



Counsilman Hunsaker
AQUATICS FOR LIFE

ST. MARYS COMMUNITY POOL STUDY

ST. MARYS, PENNSYLVANIA

MAY 2025



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INTRODUCTION

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INTRODUCTION

The City of St. Marys, Pennsylvania commissioned Councilman-Hunsaker (CH) to conduct a feasibility study for the St. Marys Outdoor Community Swimming Pool located in Memorial Park. Through this process, the CH team was contracted to identify and assess the need for a renovated or replaced swimming pool complex, develop several options for consideration that meet the aquatic needs of the St. Marys community, and develop construction and projects costs to build the facility. Along with the initial capital costs, the annual operational expenses and revenues have been projected. The goal of the study is to provide information to the City as to the feasibility in continuing an aquatic amenity and to provide an assessment of the existing swimming pool, conduct market research, financial research and receive community feedback about their current use of the pool and their future vision for the pool.



Public Participation

The CH team meets with the parks and recreation board, conducts community engagement, and develops questions and launches an online community survey. This needs analysis incorporates evaluating the level of support within the City of St. Marys and preferences for aquatic amenities and programs, and locating offerings of other area providers.



Layout and Design

CH develops concepts for various recreational swimming pools at different capital budget levels. The goal of this phase is to show the possibilities for a new outdoor swimming pool facility within Memorial Park.



Financial Analysis

An assessment of capital and operational costs is projected. The estimated expenses comprise of staffing, chemical usage, utilities, programming expenses, as well as a capital replacement fund, along with revenue projections for the studied swimming pool options.



Summary of Findings

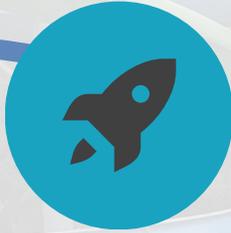
A summary of the findings of the needs assessment, concept design and financial analysis to provide the City of St. Marys with the information needed to make an informed decision about the future options for a swimming pool in Memorial Park.



PROJECT TIMELINE

Kickoff

Project kicked off on January 14, 2025. Kickoff included a site visit to the St. Marys Community Pool, a presentation to the Parks and Recreation Board and a community meeting.



Stakeholder | Community Engagement

Community meeting held during the project kickoff site visit and in February 2025 an online community survey was launched.



Initial Findings | Concept Review

On March 12, 2025, a presentation of initial findings and conceptual plans was presented to the Parks and Recreation Board.



Concept Refinement and Operational Planning

Based on feedback from the Parks and Recreation Board, updates to the conceptual plans were made along with revenue and expense projections for future operations.



Final Documentation | Presentation

Final report submitted for review in May 2025 along with a presentation to the City of St. Marys City Council on May 19, 2025.





PROJECT COMMUNICATION



MEETING NOTES

Parks and Recreation Board meeting – January 14, 2025

On January 14, 2025, Councilman-Hunsaker met with the City of St. Marys Parks and Recreation Board to overview the swimming pool feasibility study project and receive feedback related to the project vision, goals, the use and functionality of the existing swimming pool and possible enhancements to aquatic offerings in St. Marys. Below are comments and feedback from the Board in relation to the existing pool and potential future options.

- The existing pool's size is suitable for days with high usage.
- A new pool layout should aim to reduce the operating subsidy, and the swimming pool in St. Marys needs to be right-sized for the community's needs.
- The study should focus on realistic outcomes with reasonable and attainable funding options.
- The pool must offer both recreational swimming and swimming lessons, and the new facility should have a lifespan of 30 years or more.
- Key priorities for a new swimming pool include a zero-depth beach entry, open water space for teaching swimming lessons, and ADA accessible entries.
- The new swimming pool should be designed to help reduce lifeguard staffing levels.



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A photograph of a public swimming pool with a large water play structure in the foreground. The structure is a boat-like shape with a large wheel and water spraying from it. In the background, there are lounge chairs, a slide, and people. The image is overlaid with a semi-transparent blue graphic on the left side.

PUBLIC PARTICIPATION

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PUBLIC PARTICIPATION

The goal of community input and engagement is to uncover valuable information within the community while prospecting opportunities. This assesses how the community and staff view and ultimately use the St. Marys Community Swimming Pool and allows them the opportunity to help shape the future of the pool. Community input is important to understand, as parks and recreation amenities are extensions of the people who use them. Generating use of the community swimming pool in the City of St. Marys can come when residents feel they are being listened to and responded to during the course of the feasibility study process.

A community meeting was held on January 14, 2025 to allow residents of St. Marys to provide feedback on the community swimming pool and their vision for its future. Below are comments from the community members that attended the meeting.

- Swimming pool needs good sight lines for parents with multiple children
- Requested amenities include new locker room areas, zero-depth beach entry and lap lanes for summer swim team
- ADA accessibility should be a priority
- Swimming pool is an important amenity for the St. Marys community
- Allows children and families to stay active
- Swimming pool needs aquatic spaces and activities to attract all ages of children
- The Boys and Girls Club needs the swimming pool for summer camp program
- Employment for teens is an important consideration
- The swimming pool is a quality of life amenity for the St. Marys community
- Summer pool hours should be expanded to allow for later hours for working parents
- A combination pool with lap lanes and a zero-depth beach entry would provide spaces for all ages
- Attendees travel to Clearfield and DuBois for summer swimming
- Staffing levels are a key concern and consideration
- Allow for areas that cater to children with disabilities and special needs
- Cannot lose ability to teach swimming lessons
- Diving is a popular amenity and not available at other area pools
- Explore a two-pool facility with a lap pool and a recreation pool
- Improved waterslides
- Lap lanes are essential to a new swimming pool
- Current pool is past existing lifespan
- St. Marys has great parks programs and facilities and the pool is our hidden gem
- Swimming pool provides jobs for local teenagers during the summer
- Community pools create memories for local residents
- Consideration for a splash area for young children
- Upgrades to the existing bathroom building is necessary
- Accessible entry, plenty of shade and convenient hours of operation



PUBLIC PARTICIPATION

Community Survey Overview

This section summarizes the findings from the online community survey conducted to gather input on the future of the St. Marys Community Pool. The City of St. Marys undertook this survey to understand community needs and priorities regarding the pool facilities and services. The information gathered will be used to inform decisions about potential improvements to the pool. The survey consisted of multiple choice questions and ranking aquatic amenities, which gathered quantitative data, and an open-ended comment section, which gathered qualitative data.

The Community Pool is an important resource for the residents of St. Marys, providing opportunities for recreation, exercise, and social interaction. Key areas of feedback from the surveys include pool usage patterns, preferences for aquatic programs and amenities, the condition of existing facilities, and a willingness to support potential improvements.



ST. MARYS COMMUNITY POOL

POOL SURVEY



JANUARY 30, 2025
DEADLINE TO COMPLETE SURVEY

LET YOUR VOICE BE HEARD

The City of St. Marys is exploring options for the future of the Community Swimming Pool. Your feedback will play a valuable part in this process!

Please take our survey and attend the community meeting on January 14, 2025 at 6:00 p.m.
City Hall Chamber Room
11 Lafayette St.
St. Marys, PA 15857



<https://engage.councilmanhunsaker.com/st-marys-community-swimming-pool-study>



PUBLIC PARTICIPATION

Community Survey Overview

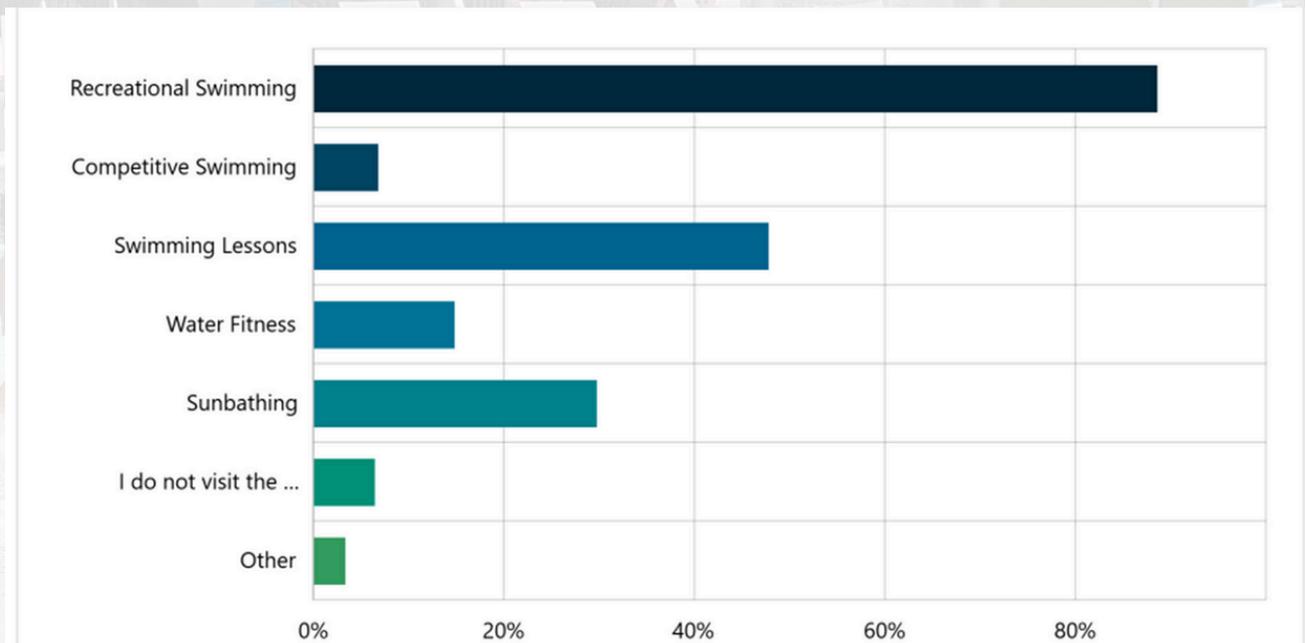
Community Survey Results

A total of 556 residents responded to the survey.

Pool Usage and Visitation

- Primary Purpose of Visit:
 - Most residents (90%) have visited the pool in the past few summers.
 - The survey asked respondents about the purposes of their visits to the Community Pool.
 - Primary reasons for visiting the pool included recreation, exercise, and family activities.

1. For what purposes have you visited the Community Pool? Please select all that apply.



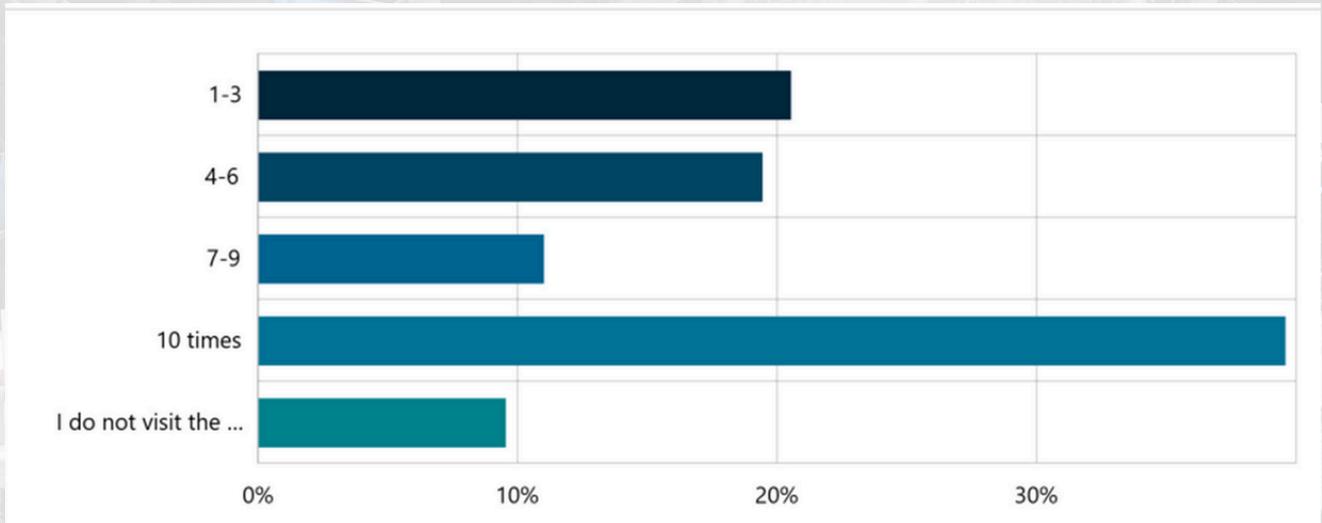
PUBLIC PARTICIPATION

Community Survey Overview

Frequency of Visits:

- The survey also gathered data on how often residents visit the pool during the summer.
- The most common visitation frequency was between 1 and 5 times per summer.

