

# Fort Lauderdale Aquatic Complex

Original Construction: 1965

Renovations: 1990-1992 swimming pools/buildings; 1995 - dive well

The Aquatic Complex faces costly and formidable repairs and improvements due to age and a harsh ocean-side environment.

The current condition of the facility has rendered it non-compliant in many categories and has restricted the number of events and programs it is capable of hosting.

## Main Competition Pool

- 50M x 25Y
- 10 lanes, 50M
- 16 lanes, 25Y
- 4' - 4'6" - 6'2" - 7' - 7'3" - 7' - 6'2" - 4'6" - 4'

1. Pool is too shallow for national level competitions; USA-S = 6'7"
2. Depth: 4ft on turn ends - swim (min = 5ft YMCA; USA-S = 6'7")
3. Depth: Too shallow for synchro; USA-SS = 2.0 - 3M
4. Width: 10 lanes/50m at 7ft wide (national standard = 2.5 M = 8.2')
5. Width: 16 lanes /25y 7ft wide (national standard = 2.5 M = 8.2')
6. Pool surface failing; last resurfaced 1991
7. Exposed gunnite,
8. Uneven pool deck areas; rust - rebar
9. Chipped tiles
10. Damaged coping
11. Gutter grate system failing, leaks
12. Starting blocks – failing - anchors, grips; outdated
13. 12 access hatches – diamond plate
14. CL2 Gas Booster Pump Failure = \$8,600
15. No movable bulkheads
16. Electronic Timing System failure
17. Scoreboard, not functional'
18. Overhead, stadium lighting is outdated

<p>Main Filtration Room</p>	<ol style="list-style-type: none"> <li>1. Condemned in 2011 hard hat area</li> <li>2. Overhead lighting – failure and DOH cited</li> <li>3. Support beams, jacks</li> <li>4. Netting to catch falling concrete</li> <li>5. Trash Pump - intermittent electrical problem</li> <li>6. Chemical feed pumps replacement need soon (3 x \$1,200/ea)</li> <li>7. Replacement DE Filter Bags: \$2,160</li> <li>8. Chlorine Gas Tank Room – not up to code</li> <li>9. DE Pits and separation tanks date to 1965, need new system</li> <li>10. Chemical feed systems need updating</li> <li>11. Electrical system failures – GFIs</li> </ol>
<p>Training Pool</p> <ul style="list-style-type: none"> <li>• 50M x 25Y</li> <li>• 10 lanes, 50M</li> <li>• 20 lanes, 25Y</li> <li>• 4' – 5' – 6' - 7' - 9' - 10'6" - 12' - 12'6"</li> </ul>	<ol style="list-style-type: none"> <li>1. 4ft min depth too shallow - YMCA, High School</li> <li>2. 10/50m 7ft wide (national standard = 2.5 M = 8.2")</li> <li>3. 20/25y 8ft wide (national standard = 2.5 M = 8.2')</li> <li>4. Marcite pool surface failing; exposed gunnite</li> <li>5. In water pool lights nonfunctional</li> <li>6. Gutters – rust, calcification, major leaks</li> <li>7. Filtration Media – sand needs replacement (\$10,000)</li> <li>8. Geothermal Units: system failures - 2 of 6 units down (\$16,500 ea)</li> <li>9. Recent Geothermal Repair = \$4,300</li> <li>10. Most big flanges are cracked, held in place by rust and pressure.**</li> <li>11. Big gear valves are very hard to close, one will not close all the way</li> <li>12. 12 inch return line into pool shell is leaking</li> <li>13. Leak - losing 2-4" water per day – gutters, returns</li> <li>14. Electronic Timing System Failure</li> <li>15. Scoreboard obsolete, not functional</li> <li>16. Filtration system is located underground, outdoor pit</li> <li>17. Electronic Chemical Feed systems need to be updated</li> <li>18. Starting blocks – failing - anchors, grips; outdated</li> <li>19. Depth Markers, need new system</li> <li>20. Geothermal heating/cooling units – need new support rack</li> </ol>

