
- Diamond Brite pool finish was applied to both pools over Xypex.
- Councilman Hunsaker, the pool design consultant, had noted that there was no excessive drain suction despite improper drain sizing by Camps. It has not been resolved other than the consultant noting that their design exceeded industry standards.
- Capri Pools was 'held harmless' for all of Camps' work.





# POOL CONSTRUCTION REVIEW



**POOL FLOOR**  
INSTALLED WITH  
'FORMED' CONCRETE.  
WALLS BEING  
INSTALLED BY  
SHOTCRETE METHOD.





# POOL CONSTRUCTION

## POOL FINISH

- Existing plaster finish had deteriorated per contractors interviewed by consultant.
- The shotcrete method of installation for concrete on the pool walls leaves voids in the cement – ‘floors’ of the pools were poured in place with forms.
- Shotcrete walls are exhibiting deterioration greater than the poured floor concrete.
- Per the consultant, Xypex used to ‘seal’ the porous pool walls and floors must be removed from all walls before new finish is applied due to its continuing crystallization process and properties that interfere with pool finishes.

Shotcrete  
concrete  
installation

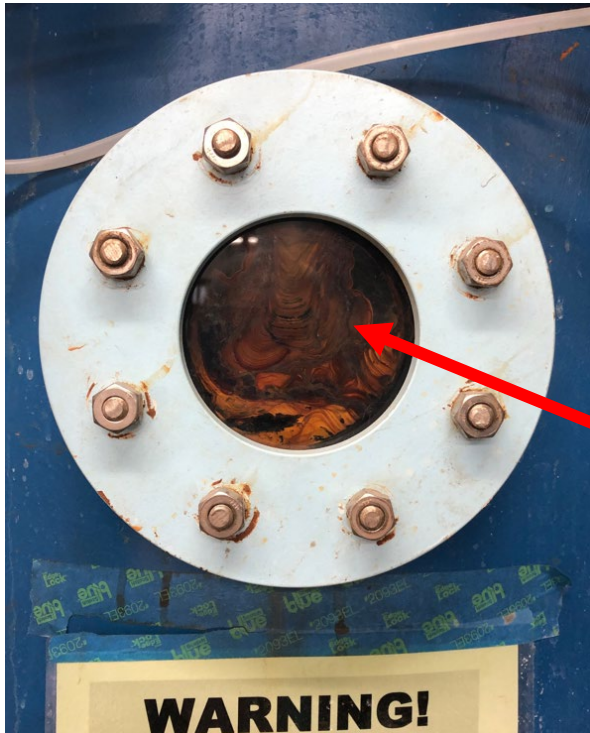


Formed and  
poured  
concrete  
installation

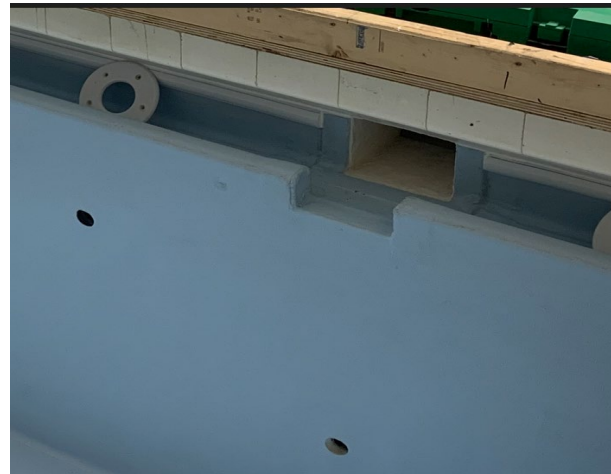
# ORDINANCE 21-74 (DECEMBER 6, 2021) AUTHORIZED THE CITY TO ISSUE A REQUEST FOR PROPOSAL FOR AQUATICS ASSISTANCE.

Two submissions were received and ranked on **January 28, 2022** and Brandstetter Carroll, Inc. (“BC”) was selected.

BC make referrals for pool finish and the City investigates pool liners.



FILTERS – To be replaced.  
There is debris observable in  
viewing window for filter which  
indicates internal issues.  
Filters are original to building.





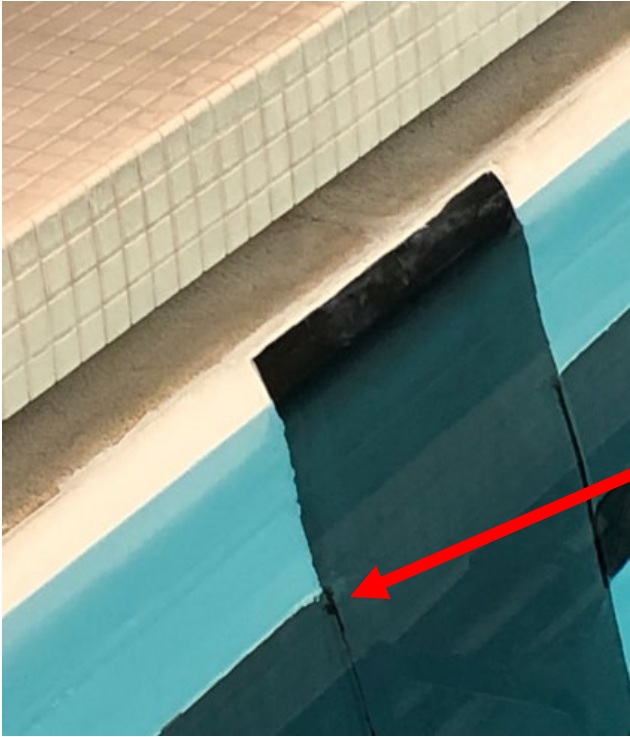
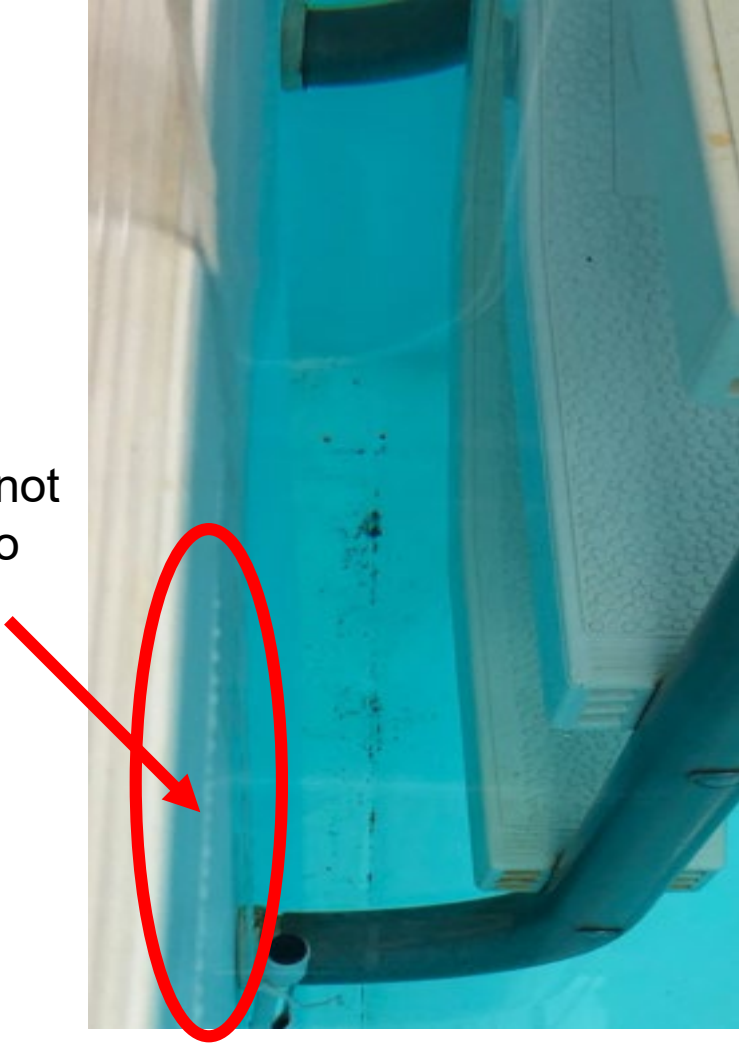
# AUGUST 8, 2022

The City visits Solon's competitive swimming and dive pools to investigate a 3 year old pool liner system.



# POOL LINER ALTERNATIVE INVESTIGATED AT SOLON HIGH SCHOOL COMPETITION AND DIVING FACILITY

Liner seams are not flush and prone to being peeled.