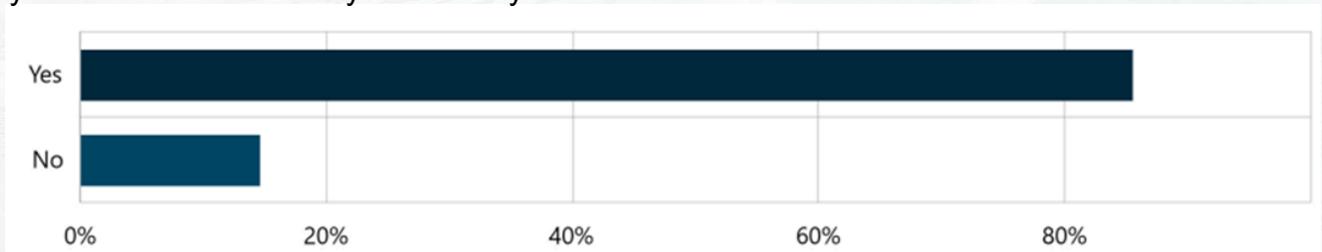
2. How many times per summer do you usually visit the Community Pool?



Resident vs. Non-Resident Usage:

- The survey provides a comparison of resident and non-resident respondents.
- A majority of respondents are residents, and less than 29% of non-residents responded to the survey.

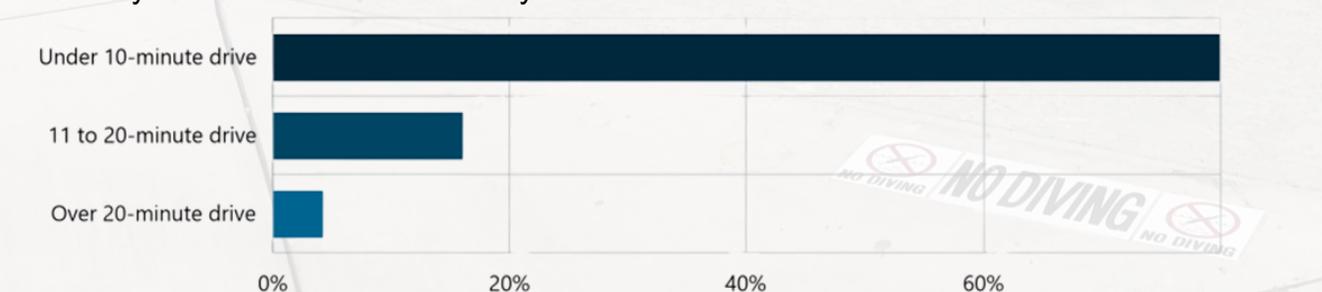
9. Are you a resident of the City of St. Marys?



Distance Traveled:

- Respondents were also asked the distance traveled to reach the Community Pool.
- Most respondents travel less than 10 miles to use the pool.

10. How far do you live from the Community Pool?



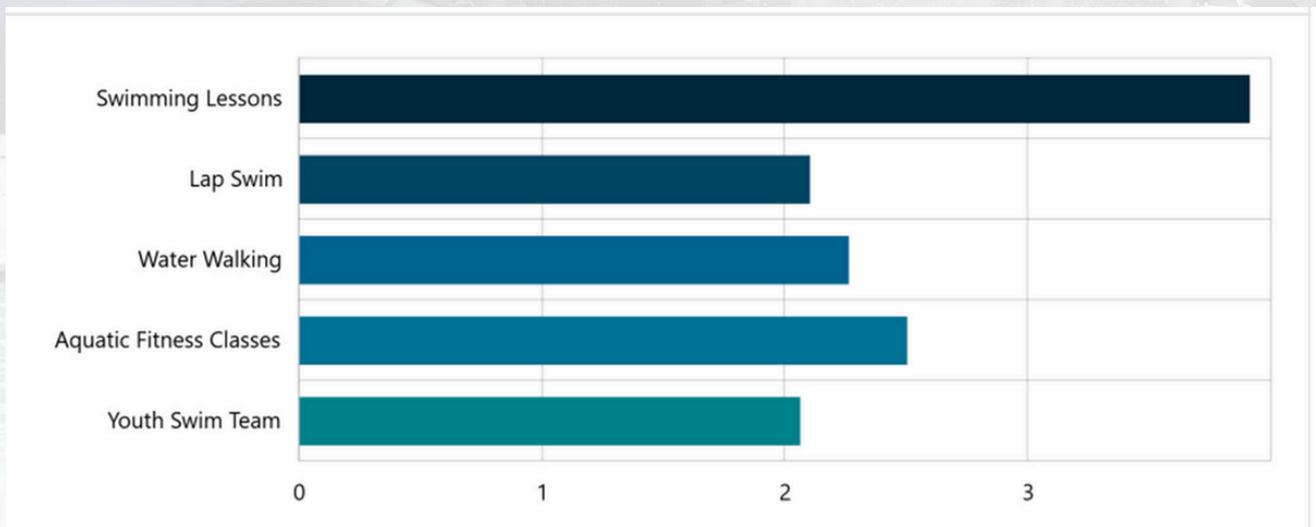
PUBLIC PARTICIPATION

Community Survey Overview

Program and Amenity Preferences

- Preferred Aquatic Programs:
 - Respondents indicated their preferences for various aquatic programs.
 - Swimming lessons were identified as the most preferred program.

4. When looking at the future of the Community Pool, please rank your interest in the following types of aquatic programs.



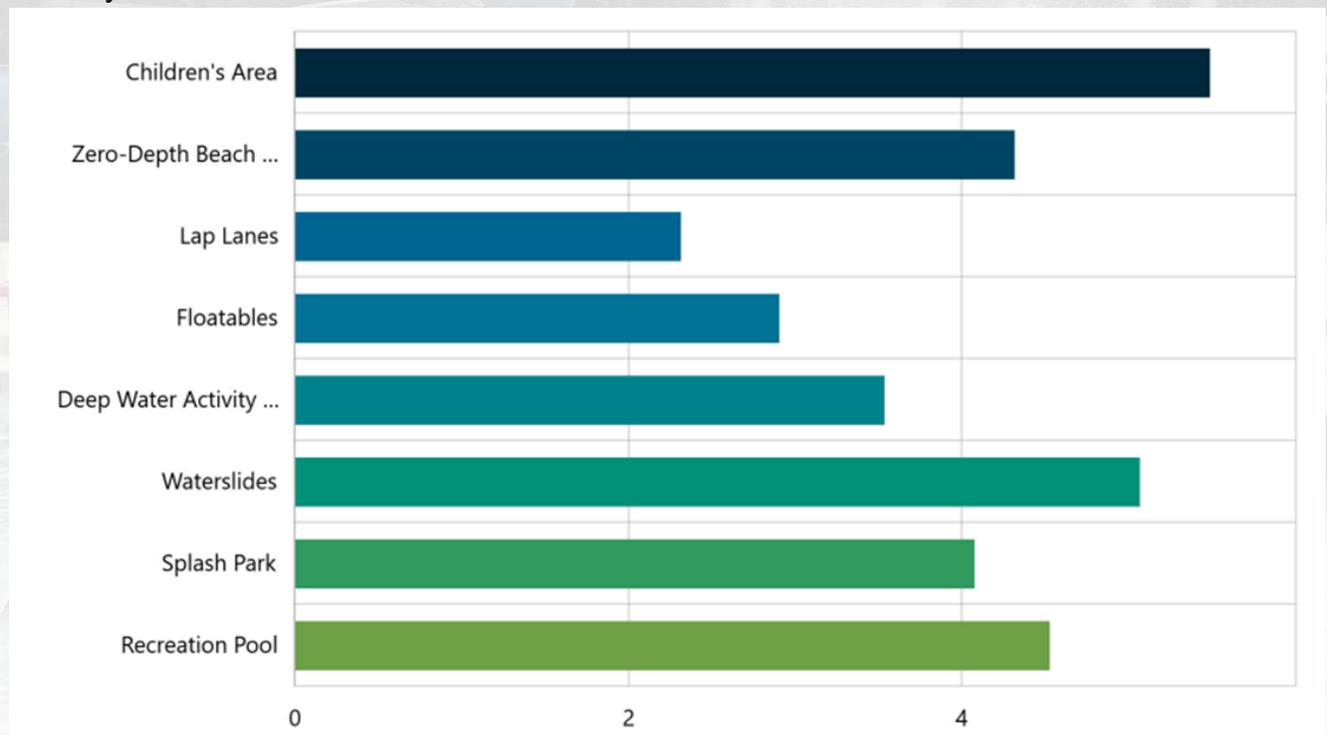
PUBLIC PARTICIPATION

Community Survey Overview

Desired Amenities:

- The survey asked residents to rank their interest in different amenities if the pool were to be renovated or replaced.
- Children's areas and waterslides were among the most desired amenities.

5. If the Community Pool were to be renovated and enhanced, which amenities are most important to you?



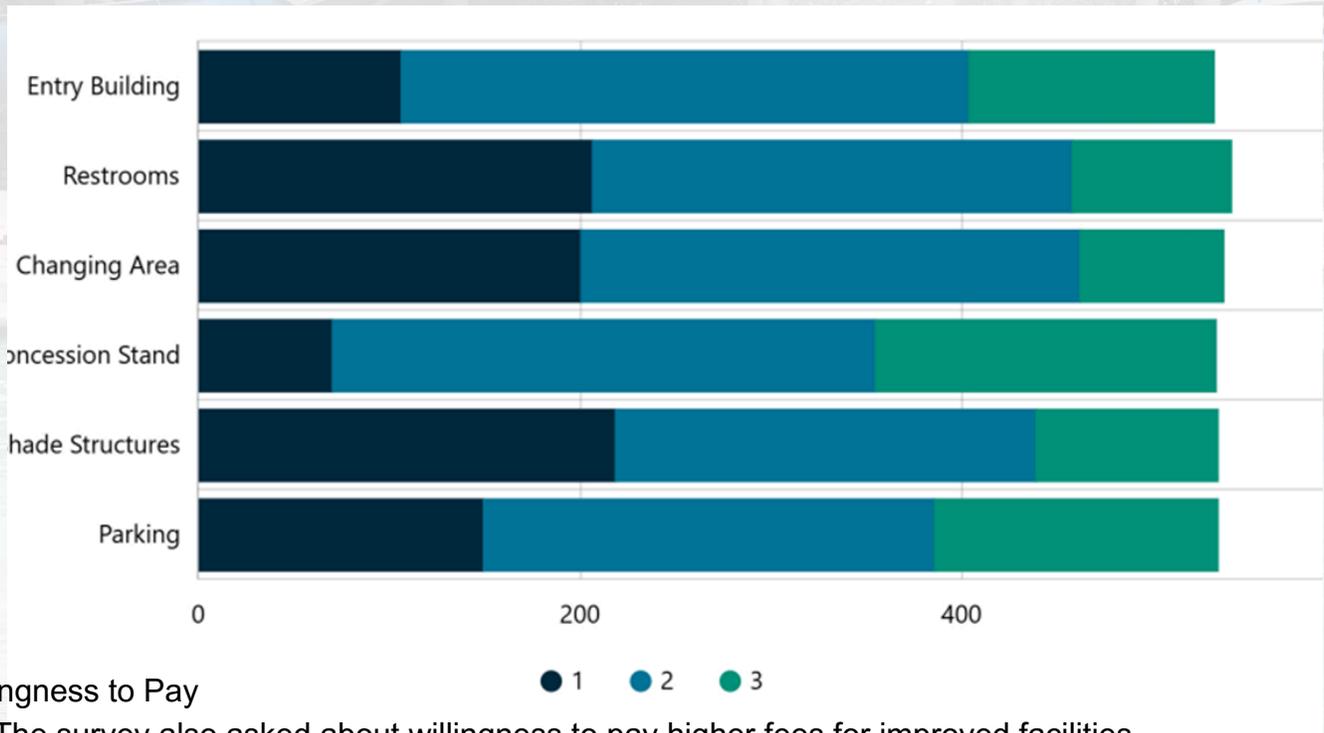
PUBLIC PARTICIPATION

Community Survey Overview

Evaluation of Current Facilities

- Respondents rated the pool's support amenities, including the entry building, restrooms, and other facilities.
 - Support amenities were rated as adequate, but in need of improvements.