<p>Dive Well</p> <ul style="list-style-type: none"> <li>• 25Y x 20Y</li> <li>• 7 lanes, 25Y</li> <li>• 4'2" – 18'5"</li> </ul>	<ol style="list-style-type: none"> <li>1. Geothermal Units: system failure - 1 of 3 units down (\$16,500 ea)</li> <li>2. Platforms are too narrow</li> <li>3. Platform surfaces, need replaced</li> <li>4. Railings are not to current specifications; reoccurring failures</li> <li>5. Lighting is not adequate for swimming/diving at night; TV</li> <li>6. Underwater Viewing Room - drain failure, fills with water</li> <li>7. Platforms are stacked</li> <li>8. Pool undersized</li> <li>9. Springboards are too close to pool deck; variance</li> <li>10. Seating on northside</li> <li>11. Springboards on east/west incorrect positioning</li> <li>12. Unresolved plumbing leaks under deck</li> </ol>
<p>Training Rooms</p>	<ol style="list-style-type: none"> <li>1. No indoor dryland diving training</li> <li>2. Weight Room = 993SF</li> <li>3. Dive Team / Multipurpose Room = 883 SF</li> <li>4. AC units need replacement</li> </ol>
<p>Meeting Rooms</p>	<ol style="list-style-type: none"> <li>1. Inadequate support room space – programs, events</li> <li>2. Press / Meeting Room = 595 SF</li> <li>3. Team Room = 233 SF</li> <li>4. Dive Team/Multipurpose Room = 883 SF</li> <li>5. AC units need replacement</li> <li>6. Roof leaks</li> </ol>
<p>Spa</p>	<ol style="list-style-type: none"> <li>1. Bubble agitation – inoperable</li> <li>2. Skimmer - inoperable</li> <li>3. Filtration system – Filtration System failing, DOH cited</li> <li>4. No surge tank – new code requirement</li> <li>5. Railing not to code</li> </ol>

Instructional Pool	<ol style="list-style-type: none"> <li>1. Multiple patches to aggregate surface</li> <li>2. No overhead lighting</li> <li>3. Temporary lighting for afterschool programs, lessons</li> <li>4. Autopilot – chlorine generator recommended to replace, 2 years ago</li> <li>5. Pool location behind dive well</li> <li>6. Located farthest from pool entrance</li> <li>7. Chemical feeder system needs replacement</li> </ol>
Pool Deck	<ol style="list-style-type: none"> <li>1. Uneven areas</li> <li>2. Areas of poor drainage</li> <li>3. Resurfacing project was never approved</li> <li>4. Deck drains not plumbed to waste – lead directly underground</li> <li>5. Limited deck space behind the starting blocks and turn ends</li> <li>6. Deck space does not meet 15' minimum clearance</li> </ol>
Main Grandstands	<ol style="list-style-type: none"> <li>1. Condemned, closed</li> <li>2. Current = 1,500 seats</li> <li>3. Need shade canopy</li> <li>4. No ADA seating</li> <li>5. No media seating</li> <li>6. Main Pool: need 2,000+ seats min</li> <li>7. Dive Well: need 500+ seats min</li> <li>8. Lighting is outdated</li> </ol>
Grandstand Bathrooms	<ol style="list-style-type: none"> <li>1. Condemned, closed</li> <li>2. Men's Bathroom: 5 urinals, 4 toilets</li> <li>3. Women's Bathroom: 7 toilets</li> </ol>

Grandstand Lighting	<ol style="list-style-type: none"> <li>1. Antiquated lighting system, directional issues</li> <li>2. Not turtle/neighborhood friendly</li> <li>3. Structural concerns</li> </ol>
Main Competition Pool Scoreboard	<ol style="list-style-type: none"> <li>1. Parts obsolescence</li> <li>2. System failures, partially operational</li> </ol>
Training Pool Scoreboard	<ol style="list-style-type: none"> <li>1. Inoperable</li> <li>2. Parts obsolescence</li> </ol>
Electronic Timing System	<ol style="list-style-type: none"> <li>1. Widespread in-deck hard wired system failures; inoperable</li> <li>2. Junction boxes with no connectivity</li> <li>3. Unreliable</li> <li>4. Not up to current industry standards</li> </ol>
Water	<ol style="list-style-type: none"> <li>1. 4" Main water line to pool - reoccurring plumbing line failures</li> <li>2. Various shut off valve failures</li> <li>3. 1965 – original plumbing; galvanized</li> </ol>