Liner seams are not flush and prone to being peeled.





# WINTER 2021 – SPRING 2022 TIMELINE

- **December 6, 2021** Ordinance 21-74 authorizes RFP for aquatics engineer
- **January 28, 2022** Submissions for aquatics engineer due – 2 submissions received, reviewed and ranked.
- **February 22, 2022** CRI report including moisture probes and findings
- **March 17, 2022** CRI analysis of Wagner probes
- **March 21, 2022** Hastings Water Works are authorized by Board of Control to complete valve repairs necessary for natatorium leak detection work.
- **April 10, 15 and 22, 2022** CRI reports regarding structural wall and moisture issues.
- **April 27, 2022** Final report from CRI regarding pool finishes
- **May 4, 2022** Board of Control approval for Brandstetter Carroll (BC) work for pool finish research agreement finalized and agreement signed May 5, 2022.

# SUMMER 2022 TIMELINE

- **June, 20, 2022** Authorizes funds for CRI to include pool improvements into scope of work for bid and construction assistance.
- **July, 2022** BC provides information regarding area pools, finishes etc.
- **August 2, 2022** BC recommendations for natatorium pool finish
- **August 30, 2022** BC provide an update and estimates for aquatic equipment, slide and play feature.
- **September 9, 2022** BC proposal for professional services for pool finish and other aquatic bidding services.
- **September 13, 2022** City meets with CRI for an update of building envelope costs and another quote for pool finish (no aquatic equipment / features).



# COMMUNICATIONS:

- Electronic Update: January 14, 2022
- State of the Community: April 8, 2022
- Electronic Update: May 4, 2022
- Electronic Update: September 2, 2022
- Presentation to City Council: October 10, 2022
- Letter Mailed to Each Property Owner: November, 2022
- Electronic Survey: December, 2022 (closed December 23, 2022)
- Electronic Update with Survey Results & FAQ: January, 2023
- Electronic Update: March 2023
- State of the Community: April 30, 2023
- Electronic Update: June 2023

Updates included in City's Newsletter; subscribe at:

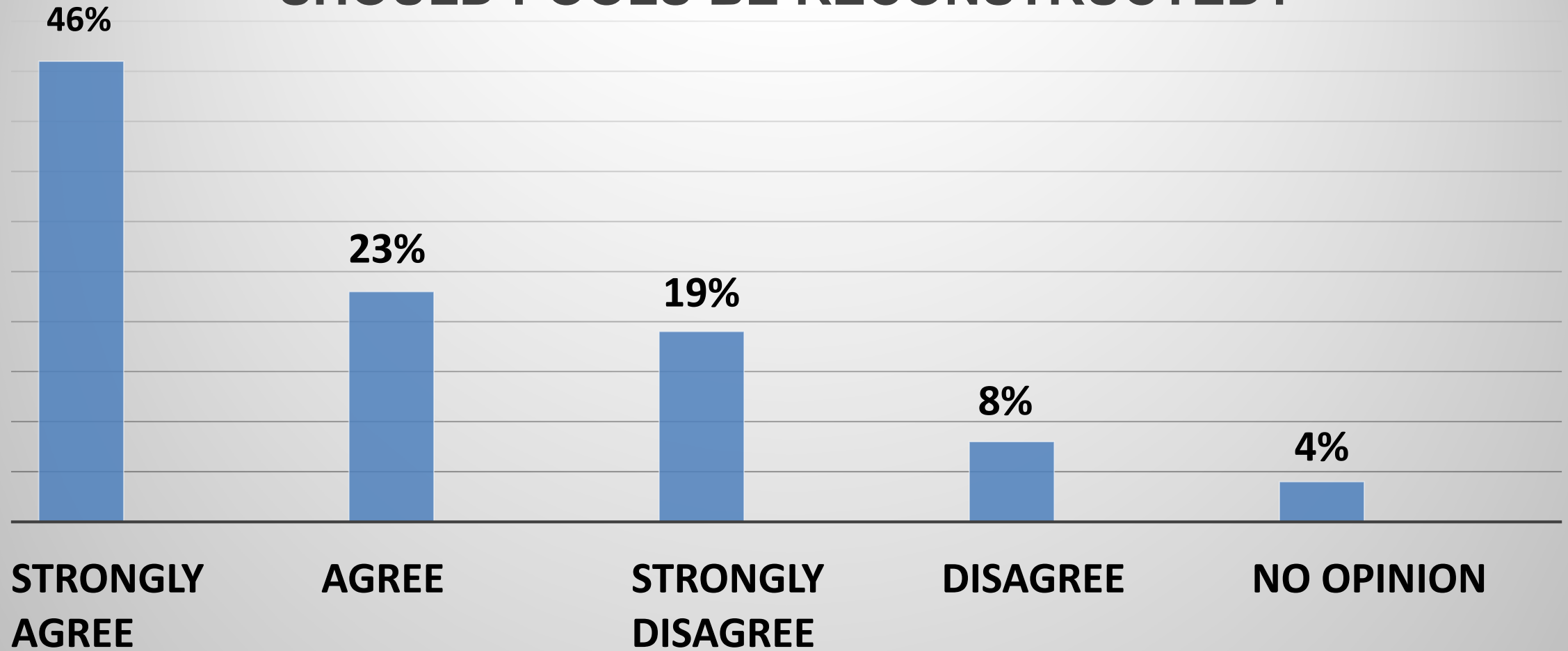
[www.fairviewpark.org](http://www.fairviewpark.org)

Links to communications can also be found at:

[www.fairviewpark.org](http://www.fairviewpark.org)

The screenshot shows the website for the City of Fairview Park. At the top, there is a navigation bar with links for Gemini Center, City Calendar, Job Openings, FAQs, Contact Us, and Latest City Newsletter. The main header features the city name 'CITY OF FAIRVIEW PARK' and the slogan 'A Great Place to Grow'. Below this is a red navigation menu with categories: Community, Government, Departments, City Services, Recreation & Parks, Economic Development, Public Safety, and News & Events. The main content area displays a featured article titled 'Bain Park Playground Ribbon Cutting Ceremony' with a photo of the playground and a 'Continue reading' button. Below the article are three smaller news items: 'Welcome from Mayor Patrick J. Cooney', 'City Council', and 'Gemini Center Natatorium: Update 6/01/2023'.