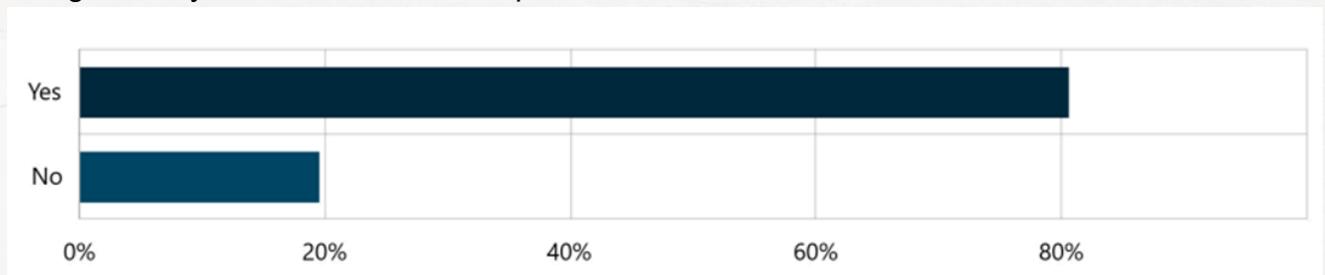
6. Please rate the Community Pool's support amenities on a scale of 1 to 3 with 1 being the lowest and 4 being the highest.



Willingness to Pay

- The survey also asked about willingness to pay higher fees for improved facilities.
 - A majority of respondents expressed a willingness to pay higher fees for renovated or replaced facilities.

7. If the Community Pool was renovated or replaced and included new features, would you be willing to pay a higher daily admission or season pass rate?



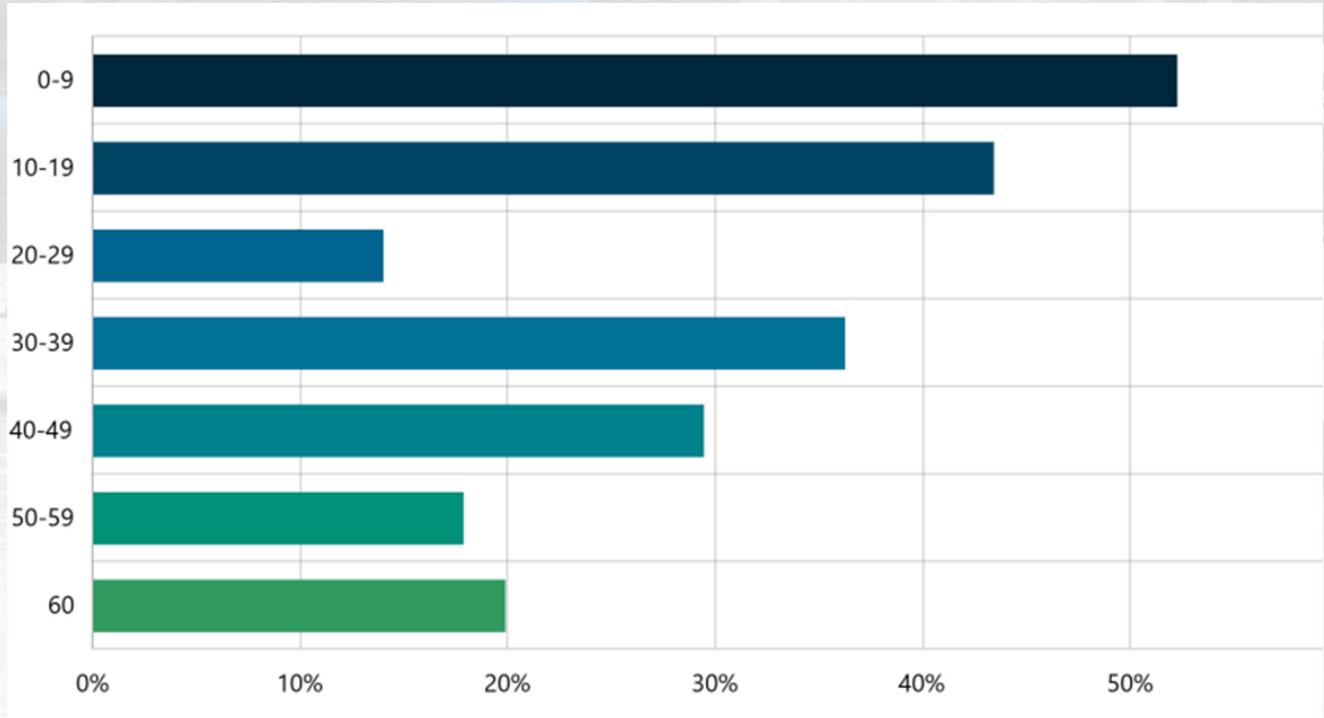
PUBLIC PARTICIPATION

Community Survey Overview

Household Demographics

- Below shows the ages of people in the households that responded to the survey.
 - The survey had responses from households with members of all ages.

11. What are the ages of the people in your household?



PUBLIC PARTICIPATION

Community Survey Overview

Open-Ended Comments Summary

The open-ended portion of the survey provided valuable qualitative data, offering insights into residents' opinions and suggestions regarding the Community Pool.

Favorite Aspects of the Pool

The survey asked residents about their favorite aspects of the Community Pool. Responses were grouped into several key themes:

- **General Enjoyment & Community Impact:** Residents expressed that the pool is a source of enjoyment, and has a positive impact on the community.
- **Specific Features & Amenities:** Residents appreciate the specific features and amenities that the pool offers.
- **Benefits for Children & Families:** The pool is seen as a valuable resource for children and families.
- **Accessibility & Convenience:** The pool's accessibility and convenience are important to residents.

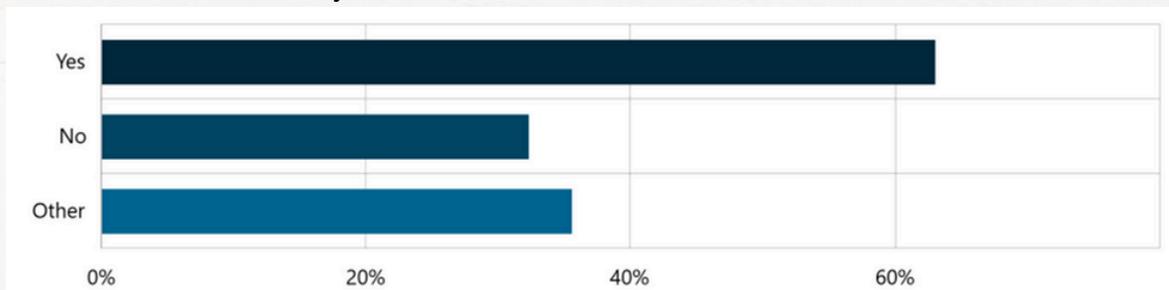
Additional Feedback and Suggestions

Residents also provided additional feedback and suggestions for the Community Pool. These comments were categorized as follows:

- **Strong Support for the Pool:** Residents expressed strong support for maintaining a community pool.
- **Concerns About Current Operations:** Some residents have concerns about the pool's current operations, including hours, staffing, and costs.
- **Suggestions for Improvement & Renovation:** Residents provided suggestions for improving or renovating the pool, such as adding an indoor pool, modernizing the facilities, and enhancing amenities.
- **Programming:** Residents commented on programming.
- **Other Considerations:** Residents provided other considerations.

Improvements Needed

8. Are there any improvements that are needed to the entry building, restrooms, parking, or the amount of shade at the Community Pool?



PUBLIC PARTICIPATION

Community Survey Overview

Conclusion

The results of the community surveys indicate that the St. Marys Community Pool is a valued amenity for residents, providing opportunities for recreation, exercise, and social interaction. The survey revealed that a majority of respondents have visited the pool in recent summers, primarily for recreation, exercise, and family activities. Swimming lessons were identified as the most preferred aquatic program, and residents expressed a desire for amenities such as children's areas and waterslides if the pool were to be renovated or replaced.

While support amenities were rated as adequate, there is a desire for improvements. Importantly, a majority of respondents indicated a willingness to pay higher fees for renovated or replaced facilities.

The open-ended comments further emphasized the pool's importance to the community, with residents appreciating its positive impact, specific features and amenities, benefits for children and families, and accessibility and convenience. Residents also expressed strong support for maintaining the pool, but raised concerns about current operations, including limited hours, staffing challenges, and costs.

Suggestions for improvement and renovation included adding an indoor pool, modernizing the support facilities, and enhancing amenities. Overall, the survey results highlight a strong community desire for an updated and improved pool that meets the needs of residents of all ages.



MARKET OVERVIEW

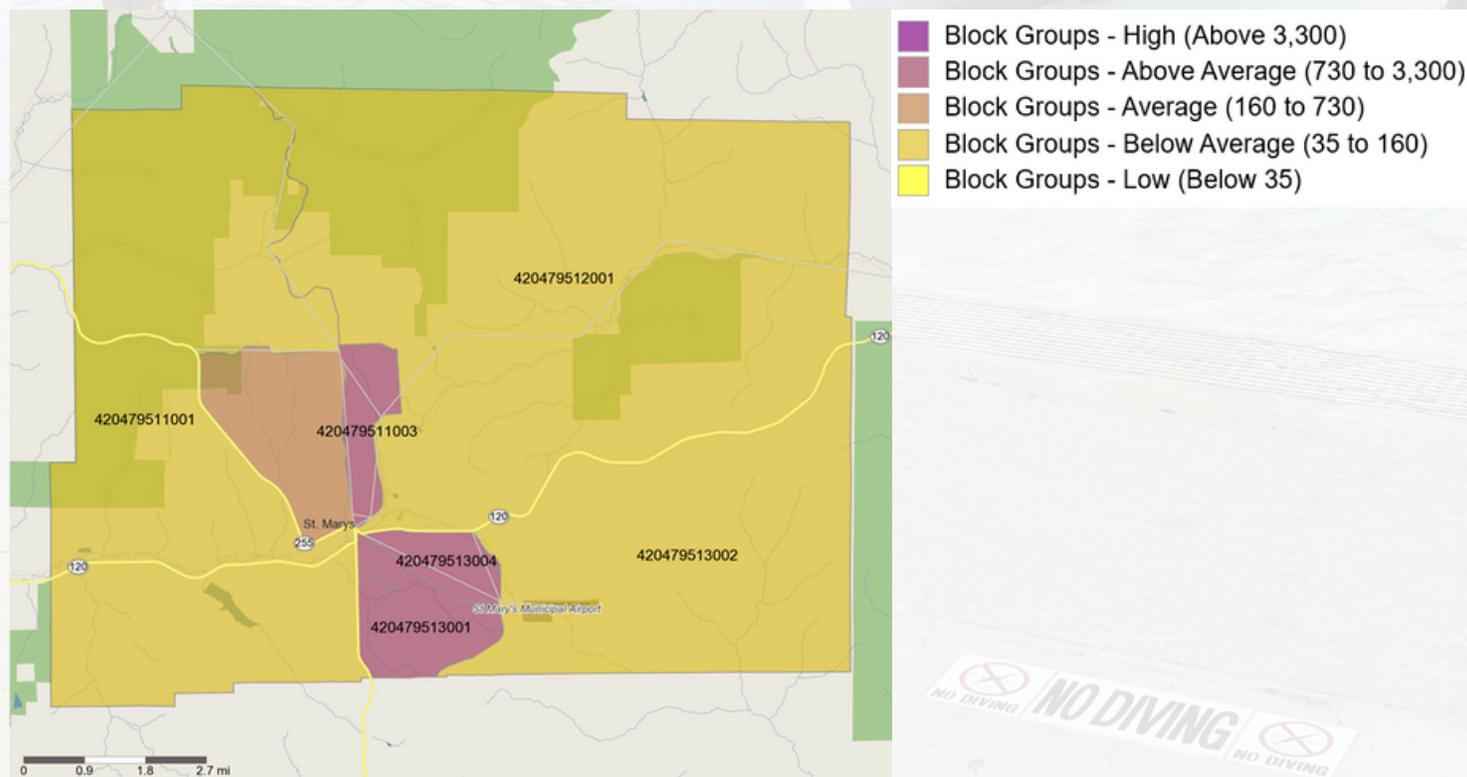


MARKET OVERVIEW

A demographic market analysis forms a critical foundation for a swimming pool feasibility study by illuminating the characteristics of the potential user base within a defined geographic area. This analysis delves into population size, age distribution, income levels, household composition, and lifestyle preferences. By understanding these demographic factors, the feasibility study can accurately estimate the potential demand for swimming pool utilization, identify target market segments (e.g., families with young children, fitness enthusiasts, seniors), and tailor pool offerings and pricing strategies accordingly. Furthermore, analyzing population trends and projections helps assess the long-term viability and sustainability of a proposed swimming pool's operation, ensuring it aligns with the evolving needs of the community.