Offices and Sundeck Seating Area	<ol style="list-style-type: none"> <li>1. Multiple window leaks</li> <li>2. Multiple roof leaks</li> <li>3. Hurricane shutters, inoperable; not code compliant</li> <li>4. Termites</li> <li>5. No elevator/lift to second floor level</li> <li>6. Pool Management Office = 544 SF; cubicles; 1 door; 5 people</li> <li>7. Swim Team Office = 990; open room; 8 people; conference room</li> <li>8. Timing Room/Copy &amp; Supply Room = 318 SF</li> <li>9. West Timing Booth = 111 SF</li> <li>10. Dive Team Office = 193 SF</li> <li>11. Lifeguard Room = 118 SF</li> <li>12. First aid treatment room is not separate from guard staff room</li> <li>13. AC units need replacement</li> <li>14. Termites</li> </ol>
Entrance/Admission Gate	<ol style="list-style-type: none"> <li>1. Routine roof leaks</li> <li>2. Frequent IT system failures</li> <li>3. Poorly located – entrance/exit</li> <li>4. One entry gate</li> <li>5. Booth same as it was in 1965</li> <li>6. No covered/indoor lobby/waiting area</li> <li>7. No public bathrooms – grandstands closed</li> </ol>
Locker Rooms	<ol style="list-style-type: none"> <li>1. Overhead ceiling leaks</li> <li>2. Widespread rusted metal lockers; lockers need to be replaced</li> <li>3. Regular plumbing backups</li> <li>4. Damaged tile on floor, walls</li> <li>5. Widespread rust and failure of drop ceiling structure</li> <li>6. No family changing rooms</li> </ol>

ISHOF Buildings	<ol style="list-style-type: none"> <li>1. Roof Leaks</li> <li>2. AC units unreliable, needs replacement; rooms flood regularly</li> <li>3. ADA issues – entry; bathrooms</li> <li>4. Exterior lightning inadequate</li> <li>5. Regular plumbing backups and leaks</li> <li>6. Banquet Hall – kitchen not adequate size</li> <li>7. Banquet Hall = 3,187 SF; just under 3,700 SF if add bathroom/foyer</li> <li>8. Fire Suppression system needs updated</li> <li>9. Elevator – code changes, needs updating</li> </ol>
Parking	100 spaces
Staffing	<ol style="list-style-type: none"> <li>1. Significant staff attrition / turnover due to pending closure - construction</li> <li>2. Loss of lifeguards to Ocean Rescue</li> <li>3. One full-time lifeguard, all others are part-time</li> <li>4. Swimming lessons suspended at FLAC, Fall 2014 in preparation for closure</li> <li>5. In preparation for pool closure - reduction program hours; one pool open at time</li> <li>6. Diving boards closed to public - due to staff reductions, pending closure</li> <li>7. Losing trained/experienced volunteers for events</li> <li>8. November 2014 – With construction plans on hold; new staff needs to be hired to continue operations; programming needs to be re-established.</li> </ol>