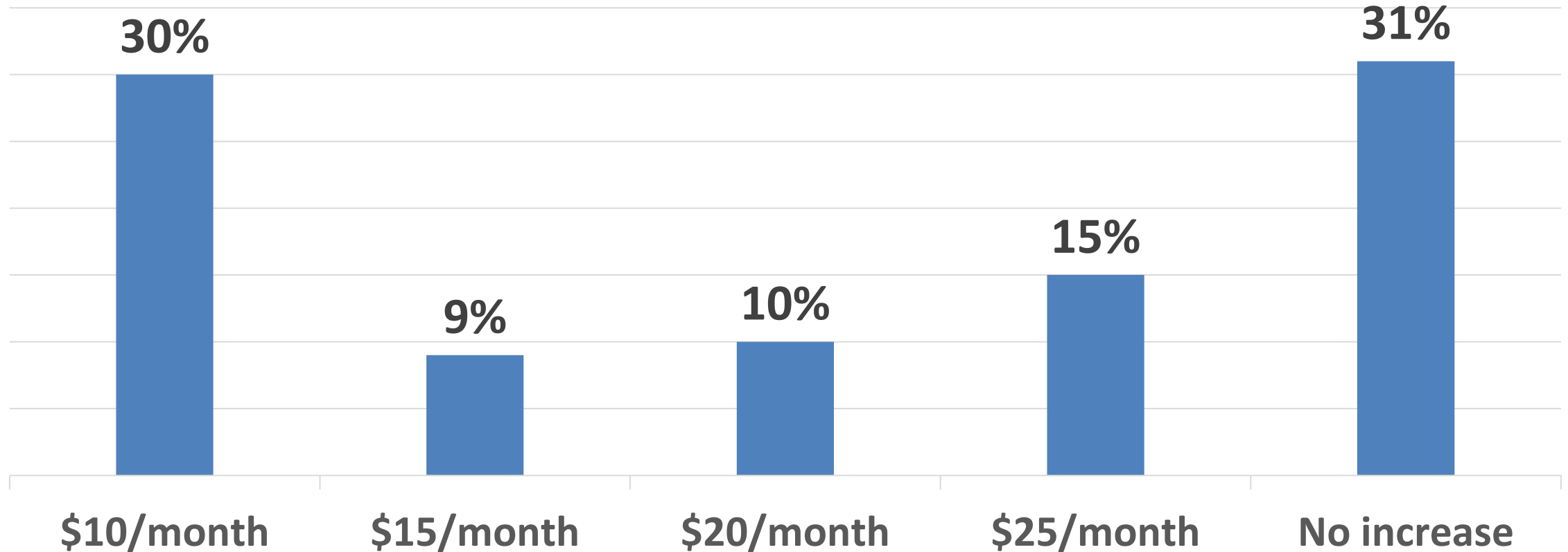
**PRELIMINARY ESTIMATES FOR POOLS: \$8.5M  
SHOULD POOLS BE RECONSTRUCTED?**





# DECEMBER 2022 SURVEY RESULTS

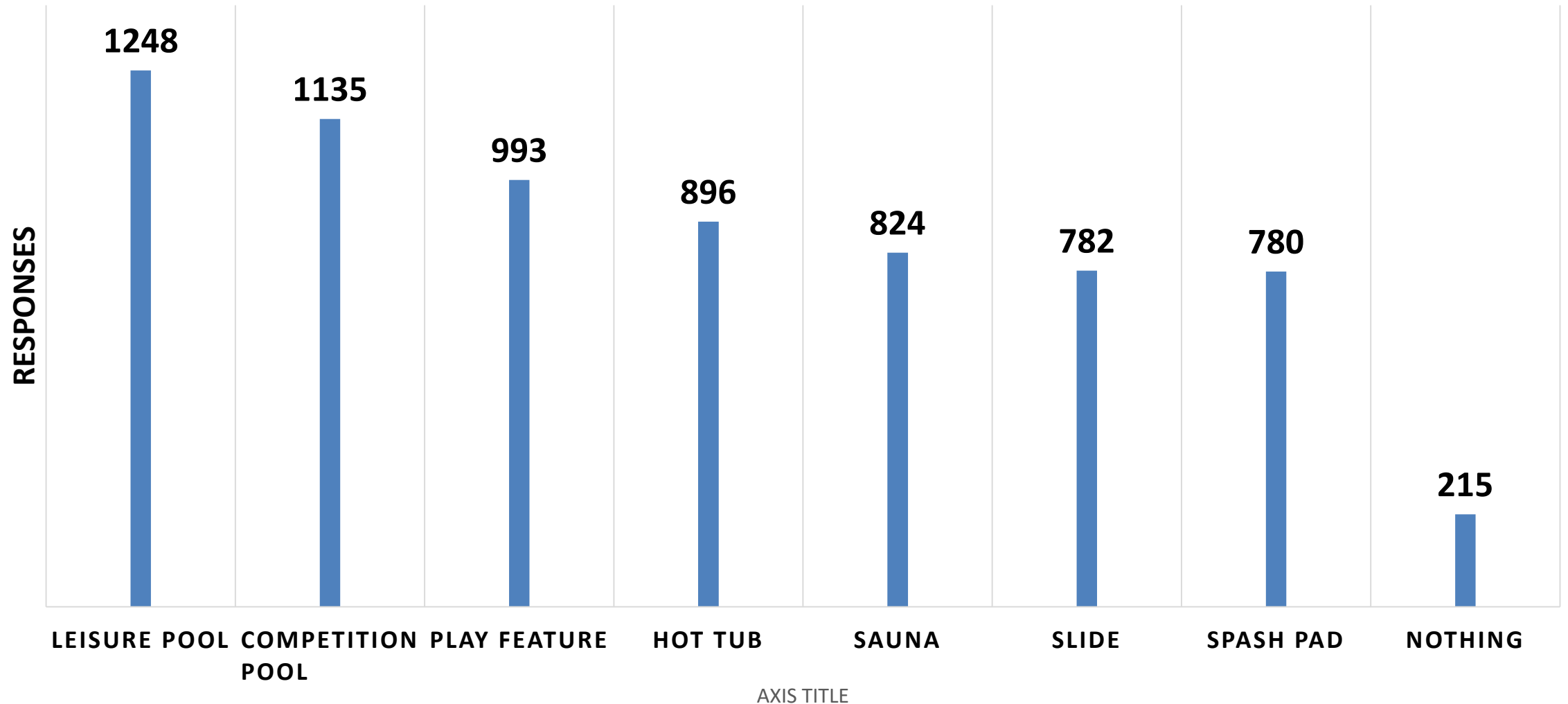
## WHAT AMOUNT WOULD YOU SUPPORT A REAL ESTATE PROPERTY INCREASE?



**Approximately 64% of survey participants voted to support a real property increase.**

# DECEMBER 2022 SURVEY RESULTS

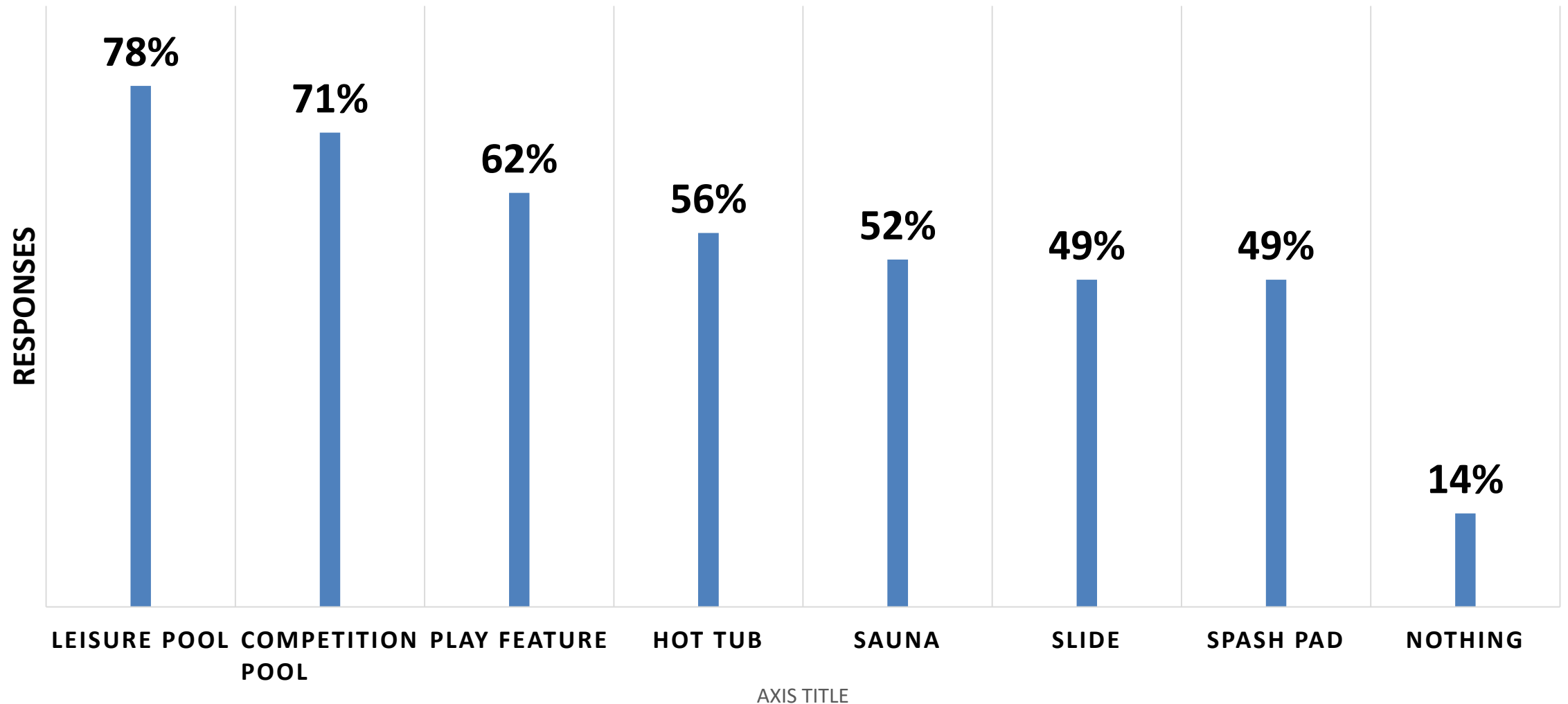
## WHAT DO YOU WANT IN THE NATATORIUM?