Complementing the demographic analysis, research into existing area swimming pool providers offers crucial insights into the competitive landscape. This involves identifying current facilities, analyzing their service offerings, pricing structures, membership models, operating hours, and perceived strengths and weaknesses. Understanding the existing supply helps the feasibility study determine potential market gaps, identify opportunities for differentiation, and assess the level of competition. By evaluating the successes and shortcomings of existing providers, the study can inform strategic decisions regarding the type of pool facility, amenities, and services that would be most competitive and appealing to the identified target market, ultimately enhancing the likelihood of a successful pool project.

City of St. Marys Population Density Distribution



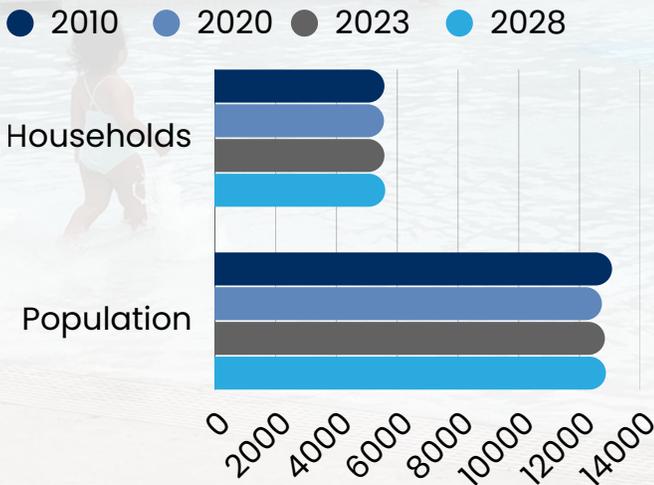
MARKET DEMOGRAPHICS

CITY OF ST. MARYS, PA

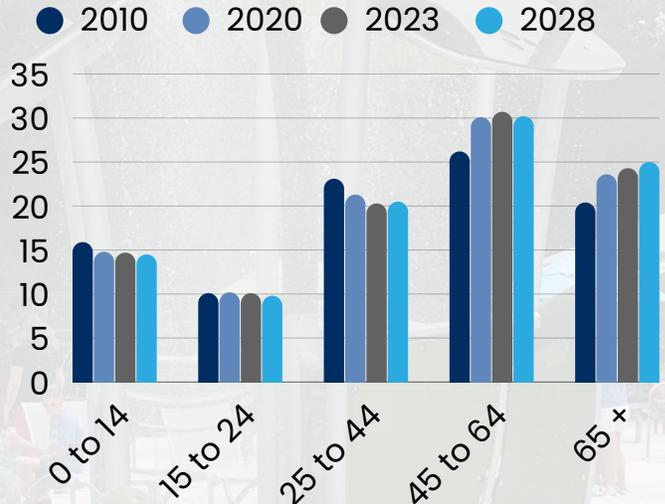
POPULATION DEMOGRAPHICS

The number of households in the study area in 2010 was 5,579 and changed to 5,565 in 2020, representing a change of (0.3)%. The household count in 2023 was 5,579 and the household projection for 2028 is 5,606, a change of 0.5%.

The population in the study area in 2010 was 13,070 and in 2020 it was 12,738, roughly a 2.5% decrease. The population in 2023 was 12,835 and the projection for 2028 is 12,869 representing a change of 0.3%.



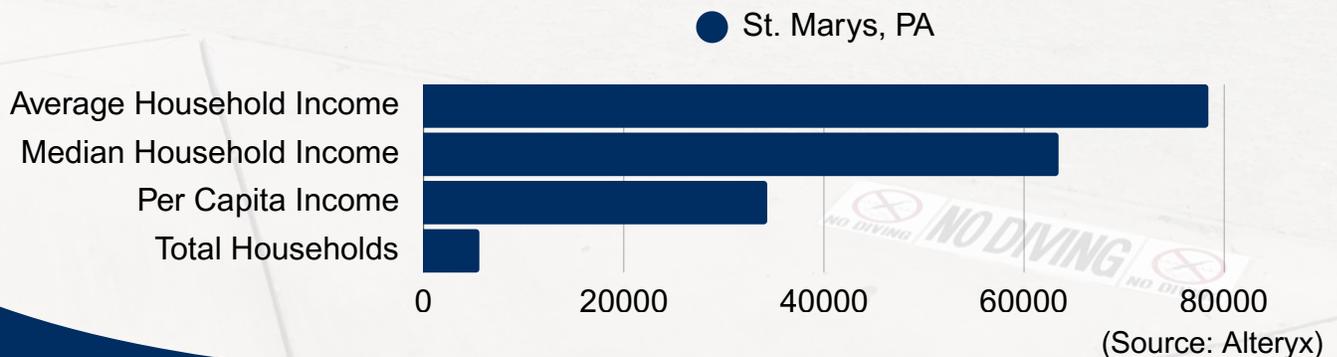
POPULATION BY AGE



In 2010, the median age of the total population in the study area was 45.6, and in 2020, it was 48.1. The median age in 2023 is 49.3 and it is predicted to change in five years to 49.4 years. In 2023, females represented 49.8% of the population with a median age of 50.6 and males represented 50.2% of the population with a median age of 47.7 years. In 2023, the most prominent age group in this geography is Age 55 to 64 years. The age group least represented in this geography is Age 0 to 4 years.

HOUSEHOLD INCOME

In 2023 the predominant household Current Year income category in this study area is \$50K - \$750K, and the income group that is least represented in this geography is \$0 - \$15K.



MARKET OVERVIEW

Population Dynamics and Age Structure

St. Marys, Pennsylvania, presents a demographic profile characterized by a relatively stable population with a trend towards an aging population.

- **Total Population:** The population has seen a slight decrease from 13,070 in the 2010 Census to 12,738 in the 2020 Census, followed by a marginal increase to an estimated 12,835 in 2023. Projections suggest a continued slow growth to 12,869 by 2028. This overall stability indicates a mature community rather than one experiencing rapid expansion or significant decline.
- **Gender Distribution:** The gender distribution is fairly balanced, with a slight historical leaning towards a higher female population. In 2023, the estimated distribution is approximately 50.2% male (6,443) and 49.8% female (6,392). This near parity suggests that recreational facilities should cater to both genders.
- **Median Age:** A key demographic indicator for St. Marys is its increasing median age. From 45.6 years in 2010, it rose to 48.1 years in 2020 and is estimated at 49.3 years in 2023, with a further slight increase projected to 49.4 years by 2028. This signifies an aging population, which has implications for the types of aquatics activities that might be most popular.
- **Age Distribution:** Examining the age cohorts provides a more granular view:
 - **Youth (0-14 years):** This segment has seen a decline in total population and as a percentage of the total population. This could indicate a lower immediate demand for facilities primarily targeting young children, although it still represents a significant portion of the community.
 - **Young Adults (15-24 years):** This age group has remained relatively stable, representing a potential user base for recreational activities.
 - **Working Age (25-54 years):** This broad category shows a mixed trend, with some groups declining (35-44 and 45-54) and others showing slight growth (25-34). This segment is crucial as it often represents families with children and individuals with disposable income and leisure time.
 - **Older Adults (55+ years):** This segment is experiencing significant growth, particularly the 65-74 age group. This highlights the increasing importance of recreational options that cater to older adults, potentially focusing on low-impact aquatics activities and social engagement.



MARKET OVERVIEW

Several factors within this demographic overview correlate with the utilization of an outdoor, seasonal recreational swimming pool:

- **Families with Children:** While the 0-14 age group is declining, it still forms a significant portion of the population. Families with young children are often key users of recreational swimming pools for leisure, exercise, and social interaction. The stability in the 5-14 age group suggests a continued demand from this segment.
- **Young Adults:** Individuals in the 15-24 and 25-34 age groups are often active and interested in fitness and social activities. A swimming pool can provide both.
- **Health and Wellness Focus:** As the median age increases, so too might the focus on health and wellness. Swimming is a low-impact exercise suitable for a wide range of ages and fitness levels, making it an attractive option for older adults seeking to stay active.
- **Community and Social Engagement:** A recreational swimming pool can serve as a community hub, providing opportunities for social interaction across different age groups. This is particularly important in communities with a strong sense of local identity.

Socioeconomic Indicators and Household Structure

- **Employment by Industry:** The significant presence of the manufacturing sector (39.0% of employees) suggests a workforce with a mix of income levels. The services sector also employs a large portion (36.5%), indicating a diverse range of occupations. Understanding the income distribution within these sectors would be crucial for determining affordability and leisure spending habits related to a swimming pool.
- **Business Establishments:** The prevalence of smaller businesses alongside larger establishments suggests a potentially tight-knit community where local amenities are valued.

Socioeconomic factors play a crucial role in the utilization of aquatics facilities:

- **Disposable Income:** The ability of residents to afford membership fees, entry costs, and concessions, directly impacts utilization. Understanding the income distribution within St. Marys is essential.
- **Leisure Time:** Employment patterns and work hours influence the amount of leisure time available for recreational aquatics activities.
- **Family Structure and Household Size:** Larger families may have a greater need for affordable recreational options like a public swimming pool.
- **Community Values and Priorities:** A community that values health, wellness, and social interaction is more likely to support and utilize recreational facilities.

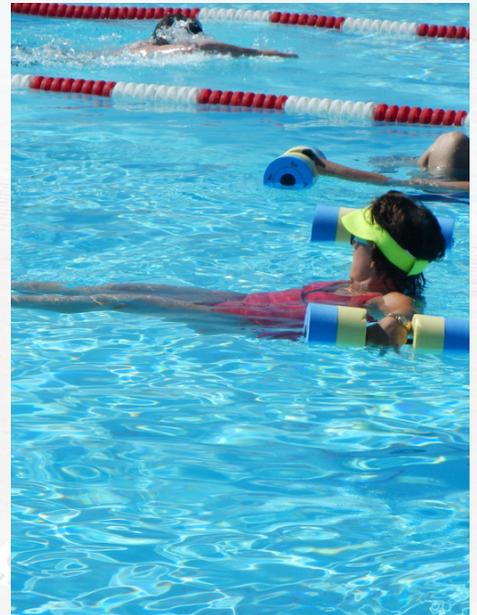


MARKET OVERVIEW

Future Trends and Strategic Considerations

Based on the demographic overview, several future trends and strategic considerations emerge regarding recreational swimming in St. Marys:

- **Addressing the Aging Population:** While families and young adults are important user groups, the growing older adult population presents a significant opportunity. Programs and facilities should be designed to cater to their needs, such as low-impact water aerobics, therapeutic swim sessions, and accessible pool features.
- **Attracting and Retaining Families:** Despite the slight decline in the youngest age groups, families with children remain a vital segment. Family-friendly programming, affordable family memberships, and features like splashpads or shallow areas can attract this demographic.
- **Community Engagement and Marketing:** Effective marketing and community engagement will be crucial to drive utilization across all age groups. Highlighting the health benefits, social opportunities, and recreational value of the pool can encourage participation.
- **Partnerships and Collaboration:** Collaborating with local schools, senior centers, and community organizations can help reach different segments of the population and integrate the swimming pool into the broader community.
- **Accessibility and Affordability:** Ensuring the pool is accessible to all residents, regardless of income or physical ability, is essential for maximizing utilization and promoting community wellness. This includes considering pricing structures, ideal aquatics amenities and facility design.
- **Programming and Activities:** Offering a diverse range of programs, such as swimming lessons, fitness classes, open swim times, and special events, can cater to different interests and keep residents engaged.