Economic Impact	<p style="text-align: center;"><b><u>10% of the Sports Market – Hotel Room Nights</u></b></p> <p>Of the 600,000 room nights from the sports hospitality industry each year, 10% are attributed to being generated by the Fort Lauderdale Aquatic Complex.</p> <p>Historically, the FLAC has been credited for bringing in 60,000-100,000 hotel room nights to the destination.</p> <p>The annual estimated economic impact generated by the Fort Lauderdale Aquatic Complex, a municipal facility, is approximately <u>\$80 million</u> based on formulas from the Florida Sports Foundation and the Office of Trade and Economic Development.</p>
Equipment / System Failures	<ul style="list-style-type: none"> <li>• CL2 Gas Booster Pump Failure = \$8,600</li> <li>• Replacement DE Filter Bags = \$2,160</li> <li>• Recent Geothermal Repair = \$4,300</li> <li>• Dive Well - Geothermal Units: Replace 1 unit = \$16,500</li> <li>• Training Pool - Geothermal Units: Replace 2 units = \$33,000</li> <li>• Training Pool Filtration Media - sand replacement = \$10,000</li> <li>• Chemical feed pump replacement = \$3,600</li> <li>• Autopilot Chlorine Generator replacement</li> <li>• Main Scoreboard Replacement: \$90-100,000</li> <li>• Secondary Scoreboard Replacement = \$20 - \$25,000</li> <li>• Grandstand Lighting Repairs</li> <li>• Training Pool - leaks, cracked flanges, gear valves failing – need completely new system; inefficient</li> <li>• Rewire Timing System: Unknown, Costly</li> <li>• General Improvement/Repairs – electrical, plumbing, carpentry, roof, AC, awnings, shutters</li> <li>• December 29-31, 2014 – Water Main Repair = \$9,000</li> <li>• January 2015 - LMI - Chemical Controller - \$1,000</li> </ul>



## TIMELINE

- 1927 To generate tourism, the City of Fort Lauderdale builds Las Olas Casino Pool, a 55-yard saltwater swimming pool on Fort Lauderdale Beach. (Current Location - DC Alexander Park).
- Newspaper archives reflect construction began November 20, 1927 and the pool opened officially January 29, 1928.
- 1928 January 29, 1928 - Casino Pool Grand Opening. It is the first Olympic sized swimming pool in the state of Florida.
- 1935 Collegiate swimming teams regularly begin to practice at the Casino Pool during the winter holiday season (1935-2014)
- College Swimming Coaches Swim Forum begins and is supported by the City and local businesses.
- 1960 Local residents and politicians, in conjunction with coaches from the Swim Forum, contemplate the construction of a new pool and a Swimming Hall of Fame.
- 1963 State of Florida dedicated submerged land rights on the ICW to the City of Fort Lauderdale for use as a new Olympic Pool and Swimming Hall of Fame.
- AAU grants rights to the City of Fort Lauderdale as the future site for the Swimming Hall of Fame.
- 1964 City Commission approves special obligation revenue bonds for construction of new Olympic Pool and Swimming Hall of Fame.
- Swimming Hall of Fame, Inc. is created and given non-profit status by the State of Florida.
- 1965 City of Fort Lauderdale enters into a 50-year agreement with the Swimming Hall of Fame, Inc. to operate on the premises. City manages and operates the pools and property. Swimming Hall of Fame, Inc. operates the museum.
- Grand opening of the Hall of Fame Pool – the National Swimming Hall of Fame and Fort Lauderdale Municipal Swimming Pool.

1966	Casino Pool - Demolished
1967	Construction begins on the Swimming Hall of Fame museum building.
1968	Grand opening of the Swimming Hall of Fame museum building.  FINA grants the right for the Swimming Hall of Fame to become the International Swimming Hall of Fame (ISHOF).
1986	City secures TDC grant of \$560,000 to modify original 50-meter pool and build a second 50-meter pool.  Voters pass a GOB that includes \$1.2 million for improvements to the International Swimming Hall of Fame museum, including construction of a new/second museum building.
1990	State of Florida provides the first of two \$2 million in grant funds for improvements to the pool and museum.
1992	State of Florida provides a second of two - \$2 million in grant funds for improvements.
1995	Dive Tower Modification Project
1996	Parks Bond – \$1,628,000 in improvements to property - renovations to the ground floor of the museum building; improvements to the aquatic complex entryway, enhancements to the changing rooms and restrooms; ADA improvements; pool deck resurfacing (never completed).
2000	City Commission votes against relocation of existing complex (pools and museum) to Birch Las Olas site in exchange for allowing a developer to build condominiums on current site.
2002	City Commission, acting as the Beach CRA, approves a 5-year funding plan that includes \$27 million in TIF to re-build Aquatic Center on the current site. Plan does not include provisions for ISHOF.  City Commission approves RFQ/RFP for Design Services for new Aquatic Center