# DECEMBER 2022 SURVEY RESULTS

## WHAT DO YOU WANT IN THE NATATORIUM?



## ORDINANCES PASSED IN 2023

Ordinance 22-85 Sale of Bond Notes Gemini Roof Replacement (2019) Passed January 17, 2023

- 2019 roof replaced in good working order – one repair required where desiccant (pool HVAC) leaked into new roofing. Warranty maintained.

Ordinance 23-06 Agreement with City of North Olmsted – Pool Use for 2023 Passed 2-20-23

- Charge: \$3 per visit
- 2023 at North Olmsted facilities – 95 visits per month
- 2021-2022 at Rocky River and Westlake facilities – 633 visits per month

Ordinance 23-23 Authorization to enter into an agreement with Brandstetter Carroll, Inc. for aquatics services

Ordinance 23-32 Authorized CRI to evaluate non-natatorium HVAC units on the Gemini Center roof(s), evaluate all non-natatorium roof sections and issue report (Authorized April 3, 2023)



# CONSTRUCTION RESOURCES, INC.

City of Fairview Park Gemini Roof Project RFP – successful consultant November 28, 2017

## NATATORIUM CONSTRUCTION PROJECTS:

Bedford Heights Natatorium (1996)

South West General Hospital Lifeworks (2005)

City of Brunswick Natatorium Roof (2005)

Lake County Metroparks Splash Zone Roof and Wall Restoration (2019)

Lorain County Metroparks (2019)

Solon Schools Natatorium Desiccant Replacement / Roof Project (2020)

## OTHER PROJECTS

Cleveland State Recreation Center Green Roof (2015)

Two (2) Capital University Roof Projects (2017-2020)  
(Bexley Hall and Yochum Hall)

Six (6) projects for Cleveland State University since 2014  
(pedestrian bridge to music building,  
Central Parking Garage, Science &  
Research Building, Recreation Center  
Plant Services Exterior Wall Safety Project  
Research Building Wall Safety Project)

City of Strongsville Waste Water Treatment Plant Roof Replacements (2016)



# BRANDSTETTER CARROLL, INC. - AQUATIC

- Design for pools' reconstruction and aquatic equipment, creation of bid specification and documents and construction assistance.
- RFP process completed in February, 2023

Since 1979 Brandstetter & Carroll Inc. has completed:

- 145 outdoor municipal aquatic facilities
- 48 indoor natatoriums
- 50 spray grounds
- 80 park system master plans
- 300 park design projects



Before



After

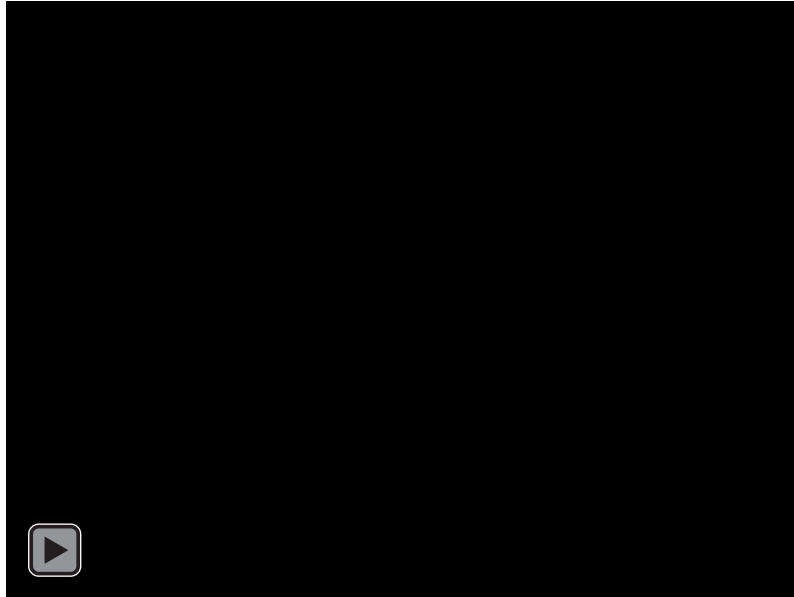


Cleveland Heights &  
University Heights School  
Natatorium  
& Cleveland State University  
Natatorium Projects