MARKET ANALYSIS

Area Aquatic Facilities

Cameron County School Pool

- \$5/day, \$80 family season pass
- Diving area, lap lanes, rec area



Sizerville State Park (Emporium, PA)

- Free
- 105 feet long concrete pool
- Adjacent wading pool

Lyle G. Hall Community Pool (YMCA – Ridgeway, PA)

- Daily Rate: \$15/family, \$6 adult, \$5 youth
- Season Rate: \$200/family, \$100 adult, \$80 youth
- Lap lanes, water slide, wading area, deep area



MARKET ANALYSIS

Area Aquatic Facilities

Bendigo State Park

- Free
- 3-5 feet
- Rectangle pool



DuBois City Pool

- Family \$175
- Adult (over 18 years of age) \$125
- Youth (1-18 years of age) \$100
- Senior (over 60 years of age) \$75
- Season Rates (after 5/24/24)
 - Family \$200.00
 - Adult \$150.00
 - Youth \$120.00

Brockway – Taylor Park

- Daily: \$5/adults, \$3 seniors and students
- Season: \$250/family, \$95 adult, \$90 student
- Slide, diving area, sprayground



MARKET ANALYSIS

Area Aquatic Facilities

Clearfield Community Pool

- Season: \$210/family, \$105/adult, \$95/student, \$55/young child, \$75/senior
- 50 meter lanes, 25 yard lanes, sprayground and wading pool, waterslide



Johnsonburg Community Center

- Indoor Pool
- Monthly: \$13/senior, \$22/single resident, \$27/single non-resident, \$34/family resident, \$37 family non-resident
- 4 lane lap pool

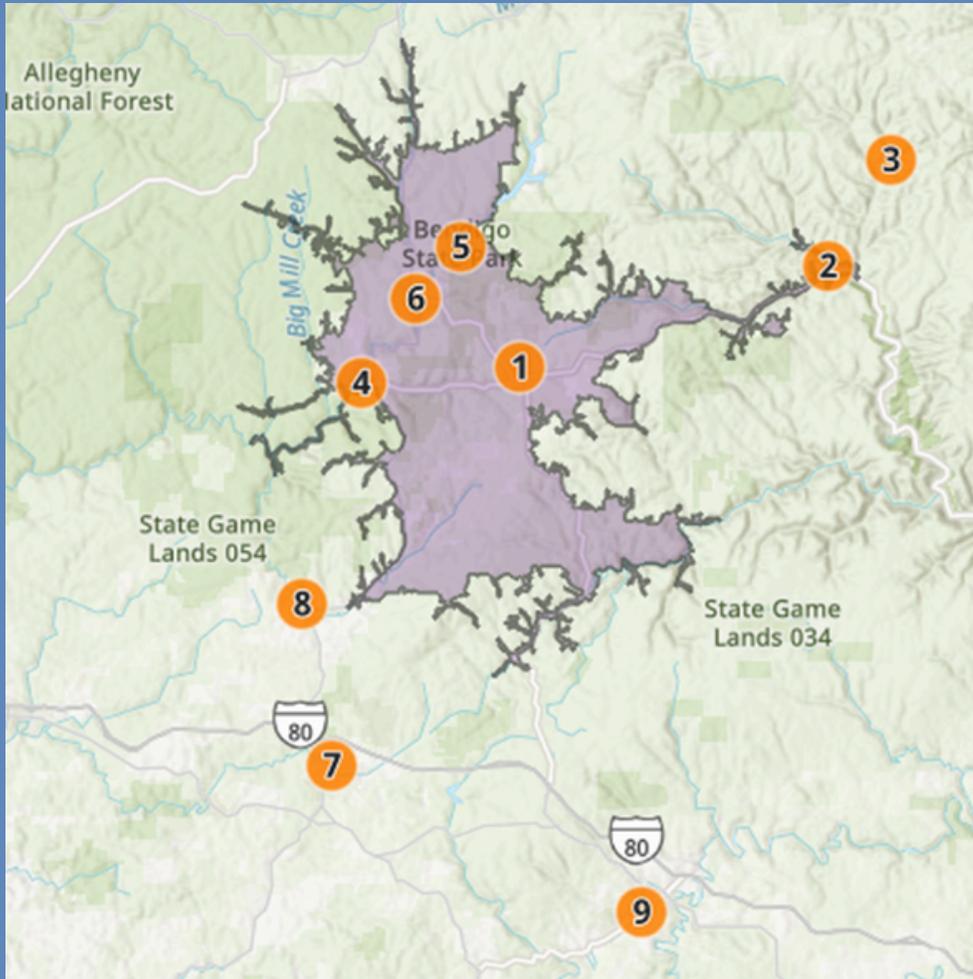
Dubois Area YMCA

- Indoor Pool
- Monthly: \$64/family, \$47/adult



MARKET ANALYSIS

Area Aquatic Facilities



Name	Legend	Name	Legend
St. Mary's Community Pool Indoor High School Pool	1	Johnsonburg Community Center Pool	6
Cameron County School Pool	2	DuBois Area YMCA DuBois Outdoor Pool	7
Sizerville State Park Pool	3	Taylor Memorial Park Pool	8
Lyle G. Hall Community Pool Ridgway YMCA	4	Clearfield Community Pool	9
Bendigo State Park Pool	5		



A photograph of a community pool with a large water play structure in the foreground. The structure has several water jets and a slide. People are seen sitting on lounge chairs and playing in the water. The image is overlaid with a semi-transparent blue graphic on the left side.

COMMUNITY POOL

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COMMUNITY POOL

The community swimming pool, originally opened in 1964, underwent a renovation in 2006. Despite this, it faces multiple structural and functional challenges that compromise its usability and safety. The main swimming pool, measuring 11,000 square feet and holding 325,000 gallons of water, experiences significant water loss of over two inches per day. This is coupled with rust and corrosion on its copper metal walls, leading to recurring maintenance issues. Staff attempt patches annually, but the deterioration persists, and due to the state of the structure, reuse of the pool is not recommended.

When looking at options for repair, the use of a new wall system called Myrtha RenovAction is a typical solution for aging pools. However, this system is not able to be used to reinforce the existing walls as the existing steel will continue to degrade if it is not stabilized before the panel system is installed. Given the condition of the walls, this is not a viable solution. A temporary solution could be to install two layers of a pool membrane within the existing pool to block the rust from bleeding through. This might give the swimming pool up to 10 years of life at a cost of \$2.5M to \$3M. This cost addresses the pool shell, but does not include the cost of new mechanical equipment and a new pool deck.

The pool's perimeter overflow gutters fail to function effectively for surface skimming, and its trough-style gutter system further limits skimming capability. Over time, the pool has shifted, causing uneven water levels, which hampers proper water recirculation. Although renovations in 2006 addressed some components of the recirculation system, the pool heater struggles to maintain temperatures above 78 degrees.

Safety and compliance issues are also a concern. The location of the pool backwash does not meet current codes and standards. Additionally, pool chemicals are stored in the mechanical room, and the high-rate sand filters are exposed to the elements year-round due to the storage building not being fully enclosed. The children's pool shares the same recirculation system as the main pool which is not designed to current codes.

The supporting infrastructure is equally in need of attention. The mechanical system building requires a new roof, while the entry building and locker rooms are in dire need of remodeling. The lifeguard area lacks sufficient space for all staff members. And, on busy summer days, there is not ample parking for all users of the swimming pool and the park.

Considering these challenges, it is not recommended to renovate the existing St. Marys Community Swimming Pool. The City of St Marys should explore the construction of a new swimming pool if the city wants to continue to provide outdoor aquatic recreation during the summer.



COMMUNITY POOL



Top left: Pool Separation from Deck

Top right: Children's Pool

Bottom left: Diving Board

Bottom right: Waterslide Tower



COMMUNITY POOL



Top left: Pool Rust and Corrosion

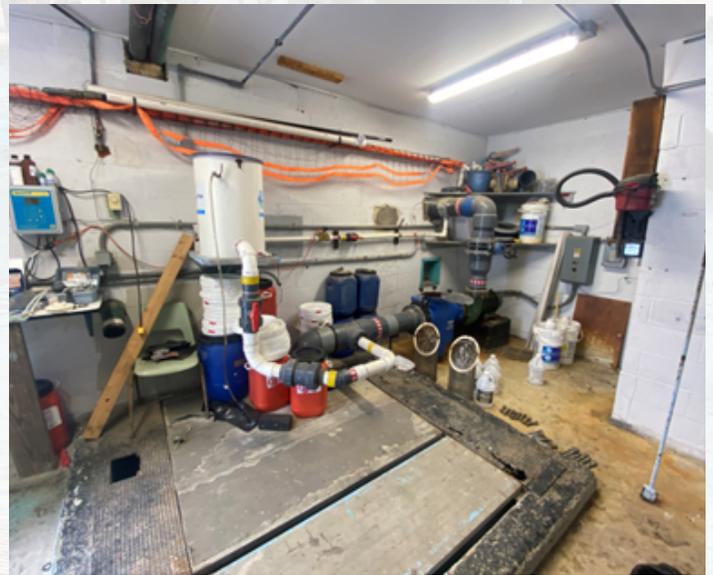
Top right: Pool Gutter System

Bottom left: Pool Pump, Motor, and Strainer

Bottom right: Pool Heater



COMMUNITY POOL

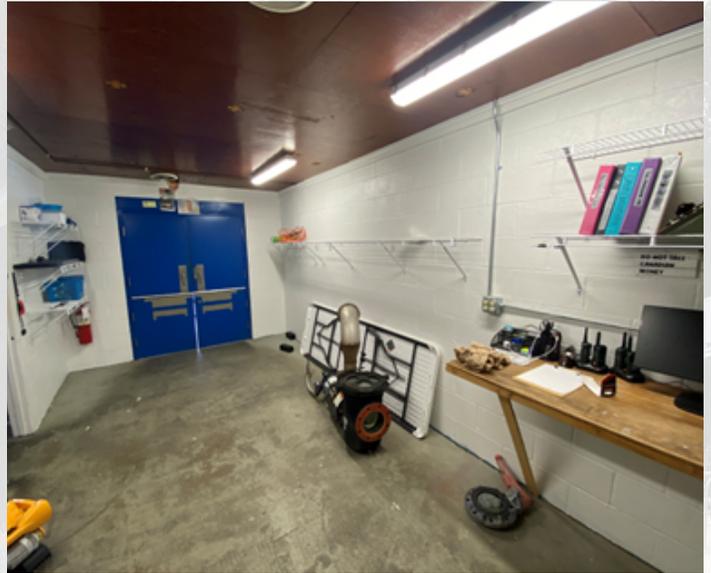


Top left: Pool Chemical Storage
Top right: Recirculation Piping and Filtration
Bottom left: Recirculation Piping
Bottom right: Pool Mechanical Room

NO DIVING NO DIVING NO DIVING



COMMUNITY POOL



Top left: Entry Building
Top right: Entry Corridor
Bottom left: Locker Room
Bottom right: Pool Office

NO DIVING NO DIVING NO DIVING



COMMUNITY POOL



Left: Concessions
Right: Pool Deck Cracking





LAYOUT AND DESIGN



LAYOUT AND DESIGN

Options Overview

The studied options for the St. Marys Community Pool site consists of the following:

Concept 1: This concept features a new 4,639 square foot leisure pool with zero-depth entry, a family waterslide, a floatable crossing activity, and a dual waterslide tower. New shade structures and a shade pavilion are also included, along with renovation or new construction of a support building.