2003	<p>City Commission, acting as the Beach CRA, again approves a 5-year funding plan including \$27 million in TIF to rebuild Aquatic Center.</p> <p>City issues RFQ - Project No. 10648 Pool Facilities for the Fort Lauderdale Aquatic Center; Selection committee formed; July 15, 2003, City Commission agrees staff should enter into negotiation with selected firm – Counsilman Hunsaker.</p>
2004	February 9, 2004 – Project Update Memo, contract not awarded to Counsilman-Hunsaker.
2005	Counsilman-Hunsaker submits Enterprise Plan proposal August 23, 2005; not approved
2006	RFP No. 362-9402 - Comprehensive Feasibility Study presented for Commission approval on October 17, 2006; Not awarded
2009	RFP No. 105-10408 issued for Redevelopment of Aquatic Center; bids open November 16, 2009 - close March 10, 2010
2010	One proposal received and reviewed for RFP No. 105-10408 Redevelopment of Aquatic Center
2011	Grandstands at Aquatic Complex condemned in January
2012	September 18, 2012 – developer's agreement awarded to Recreation Design & Construction for the development of Aquatic Center.
2013	P10648 – New Aquatic Center Project Kick Off Meeting - January 24, 2013

## WEST COMPETITION POOL

Built	1965
Renovated	custom, 1991
Pool Width	25 yards
Pool Length	50 meters
Depth	4'-7'3"-4'
Water	573,180 gallons
Gutters	Custom roll-out
Chemicals	Chlorine gas
Filters	Diatomaceous earth
Heat/Chill	Ground source heat pump/reverse cycle
Aerator	Custom
Lanes	10/50m 7ft wide, 16/25y 7ft wide
Timing	Colorado Time Systems
Scoreboard	Colorado/LED
Seating	Permanent grandstands 1,500

## EAST COMPETITION POOL

Built	1991
Construction	Paddock
Pool Width	25 yards
Pool Length	50 meters
Depth	4'-12'6"
Water	755,000 gallons
Gutters	Recess; stainless steel
Chemicals	Liquid Chlorine, CO2
Filters	Vacuum Sand
Heat/Chill	Ground source heat pump/reverse cycle
Aerator	Custom
Lanes	10/50m 7ft wide, 20/25y 8ft wide
Timing	Colorado Time Systems
Scoreboard	Colorado/LED
Seating	Portable bleachers

## DIVE WELL

Built	1965
Renovated	1991 / 1996
Pool Width	20 yards
Pool Length	25 yards
Depth	4'-18'
Water	465,630 gallons
Gutters	Recess; tile
Chemicals	Chlorine gas
Filters	Diatomaceous earth
Heat/Chill	Ground source heat pump/reverse cycle
Platform	1, 3, 5, 7, 10 meter levels
Springboards	4/1 meter, 4/3 meter
Bubbler	Custom

**25,000 SF - Swimming Hall of Fame**

Value of Contributed Rent/Utilities by City to ISHOF as reported by ISHOF

2010	\$	430,493.00
2011	\$	391,622.00
2012	\$	396,322.00
2013	\$	402,663.00
2014	\$	405,834.00
	\$	<u>2,026,934.00</u>

Annual Average      \$              405,386.80

Year	Department	Division	Item	Index Code	Actual	Notes
FY 09-10	Business Enterprises	FLAC	Meter Lot - SHOF Pool	BUS040101	\$ 121,966	All Fees to FLAC
FY 10-11	Business Enterprises	FLAC	Meter Lot - SHOF Pool	BUS040101	\$ 106,827	All Fees to FLAC
FY 11-12	Business Enterprises	FLAC	Meter Lot - SHOF Pool	BUS040101	\$ 92,908	All Fees to FLAC
FY 12-13	Parks & Recreation	FLAC	Meter Lot - SHOF Pool	BUS040101	\$ -	No Fees to FLAC
	Transportation & Mobility	Parking Lots	Meter Lot - SHOF Pool	TAM020301	\$ 71,708	All Fees to TAM
FY 13-14	Parks & Recreation	FLAC	Meter Lot - SHOF Pool	PKR030603	\$ 6,296	Permit Fees - FLAC
	Transportation & Mobility	Parking Lots	Meter Lot - SHOF Pool	TAM020301	\$ 81,812	Meter & Citation Fee