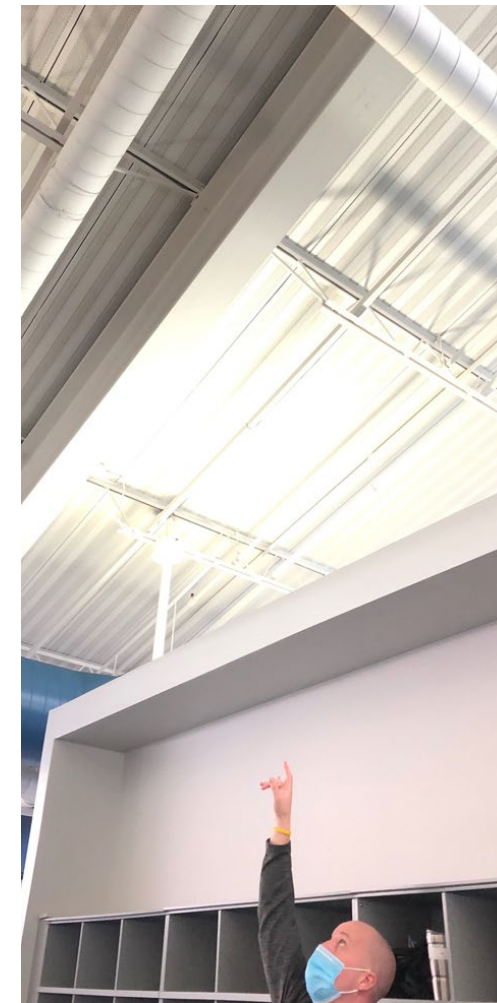


# ON GOING FACILITY LEAKS NON-NATATORIUM AREAS

## Multi-purpose Room

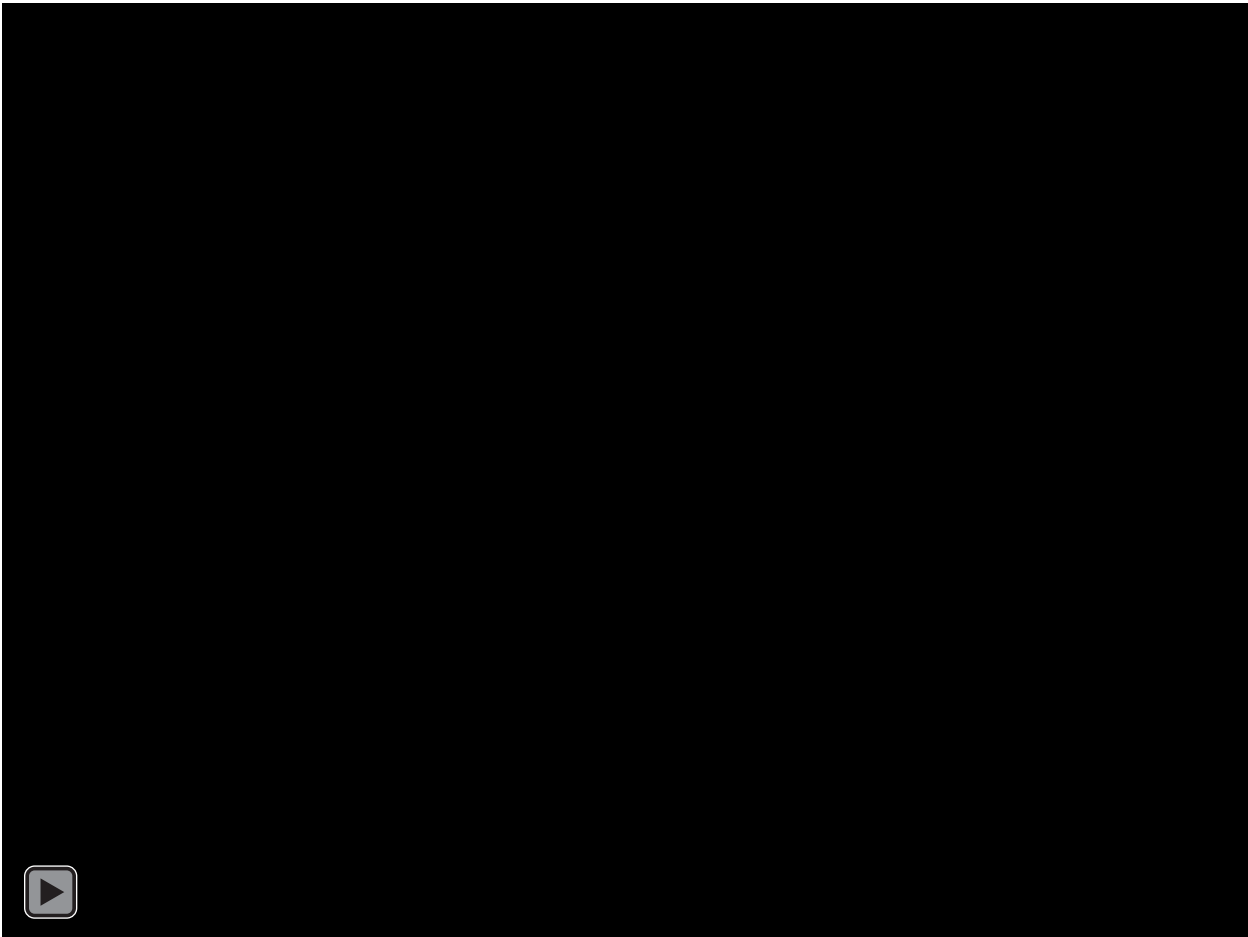


SECOND FLOOR STUDIO 3



Fitness Floor  
Sky light area

# ONGOING FACILITY LEAKS NON-NATATORIUM AREAS



Men's Locker Room





# GEMINI CENTER ROOF MAINTENANCE



Caulking completed in 2020



Caulking maintenance completed in 2023



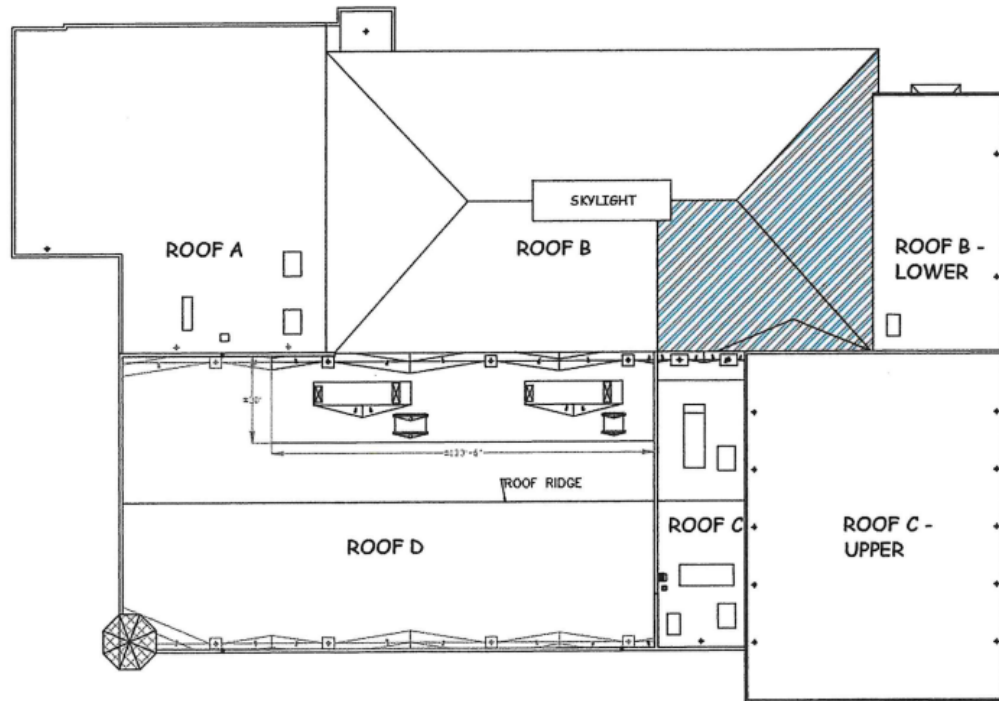
Previous repairs failing



# CRI ROOF EVALUATION FOR NON-NATATORIUM SPACES APRIL, 2023

Evaluation found moisture in all roofs and mildew in Roof A and Roof C.

Evidence of moisture inside roofing system



Roof C



Lower Roof B

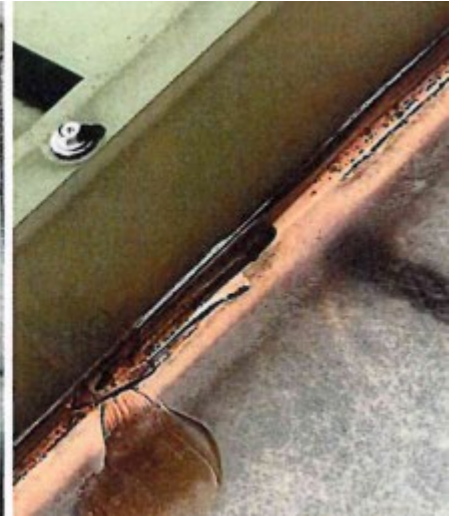
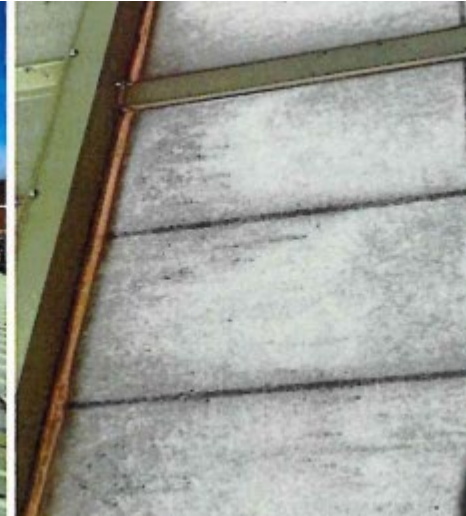


Roof A



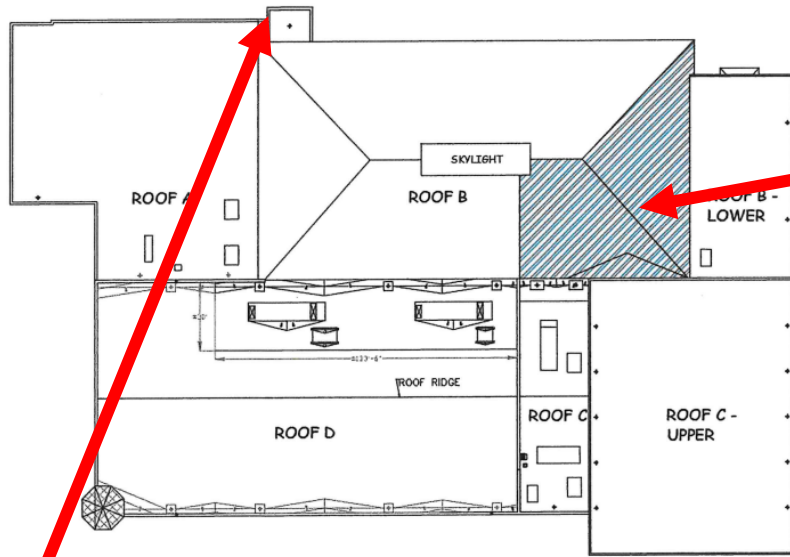
# CRI ROOF INVESTIGATIONS

Roof B – Metal Roof and Sky Light  
Deterioration



EPDM roof system flashing installed below the metal roof panels & metal roof underlayment installed below EPDM flashing which directs water below EPDM and moisture gets below metal roof panels.