- Option 1A has a capacity of 188 and requires 8-9 lifeguards.
- Option 1B adds a 1,881 square foot wet deck with a children's play structure. This option has a larger capacity of 263 and requires 10-11 lifeguards.

Concept 2: This concept focuses on creating a larger and more versatile aquatic facility. Both options include a zero-depth entry and a children's play feature, along with new shade structures and a shade pavilion, and support building renovation or new construction.

- Option 2A features a new 6,500 square foot leisure pool that includes six 25-yard lap lanes, a floatable crossing activity, and a dual waterslide tower with a plunge pool. This option is designed to accommodate 260 patrons and requires 9-10 lifeguards.
- Option 2B expands the leisure pool to 8,200 square feet and incorporates eight 25-yard lap lanes. Like Option 2A, it also includes a floatable crossing activity, and a dual waterslide tower with a plunge pool. This expanded option has a capacity of 344 and requires a larger staff of 11-12 lifeguards.

Concept 3: This concept balances leisure and recreational activities, providing a wide range of aquatic experiences. It features a new 6,700 square foot leisure pool with a zero-depth entry, a children's play structure, and a waterslide tower. A lazy river and a 6-lane, 25-yard lap pool are also included, along with new shade structures and a shade pavilion, and support building renovation or new construction. Concept 3 is designed to accommodate a larger capacity of 400 patrons and requires a staff of 12-13 lifeguards.



OPTIONS SUMMARY

Outdoor Options

The following pictures represent aquatic amenities that are shown in concept 1.



NO DIVING NO DIVING NO DIVING



OPTIONS SUMMARY

Outdoor Options

The following pictures represent aquatic amenities that are shown in concept 1.



OPTIONS SUMMARY



Option 2

Option 2 focuses on creating a larger and more versatile aquatic facility with an emphasis on both recreational and lap swimming opportunities. This concept presents two options, both of which include a zero-depth entry and a children's play feature, along with new shade structures and a shade pavilion, and support building renovation or new construction.

- Option 2A features a new 6,500 square foot leisure pool that includes six 25-yard lap lanes, a floatable crossing activity, and a dual waterslide tower with a plunge pool. This option is designed to accommodate 260 patrons and requires 9-10 lifeguards.
- Option 2B expands the leisure pool to 8,200 square feet and incorporates eight 25-yard lap lanes. Like Option 2A, it also includes a floatable crossing activity, and a dual waterslide tower with a plunge pool. This expanded option has a capacity of 344 and requires a larger staff of 11-12 lifeguards.



OPTIONS SUMMARY

Outdoor Options

The following pictures represent aquatic amenities that are shown in concept 2.



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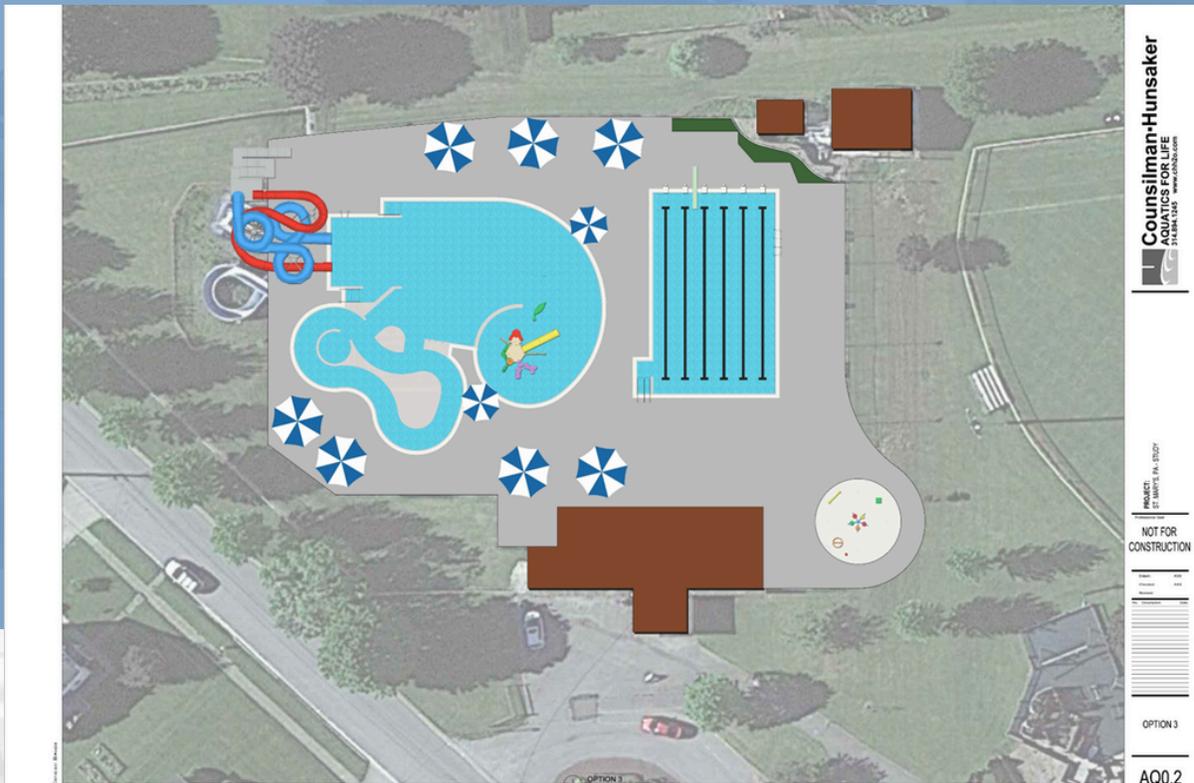
OPTIONS SUMMARY

Outdoor Options

The following pictures represent aquatic amenities that are shown in concept 2.



OPTIONS SUMMARY



Option 3

Concept 3 proposes a design that balances leisure and recreational activities with a focus on providing a wide range of aquatic experiences. This concept features a new 6,700 square foot leisure pool with a zero-depth entry, a children's play structure, and a waterslide tower.

A key feature of Concept 3 is the inclusion of a lazy river, offering a relaxing and enjoyable experience for users of all ages. Additionally, the design incorporates a 6-lane, 25-yard lap pool to accommodate competitive swimming and fitness activities. New shade structures and a shade pavilion are also planned, along with support building renovation or new construction. Concept 3 is designed to accommodate a larger capacity of 400 patrons and requires a staff of 12-13 lifeguards.



OPTIONS SUMMARY

Outdoor Options

The following pictures represent aquatic amenities that are shown in concept 3.



NO DIVING NO DIVING NO DIVING



OPTIONS SUMMARY

Outdoor Options

The following pictures represent aquatic amenities that are shown in concept 3.



PROJECT COSTS

NO DIVING NO DIVING NO DIVING



TOTAL PROJECT COSTS

Opinion of Probable Cost

Councilman-Hunsaker has prepared an Opinion of Probable Construction Cost for the studied aquatic center concepts. A budget for site construction costs and furniture, fixtures and equipment (FF&E) has also been calculated and included in the estimates. Recent project bid figures of similar projects have been used as well as national estimating guides and local cost adjustment factors. The hard construction cost figures have been supplemented by a development cost factor of 12%, which includes such "soft" costs as professional fees, survey, geotechnical report, document reproduction, advertisement for bids and all anticipated expenses related to the administration of the project. A 10% contingency allowance and 5% escalation allowance have also been included in the estimates. The sum of these two cost figures calculate the total project cost. The cost estimates on the following slides are current as of May 2025.

Data from 2015 to 2024 shows pool construction costs have risen by 90%, averaging \$488 per square foot in 2024. Costs could climb to \$772 per square foot within the next decade. To manage this, communities must plan ahead, set realistic budgets that account for future cost escalation, and carefully time funding with construction starts. Feasibility studies, funding, permits, and construction are time-intensive processes. Understanding these steps and projecting long-term costs will help communities make informed decisions, ensuring their aquatic facilities remain sustainable and inclusive



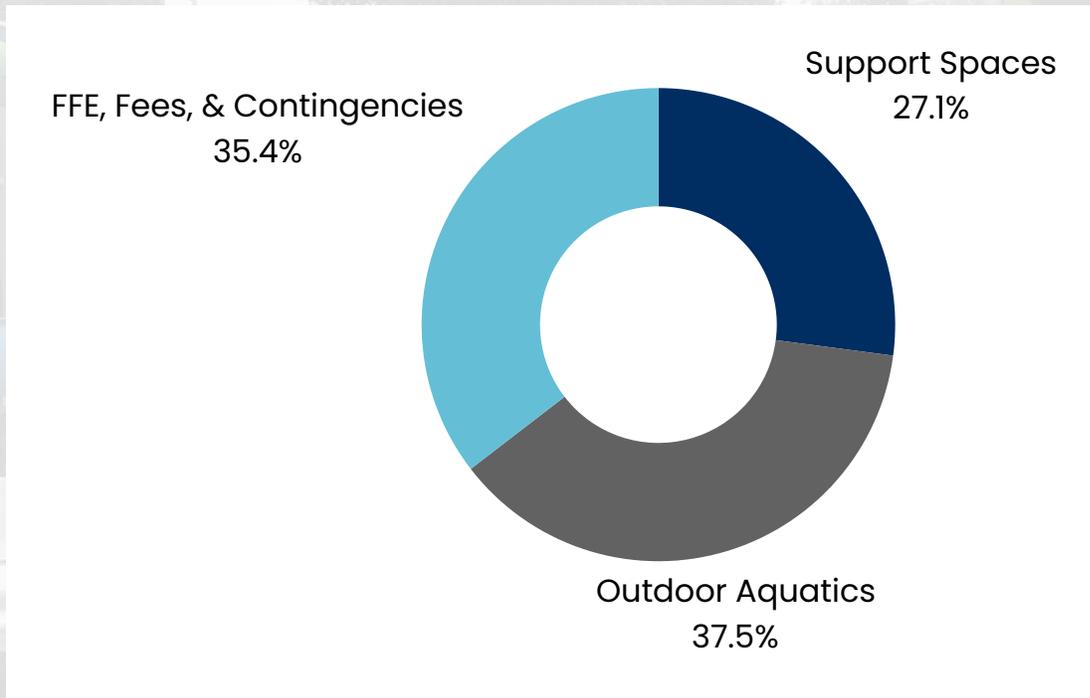
TOTAL PROJECT COSTS

Concept 1

CHART		OPINION OF PROJECT COST: Option 1	
Description	Unit	Amount	Opinion of Cost
Existing Building Renovation		5,391	\$2,668,229
Front Desk	Sq. Ft.	250	
Concessions	Sq. Ft.	400	
Offices (Lifeguard + Admin)	Sq. Ft.	400	
Locker Rooms	Sq. Ft.	1,200	
Family Changing Rooms	Sq. Ft.	320	
Outdoor Pool Mechanical Room	Sq. Ft.	1,143	
Storage (Building / Pool)	Sq. Ft.	600	
Circulation and Walls (25%)	Sq. Ft.	1,078	
Outdoor Aquatic Center		17,716	\$3,881,938
Outdoor Leisure Pool	Sq. Ft.	4,700	
Spray Features	Allowance	2	
Crossing Activity	Allowance	1	
Family Slide	Allowance	1	
Waterslide Tower	Allowance	1	
Waterslide Mechanical	Allowance	1	
Spraypad	Sq. Ft.	1,200	
Features	Allowance	1	
Shade Structures	Qty.	6	
Shade Pavillion	Qty.	1	
Outdoor Deck	Sq. Ft.	11,802	
Overhead Lighting	Sq. Ft.	17,716	
Fencing	Linear Ft.	600	
Unit		Sq. Ft.	Opinion of Cost
Total Building Construction Costs			6,550,167
Site Construction Allowance			\$1,386,424
Furniture, Fixtures, Equipment			\$70,000
Subtotal		23,107	\$8,006,592
Escalation Allowance (1 year)	5.0%		\$400,330
Contingency (Design / Construction)	10.0%		\$840,692
Design Fees, Surveys, Permitting	12.0%		\$1,109,714
Opinion of Probable Cost			\$10,357,327
Total Estimated Project Costs:			\$10,400,000
Estimate Current as of:		5/12/2025	
Source: Counsilman-Hunsaker			



CONCEPT 1



For Concept 1, the total project cost is \$9,600,000. 27.1% of the total cost is for support spaces, which encompass areas like the lobby, front desk, and locker rooms, collectively span several thousand square feet. Approximately 37.5% of the budget is allocated to Outdoor Aquatics, amounting to \$3,574,120. This includes elements such as the outdoor leisure pool and waterslide tower.