# ROOF EVALUATION BY CRI 2023



Section of metal roof requiring replacement



Gemini Center Entry: moisture entering between stones will cause failure and is a safety issue

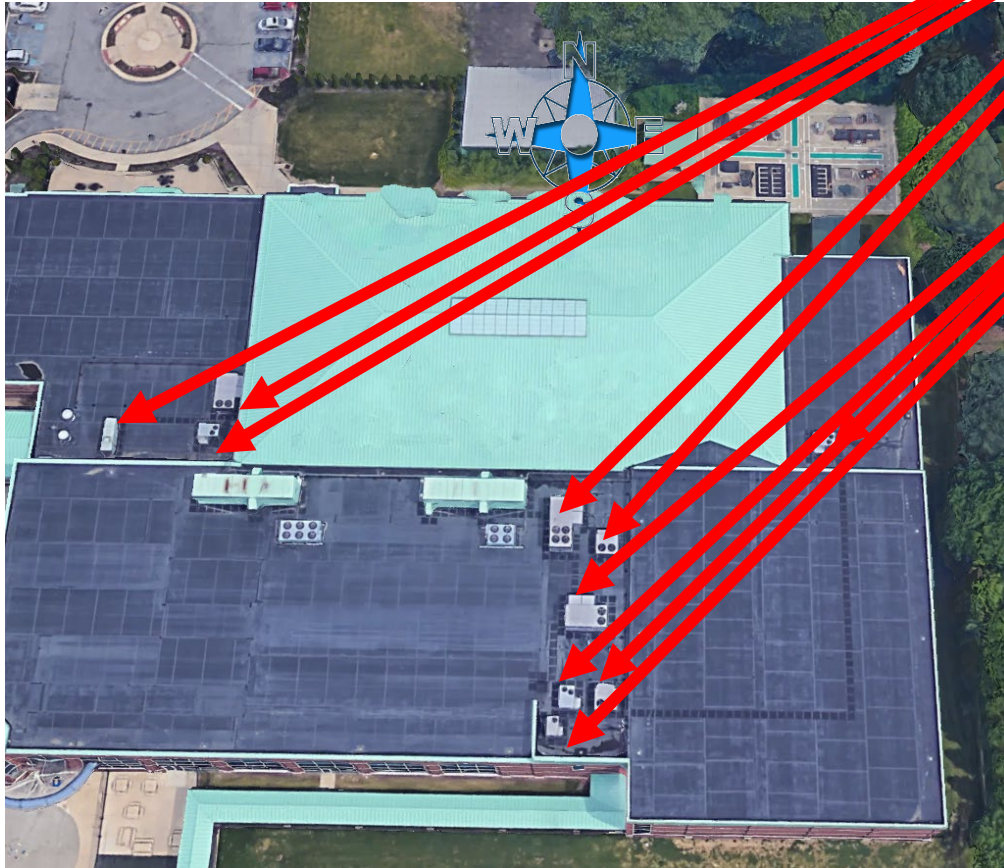


Skylight requires replacement





# CRI EVALUATION HVAC UNITS AT GEMINI CENTER



10 Roof Top HVAC  
Units (RTUs)

CRI subcontractor  
Karpinski Engineering finds  
**all** units at the end of their  
useful life

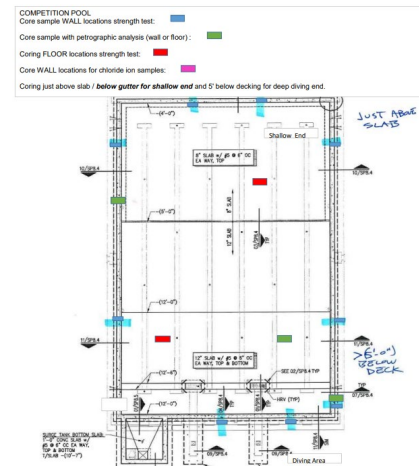
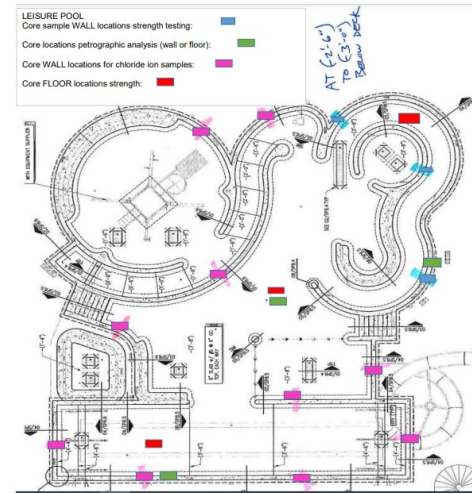
2 Desiccant units are for natatorium use only and in end of life



# SAMPLING AND TESTING POOL CONCRETE

Testing analysis of leisure and competition pool:

- Samples taken from walls & floor
- Testing: strength, petrographic and chlorine content



Maps of testing locations in leisure pool and competition pool

Ordinance 23-33 Authorizing the sampling, testing and analysis of pool's concrete



# TERRACON POOL CONCRETE CORE ANALYSIS RESULTS

Voids, cracking and poor aggregate distribution found in concrete samples, indicate flawed concrete potentially due to poor curing of concrete at time of installation.



Photo 22: Core B-2 concrete with cracking near surface at suspected cold joint. 10x magnification.

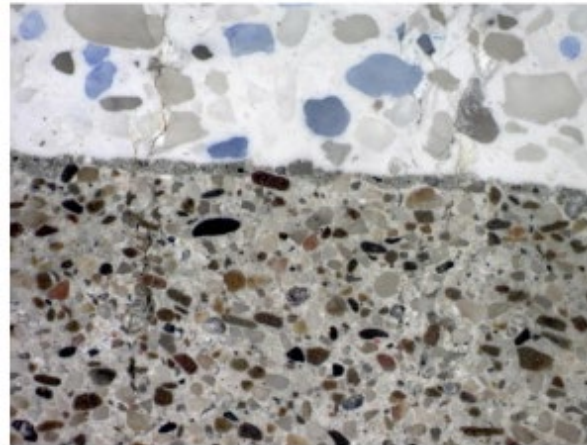


Photo 30: Core B-6 exterior plaster surface; with fractures through layer depth into grout layer. 10x magnification.



Photo 25: Core B-3 concrete at steel reinforcement 9-inches deep with consolidation void. 10x magnification.

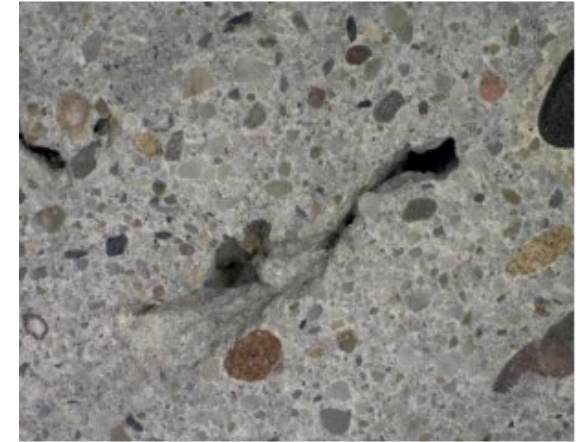


Photo 26: Core B-3 concrete with irregular voids common throughout interior. 10x magnification.

# POOL CONCRETE CORE ANALYSIS

“It must be remembered that any material is only as strong as its weakest zone.”

“Cracks will always follow the zones of weakness.”

“...thus the strength will be dependent on the extent and continuity of those areas.”

Irregularities (voids, poor distribution, etc.) indicators of problems during concrete installation – often too much water being used.

Quotes: Section C.3.1, Federal Highway Administration Research and Technology, Petrographic Methods of Examining Hardened Concrete: A Petrographic Manual



Photo 15: Core B-3 sawn and polished surface. Poor aggregate distribution and evident segregation is noted.

Federal Highway Administration Research and Technology  
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Search Research & Technology

## REPORT

This report is an archived publication and may contain dated technical, contact, and link information

Federal Highway Administration > Publications > Research Publications > 04150 > Nondestructive Evaluation > Petrographic Methods of Examining Hardened Concrete: A Petrographic Manual  
Publication Number: FHWA-HRT-04-150  
Date: July 2006

Petrographic Methods of Examining Hardened Concrete: A Petrographic Manual



# RECREATION FUND 231 EXPENDITURES

Contractor	Work	Amount
Construction Resources, Inc/Karpinski	Non-natatorium HVAC and roof investigation	\$ 39,900.00
Construction Resources, Inc.	Natatorium building envelope investigations & design	\$ 292,325.00
Brandstetter Carroll	Pool and aquatics consulting	\$ 6,000.00
Willham Roofing Co.	Roof investigation	\$ 16,583.00
Willham Roofing Co.	Roof materials	\$ 20,127.00
Vickers Law Firm	Attorney	\$ 2,500.00
United Rentals	Storage Cubes	\$ 1,200.00
Karpinski	HVAC design services	\$ 4,972.80
Sunbelt Rentals	Lift rental	\$ 929.72
		\$ 384,537.52

## PROJECT / PLAN DETAILS

Roofs\*

HVAC – 10 Total\*

Desiccants – 2 Total\*

Natatorium Demolition

Natatorium Interior Improvements (Desiccants)

Natatorium Exterior Improvements

Pool & Slides Demolition

Pool Reconstruction

Leak Repair

Aquatics Equipment (Boilers, Filters, Pumps)