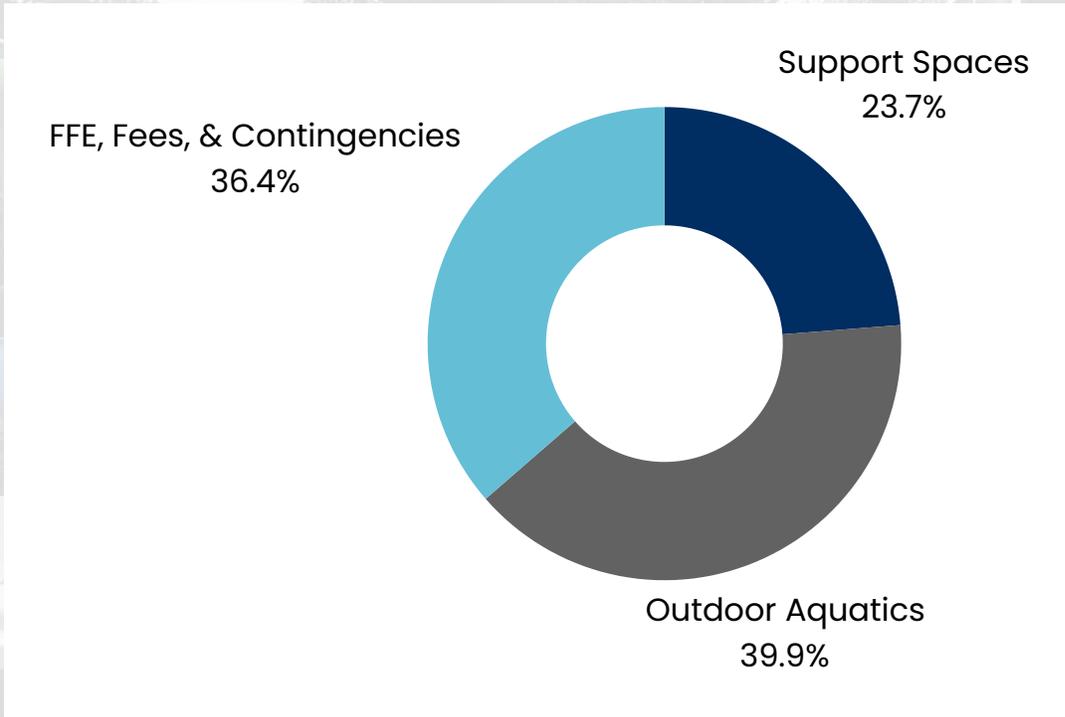
TOTAL PROJECT COSTS

Concept 2

CHART AQUATICS RESEARCH POOL		OPINION OF PROJECT COST: Option 2	
Description	Unit	Amount	Opinion of Cost
Support Spaces		6,674	\$3,286,452
Front Desk	Sq. Ft.	250	
Concessions	Sq. Ft.	400	
Offices (Lifeguard + Admin)	Sq. Ft.	400	
Locker Rooms	Sq. Ft.	1,674	
Family Changing Rooms	Sq. Ft.	320	
Outdoor Pool Mechanical Room	Sq. Ft.	1,496	
Building Mechanical / Electrical / Janitor	Sq. Ft.	200	
Storage (Building / Pool)	Sq. Ft.	600	
Circulation and Walls (25%)	Sq. Ft.	1,335	
Outdoor Aquatic Center		25,123	\$5,264,314
Outdoor Leisure Pool	Sq. Ft.	7,169	
Children's Play Structure	Allowance	1	
Play Structure Mechanical	Allowance	1	
Crossing Activity	Allowance	1	
Diving Board	Allowance	1	
Waterslide Tower	Allowance	1	
Waterslide Mechanical	Allowance	1	
Spraypad	Sq. Ft.	1,200	
Features	Allowance	1	
Shade Structures	Qty.	6	
Shade Pavillion	Qty.	1	
Outdoor Deck	Sq. Ft.	16,740	
Overhead Lighting	Sq. Ft.	25,123	
Fencing	Linear Ft.	700	
Unit		Sq. Ft.	Opinion of Cost
Total Building Construction Costs			8,550,766
Site Construction Allowance (parking, landscaping, utilities, walks - assuming normal site co			\$1,907,833
			\$0
Furniture, Fixtures, Equipment			\$96,000
Subtotal		31,797	\$10,554,599
Escalation Allowance (1 year)	5.0%		\$527,730
Contingency (Design / Construction)	10.0%		\$1,108,233
Design Fees, Surveys, Permitting	12.0%		\$1,462,867
Opinion of Probable Cost			\$13,653,429
Total Estimated Project Costs:			\$13,700,000
Estimate Current as of:		5/12/2025	
Source: Counsilman-Hunsaker			



CONCEPT 2



For Concept 2, the total project cost is \$12,800,000. 23.7% of the total cost is for support spaces, which encompass areas like the lobby, front desk, and locker rooms, collectively span several thousand square feet. Approximately 39.9% of the budget is allocated to Outdoor Aquatics, amounting to \$5,079,946. This includes elements such as the outdoor leisure pool, children’s play structure, and waterslide tower.



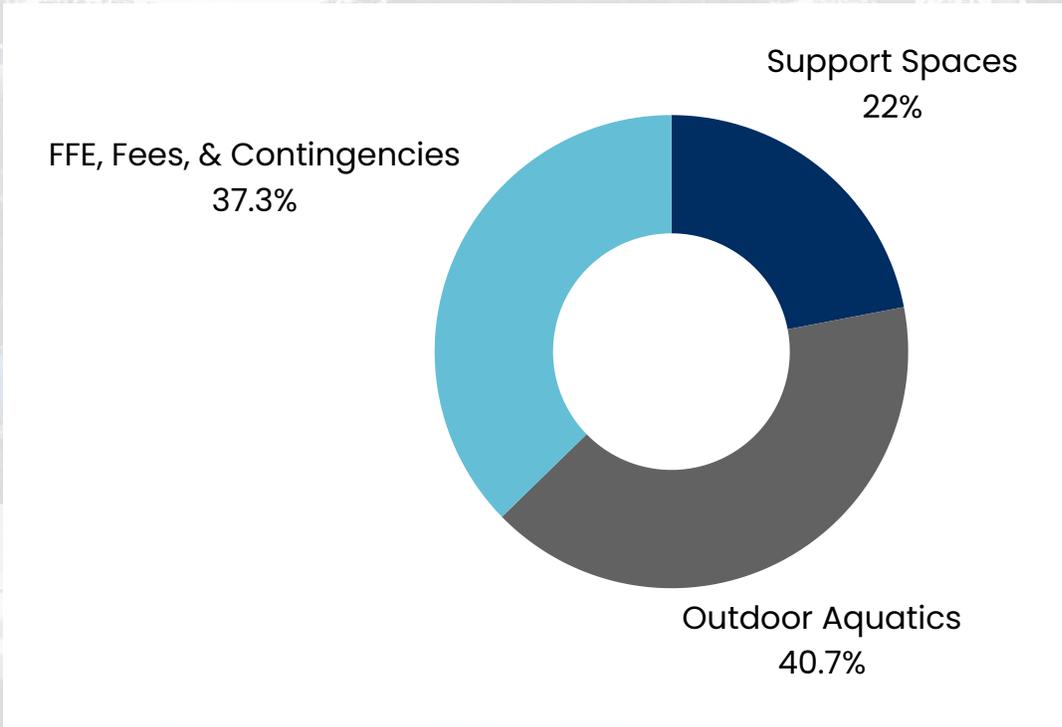
TOTAL PROJECT COSTS

Concept 3

CHART		OPINION OF PROJECT COST: Option 3		
Description	Unit	Amount	Opinion of Cost	
Support Spaces		7,784	\$3,725,311	
Front Desk	Sq. Ft.	400		
Concessions	Sq. Ft.	400		
Offices (Lifeguard + Admin)	Sq. Ft.	400		
Locker Rooms	Sq. Ft.	1,600		
Family Changing Rooms	Sq. Ft.	320		
Outdoor Pool Mechanical Room	Sq. Ft.	1,929		
Building Mechanical / Electrical / Janitor	Sq. Ft.	579		
Storage (Building / Pool)	Sq. Ft.	600		
Circulation and Walls (25%)	Sq. Ft.	1,557		
Outdoor Aquatic Center		34,217	\$6,809,956	
Outdoor Lap Pool	Sq. Ft.	3,500		
Outdoor Leisure Pool	Sq. Ft.	6,700		
Children's Play Structure	Allowance	1		
Play Structure Mechanical	Allowance	1		
Spray Features	Allowance	1		
Waterslide Tower	Allowance	1		
Waterslide Mechanical	Allowance	1		
Spraypad	Sq. Ft.	1,200		
Features	Allowance	1		
Shade Structures	Qty.	8		
Shade Pavillion	Qty.	1		
Outdoor Deck	Sq. Ft.	22,802		
Overhead Lighting	Sq. Ft.	34,217		
Fencing	Linear Ft.	800		
Unit		Sq. Ft.	Opinion of Cost	
Total Building Construction Costs			10,535,267	
Site Construction Allowance (parking, landscaping, utilities, walks - assuming normal site conditions)			\$2,520,056	
Furniture, Fixtures, Equipment			\$127,000	
Subtotal		42,001	\$13,182,323	
Escalation Allowance (1 year)		5.0%	\$659,116	
Contingency (Design / Construction)		10.0%	\$1,384,144	
Design Fees, Surveys, Permitting		12.0%	\$1,827,070	
Opinion of Probable Cost			\$17,052,653	
Total Estimated Project Costs:			\$17,100,000	
Estimate Current as of:		5/12/2025		
Source: Counsilman-Hunsaker				



CONCEPT 3



For Concept 3, the total project cost is \$16,500,000. 22% of the total cost is for support spaces, which encompass areas like the lobby, front desk, and locker rooms, collectively span several thousand square feet. Approximately 40.7% of the budget is allocated to Outdoor Aquatics, amounting to \$6,698,388. This includes elements such as the outdoor leisure pool, play structure, spray features, and waterslide tower.



FINANCIAL ANALYSIS



FINANCIAL ANALYSIS

Operating Assumptions

The following rates were used in the development of the revenue and expense analysis, assuming the facility would be owned and operated by the City of St. Marys.

- Outdoor swimming pool: open seasonally (8 to 10 hours per day)
- Aquatic programs: swim lessons, water fitness, lap swim, rentals
- Staffing:
 - One full-time aquatics manager
 - Part-time management, lifeguards, admissions, program instructors
- Studied rate structure
 - \$8.00 to \$10.00 daily admission
 - \$30.00 monthly membership
- Utilities
 - Electric based on \$0.12 per KWH
 - Water based on \$6.00 per 1,000 gallons
 - Liquid Chlorine, \$2.00/gallon
 - Pool Heating, \$1.50/therm
- Revenue generation
 - Daily visits
 - Seasonal memberships (individual and family)
 - Aquatic programs (swim lessons, water fitness)



FINANCIAL ANALYSIS

Expense Overview

The following information details operating expenses for the aquatic center, focusing on major cost categories and estimation methodologies. Projections are made through a combination of historical data, industry benchmarks, and relevant factors like local conditions and user projections.