Play Feature

Wave Room Reconstruction

Exterior Area Safety / Fencing Adjustments

\* Economy of Scale considerations for  
construction zone / crane work





## 2023 SYNOPSIS OF OPTIONS/COSTS POOL REPLACEMENT

Contractor	Work	Amount
BRANDSTETTER & CARROLL	Rebuild leisure pool & new competition pool gutters and spa Boilers, filters, slide, play feature, new valves (no pumps), pipe repair Aquatic equipment	
	Brandstetter & Carroll subtotal	\$ 4,825,780.00
	Wave room reconstruction estimate	\$ 206,229.00
Construction Resources, Inc.	Building envelope scope of natatorium work estimate Natatorium HVAC scope of work, curtain wall, doors Electrical, painting	
	CRI subtotal	\$ 4,596,459.00
	Roofs estimates (non-natatorium)	\$ 3,898,500.00
	HVAC (non-natatorium)	\$ 602,255.00
	Design Fees	\$ 575,000.00
TOTAL PROJECT		\$ 14,704,223.00

# Estimated Cost Breakdown May, 2023: \$14,704,233

Area	Work to be performed	Area and scope of work included	Estimated Costs	Estimate Provided By and When
Non-Natorium Roof Areas	Roof A	11,610 SF plus masonry restoration, siding, roof hatch with guard railing and curtain walls	\$ 1,380,000	CRI 4/25/2023
	Roof B - Remaining South and East Sides	5,402 SF plus skylight	\$ 690,000	CRI 4/25/2023
	Roof B - Lower	4,154 SF	\$ 402,500	CRI 4/25/2023
	Roof C	2,862 SF plus guard railing at roof hatch	\$ 333,500	CRI 4/25/2023
	Roof C - Upper	11,106 SF including access stairs	\$ 1,092,500	CRI 4/25/2023
HVAC Non-Natorium	Replace rooftop equipment	Replacement with 9 Carrier units, 3 fans, gravity relief vent and gas-fired makeup air unit	\$ 602,255	Karpinski 4/28/23
Natorium	Envelope	Ground Set-up and repair, stair tower, 2 crane trips, fencing	\$ 276,000	CRI 10/9/2022
	Envelope	Exterior Curtain Five Doors with Hardware	\$ 138,000	CRI 10/9/2022
	Envelope	Other Curtian Wall and Door Replacements	\$ 420,900	CRI 10/9/2022
	Envelope	Roof Replacement - 4,200 sf	\$ 316,250	CRI 10/9/2022
	Envelope	Interior Painting - 19,000 sf	\$ 655,500	CRI 10/9/2022
	Envelope	Other Removals and Installations	\$ 207,000	CRI 10/9/2022
Natorium	HVAC	Demolition and Installation	\$ 493,293	CRI 10/9/2022
	HVAC	AHU Competition Pool	\$ 529,000	CRI 10/9/2022
	HVAC	AHU Leisure Pool	\$ 529,000	CRI 10/9/2022
	HVAC	Fire protection - sprinkler piping & head replacement	\$ 330,625	CRI 10/9/2022
Natorium	Electrical	Demolition and Connection installation	\$ 66,091	CRI 10/9/2022
	Electrical	Lighting and Conduit	\$ 529,000	CRI 10/9/2022
	Electrical	Lighting Controls	\$ 105,800	CRI 10/9/2022
Natorium	Lap Pool	Demolition and Replacement	\$ 1,545,736	Brandstetter & Carroll 5/15/23
Natorium	Leisure Pool	Demolition and Replacement	\$ 2,659,718	Brandstetter & Carroll 5/15/23
Natorium	Spa	Demolition and Replacement	\$ 147,240	Brandstetter & Carroll 5/15/23
Natorium	Pool Equipment	New boilers, filters and beam to lift pumps	\$ 473,087	Brandstetter & Carroll 5/15/23
Natorium	Construction Access	Various remove/replace of existing structures to facilitate construction	\$ 165,313	Brandstetter & Carroll 5/24/23
Natorium	Wave Room Upgrades	Demolition and Replacement	\$ 40,916	Brandstetter & Carroll 5/15/23
Total Project	Design, Engineering, Inspection	All Project	\$ 575,000	CRI 5/24/23



# TIME LINE POOL RECONSTRUCTION WITH LEVY PASSING

Ballot Issue:  
November 7,  
2023

July 2023  
Through  
December  
2023

Complete design  
and finalize  
specifications

Public Bidding  
1 Month  
Process in  
January  
Bids Opened  
February 2024

Public Bidding  
Pre-bid  
meeting  
answer  
bidders' Q & A

Contractor  
Awarded  
February 2024

Re-construction  
meeting & coordination  
(review subcontractors  
and material  
submissions with pool  
HVAC = 10 month  
fabrication schedule)

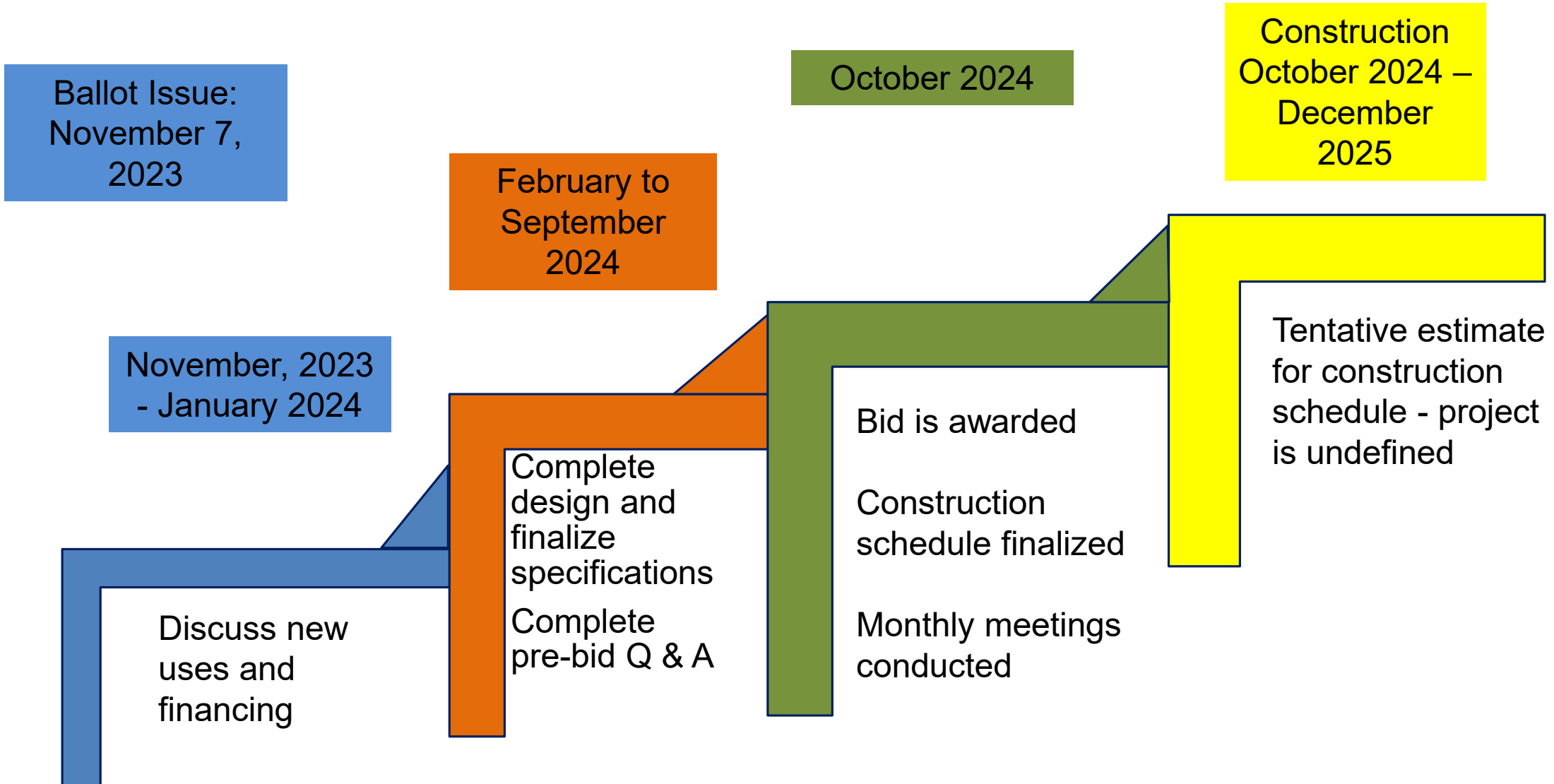
Construction begins  
monthly construction  
meetings conducted

Construction  
Completion  
Estimate:  
Fall 2025

Report  
construction  
milestones

Ribbon Cutting  
TBA

# ESTIMATED TIME LINE TO REPURPOSE NATATORIUM FOR NEW USE UNKNOWNNS – USE AND FINANCING (REQUESTING LEVY EXTENDS TIMELINE)





## **RESOLUTIONS 23-15 AND 23-16**

**Resolution 23-15 authorizes sending the County Fiscal Officer information regarding the ballot issue**

**Ballot issue will be financing the Gemini Center Rehabilitation**

**Resolution 23-16 authorizes the matter of financing the Gemini Center Rehabilitation to be placed on the ballot on November 7, 2023**

**Ballot language will ask voters to approve financing the rehabilitation through estimated property tax levy of 1.5 mills on all real property in City (i.e., residential and commercial)**

**Cost of the levy per \$100,000 of appraised homeowner's property value is \$52 annually. For the median value of a Fairview Park property of \$250,000, the cost is approximately \$130 annually, less than \$11 per month.**

# **WHY INVEST IN THE GEMINI CENTER? OPERATIONAL DESIGN HAS WORKED**

- **Since Gemini Center opened, the General Fund has not subsidized operations of the Recreation Department and/or Gemini Center**
- **Recent purchases/appropriations are to replace original equipment**
  - **Ordinance 22-11A – Leasing new cardio equipment**
  - **Ordinance 23-45 – Group gym repairs**
  - **Ordinance 23-50 – New spin bikes**
- **Usage of building – averages over 250,000 annual member admittances that are tracked**
- **Increase in property values and sense of community**



# WHY ADDRESS ISSUES AT GEMINI CENTER?

## COMMUNITY CENTER USAGE

- **Open approximately 340 days a year - only closed on major holidays and annual shutdown**
- **Average daily users that are tracked include:**
  - **Member visits, SilverSneakers, Optum Renew and daily guest passes**
- **Users not tracked:**
  - **FPRD program users (i.e. participants during practices, games, spectators, etc.)**
  - **Outside sports rentals (i.e. volleyball, baseball, non-rec basketball, etc.)**
  - **Cleveland Clinic staff and patients**
  - **Meeting Room Rentals (i.e. Night at the Races, Board of Elections, boutiques, wedding/baby showers, birthday parties, training for FPCS, FPPD, FPPD, etc.)**
  - **FPCS interscholastic programs (i.e. wrestling and swimming)**
- **250,000 tracked average member admittances per year at the Gemini Center (2008-2019)**
- **Most used building in the City of Fairview Park minus FPCS' buildings**

# WHY ADDRESS ISSUES AT GEMINI CENTER?

## JOINT USE AGREEMENT WITH FAIRVIEW PARK CITY SCHOOLS (FPCS)

- **FPCS is a partner with City at Gemini Center based on voters approval in February of 2005**
- **Joint Use Agreement dated August 22, 2005, approved by City Council and Fairview Park Board of Education**
- **Use of Gemini Center “during school year shall be shared, simultaneous, and non-exclusive” with FPCS - Section 5.1 (a)**
- **FPCS priority use for scholastic purposes is from 7:00 A.M. to 6:00 P.M., Monday through Saturday during the School Year - Section 5.1 (b)**
- **All FPCS interscholastic aquatic programming and intramural programming and other interscholastic use and special events programming are permitted - Section 5.1 (c)**
- **City shall not “Sell, convey, encumber or lease all or any part” or “use, or permit use.... other than related primarily to recreational uses (i.e., a community center)” without FPCS written approval. Section 8.3 (2) and (3)**
- **FPCS has a Right of First Refusal if there is a sale, transfer or lease and FPCS retains all of its rights upon any transfer – Section 10.6**



# WHY INVEST IN THE GEMINI CENTER?

## RECENT COMMUNITY INVESTMENT

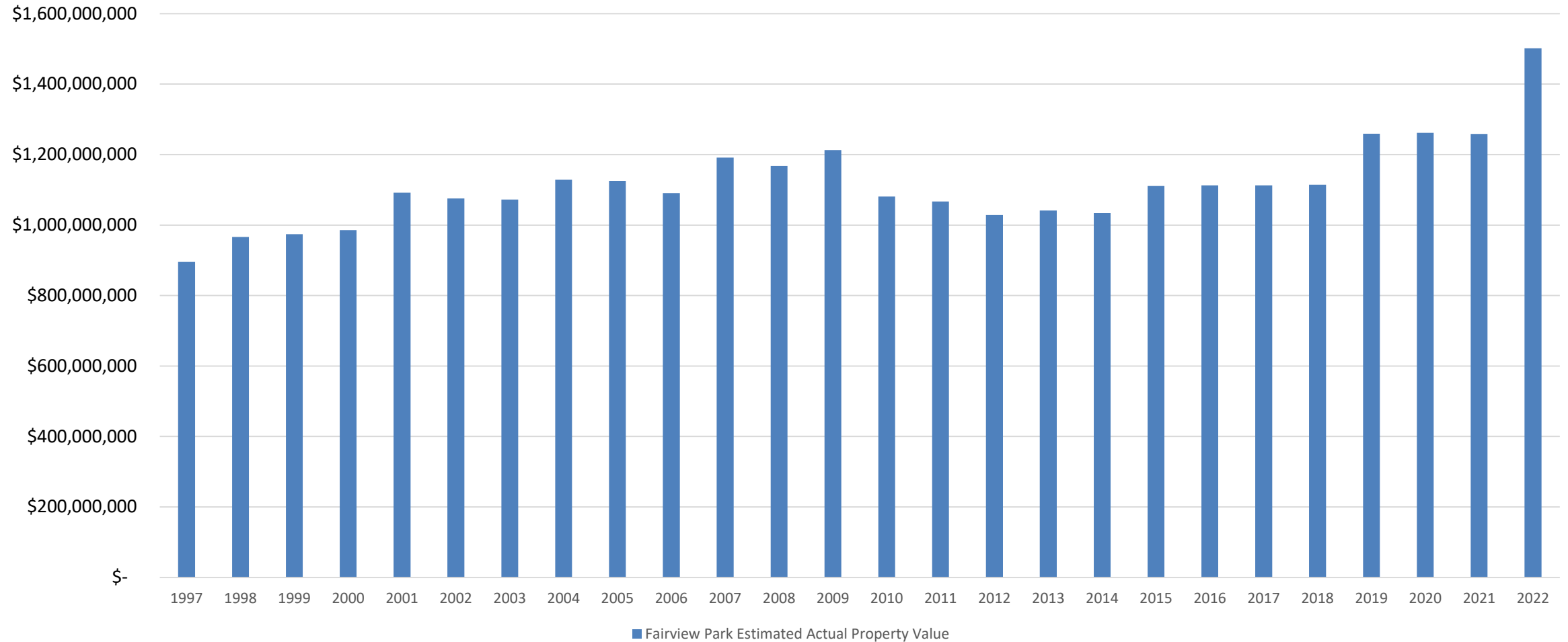
- **2021 Westgate estimated to be largest commercial transaction in Cuyahoga County per Crain's Cleveland Business**
- **\$78 million of commercial and residential investment in Fairview Park from 2020-2022 (Fairview Park Building Department)**
- **Fairview Park residential property value increases**
  - **6% - March 2022 to March 2023<sup>1</sup>**
  - **59.89% - 2000 Q1 – 2023 Q1<sup>2</sup>**

<sup>1</sup>[www.rockethomes.com/real-estate-trends/oh/fairviewpark](http://www.rockethomes.com/real-estate-trends/oh/fairviewpark)

<sup>2</sup>Core Logic/Neighborhood Scout

# FAIRVIEW PARK ESTIMATED ACTUAL PROPERTY VALUE

Over the past 25 years, the estimated actual property values have increased on average by over 2.25 percent each year, with a 64 percent increase from 1997 to 2022. The table below shows the estimated actual property values as determined by the Cuyahoga County Fiscal Officer over the past 25 years.





# HOW WILL THIS PROJECT BE DIFFERENT FROM ORIGINAL PROJECT?

- **Different public bidding requirements**
  - **2005 – Bid awarded to “the lowest and best bid”**
  - **2023 – Bid awarded to “the lowest responsive and responsible bidder”**
- **Building has been used for 15 years so history of needs and use of building to assist with design**
- **Architects and designers experienced with natatorium work**
- **Design specifications will have maintenance plans criteria included to assist with desiccant units and aquatic operations**

# Thank you and please let us know if you have any questions

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