Key Expense Areas:

- **Facility Staff:** Annual payroll considers benefits, taxes, and scheduling based on user demand and established procedures. Pay rates align with existing job classifications and wage scales. Costs associated with staff dedicated to program delivery such as swimming lessons and water fitness classes are factored into the expense table.
- **Direct Expenses:** This category encompasses day-to-day operational supplies, including office, program, custodial, repair, and chemical needs. Chemical costs consider the use of liquid chlorine and muriatic acid, adjusted based on the demand for each of the swimming pools.
- **Utilities:** Total costs include energy, demand charges, and delivery fees. It is crucial to exercise caution when comparing these costs with facilities outside the immediate area due to potential regional variations.
- **Electricity:** Calculations are based on both demand and energy costs obtained from utility rate information provided by the project committee. The table outlines the estimated electricity costs for various operational scenarios.
- **Water & Sewer:** Water and sewer services are required for domestic use, compensating for evaporation and backwashing purposes. Backwash and domestic water are released into the sanitary system, excluding landscape irrigation.
- **Repair & Maintenance:** This budget allocation covers facility repairs and general maintenance for the building and pool mechanical systems.
- **Capital Replacement Fund:** Certain equipment manufacturers recommend annual maintenance programs to ensure optimal performance, often requiring contractors. Additionally, unforeseen repairs throughout the year may also necessitate external services. This fund reserves money for such maintenance and replacement needs.



FINANCIAL ANALYSIS

Annual Operating Budget

This chart outlines operating budget options for the studied new outdoor swimming pool in St. Marys, Pennsylvania. The primary categories of expenditure include Personnel, Operating Expenses, Utilities, and Programs. Total labor costs range from \$173,211 in Options 1 and 2, increasing to \$205,782 in Option 3, largely due to higher lifeguard personnel costs. Direct operating expenses, which exclude insurance (not included in any option), vary from \$58,930 in Option 1 to \$82,440 in Option 3, with Repair and Maintenance showing the most significant fluctuation across options. Regarding utilities, expenses for HVAC, electricity, pool heating, and water & sewer see a steady increase from Option 1 (\$51,076) to Option 3 (\$84,004), suggesting higher operational demands due to the larger pool sizes. Program costs, encompassing food and beverage and part-time program staff, also rise with each option, from \$22,238 to \$28,711. When a capital replacement fund is included, the total estimated annual expenses for the new pool range from \$357,255 for Option 1 to \$486,237 for Option 3.

Annual Operating Budget				
		Option 1	Option 2	Option 3
Personnel				
	Full Time Employment	\$40,000	\$40,000	\$40,000
	Full Time Benefits	\$12,000	\$12,000	\$12,000
	Part-Time Management	\$15,360	\$15,360	\$15,360
	Lifeguard Personnel	\$82,944	\$82,944	\$114,048
	Front Desk Personnel	\$7,680	\$7,680	\$7,680
	Part-Time Maintenance	\$9,600	\$9,600	\$9,600
	Personnel Equipment Cost	\$1,627	\$1,627	\$2,094
	Training	\$4,000	\$4,000	\$5,000
	Total Labor	\$173,211	\$173,211	\$205,782
Operating Expenses				
	Insurance	Not Included	Not Included	Not Included
	Repair and Maintenance	\$25,900	\$34,200	\$34,200
	Credit Card Fees	\$8,431	\$9,102	\$11,442
	Operating Supplies	\$15,540	\$17,100	\$17,100
	Chemicals	\$6,559	\$9,530	\$14,699
	Advertising	\$2,500	\$2,500	\$5,000
	Direct Expenses	\$58,930	\$72,432	\$82,440
Utilities				
	HVAC	\$5,046	\$6,247	\$7,286
	Electricity	\$30,618	\$40,878	\$48,065
	Pool Heating	\$7,427	\$11,519	\$14,857
	Water & Sewer	\$7,985	\$9,307	\$13,796
	Total Utilities	\$51,076	\$67,951	\$84,004
Programs				
	Food and Beverage	\$17,282	\$18,723	\$23,657
	Part-Time Program Staff	\$4,957	\$4,957	\$5,054
	Total Programs	\$22,238	\$23,680	\$28,711
Total Operating Expenses		\$305,455	\$337,274	\$400,937
Capital Replacement Fund		\$51,800	\$68,300	\$85,300
Total Expense		\$357,255	\$405,574	\$486,237
Estimate Current as of:		5/25/2025		
Source: Councilman-Hunsaker				

CHART



FINANCIAL ANALYSIS

Swimming Pool Revenue

For an outdoor seasonal swimming pool, key revenue categories are primarily driven by user access and aquatics amenities. The most significant income streams will come from seasonal recreation users, who contribute through various admission options. This includes both daily admission fees for individual visits and the sale of season passes, catering to both individual swimmers and families seeking regular access throughout the summer. Beyond general admission, the pool can generate additional revenue from the rental of dedicated spaces such as cabanas and pavilions, offering patrons enhanced comfort and privacy for their 2-to-4-hour length of stay. Lastly, food and beverage sales, provide refreshments and snacks to pool users enjoying the facility.

Daily Admissions / Memberships	Option 1	Option 2	Option 3
Admissions / Memberships (Indoor)	\$146,371	\$158,581	\$200,366
Aquatic Programs			
Swim Lessons	\$9,235	\$9,235	\$9,235
Lifeguard Certification	\$678	\$678	\$873
Food and Beverage			
Food and Beverage	\$28,803	\$31,206	\$39,428
Rentals			
Birthday Party	\$1,600	\$1,600	\$3,200
Private (Full Pool)	\$4,200	\$4,200	\$4,200
Total Revenue	\$190,888	\$205,499	\$257,302



FINANCIAL ANALYSIS

Revenue/Expense Comparison

The chart compares the financial implications of the three studied options for a new outdoor swimming pool in the City of St. Marys. It presents the construction and project costs, projected attendance, expense and revenue budgets, cash flow, and cost recovery for each option.

Key Findings

- Construction and Project Costs: Costs increase from Option 1 to Option 3. Option 3 has the highest construction cost (\$13,182,323) and project cost (\$17,052,653).
- Attendance: Projected attendance also increases from Option 1 to Option 3, with Option 3 expected to have the highest attendance (29,211).
- Expense and Revenue Budgets: Both expense and revenue budgets are highest for Option 3 and lowest for Option 1.
- Cash Flow: All three options are projected to have an operational subsidy, indicating that expenses are expected to exceed revenues. The subsidy is highest for Option 3 (-\$143,635) and lowest for Option 1 (-\$114,568).
- Cost Recovery: Cost recovery, which represents the percentage of expenses covered by revenues, is relatively similar across all options. Option 1 has the highest cost recovery (62.49%), while Option 2 has the lowest (60.93%).

	Option 1	Option 2	Option 3
Construction Cost	\$8,006,592	\$10,554,599	\$13,182,323
Project Cost	\$10,357,327	\$13,653,429	\$17,052,653
Attendance	21,929	23,531	29,211
Expense Budget	\$305,455	\$337,274	\$400,937
Revenue Budget	\$190,888	\$205,499	\$257,302
Cashflow	(\$114,568)	(\$131,775)	(\$143,635)
Cost Recovery	62.49%	60.93%	64.18%



FINANCIAL ANALYSIS

Sources of Funding

Communities utilize a variety of funding mechanisms for parks and recreation and aquatic facilities. Below are a few that could be considered by the City of St. Marys.

- General Obligation and Revenue Bonds
 - General Obligation Bonds and Revenue Bonds are issued directly by the City.
 - A third-party owner, set up expressly for this purpose, and using the tax-exempt issuing authority of the city, issues Certificates of Participation and Lease Revenue Bonds. The City would simply be leasing the aquatic center from this entity.
 - A municipality obligates itself to levy and collect sufficient property taxes without limit as to the rate or the amount in order to pay principal and interest as it comes due.
 - In selling Certificate of Obligation Bonds, the debt instrument is secured by the revenue from the proposed facility, and the municipality obligates itself to levy and collect sufficient property taxes, without limit as to the rate
- Revenue Bonds
 - Revenue Bonds are to be repaid out of the revenues generated by the operation of the aquatic center. The risk that the center's revenues will prove insufficient to cover interest and principal payments on the bonds is borne by the investor.
 - It is possible that the facility will not generate sufficient revenue to cover all of its debt service obligations. A revenue bond may be appropriate for use if an entity were to underwrite the operating cost of operating the swimming pool and thereby release the revenue stream to secure revenue bonds.
- Community Contributions
 - For different reasons, various private individuals and corporations may have an interest in supporting an aquatic project.
 - Building civic pride
 - Promoting economic development
 - Enhancing community facilities
 - Properly structured, any of the financing and ownership options selected will permit tax-deductible giving from most private contributors.
- Capital Markets Financing
 - Local Discretionary Sales Surtax
 - Specific Sales Tax issued to pay for the principle and interest of the new complex



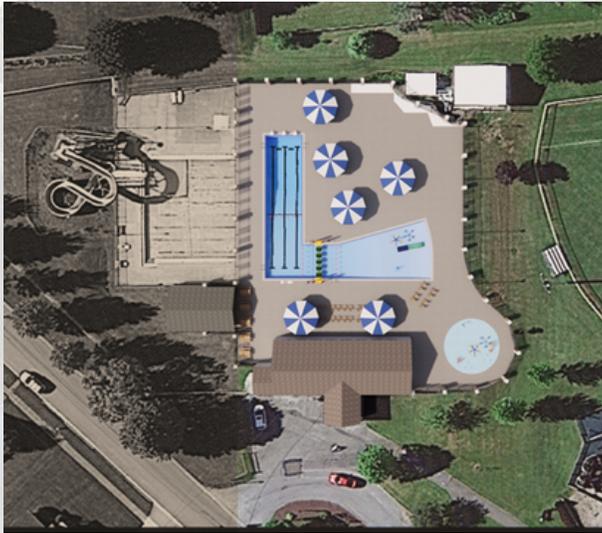


ADDITIONAL CONCEPTS

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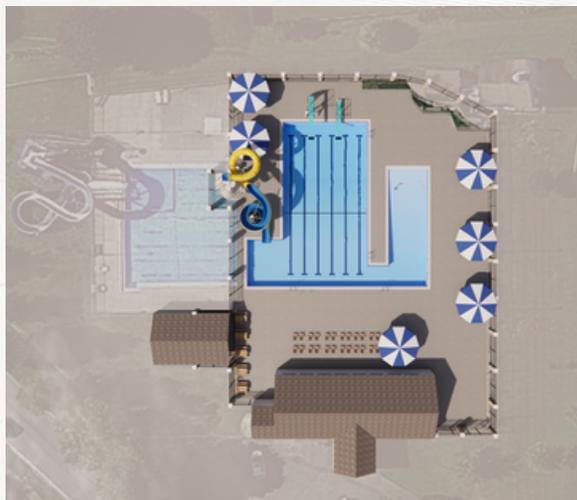
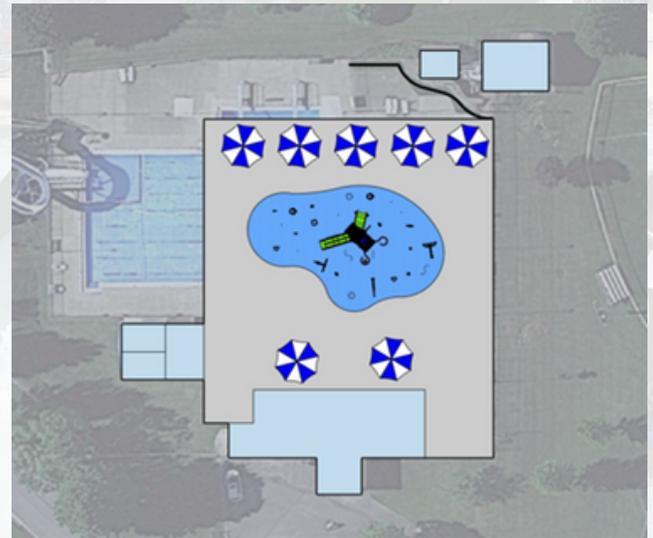


ADDITIONAL CONCEPTS



- 3,500 SF Pool
 - 3, 25-yard lap lanes
 - Zero-depth beach entry
 - Floatable crossing activity
- 800 SF splashpad
- Budget
 - \$500,000 bathhouse renovation allowance
 - Total Project Budget (2025 dollars): \$4.8M
- Personnel
 - Staffing: 5 to 7 lifeguards

- 3,500 SF Splash Park
 - Spray/play features
 - Interactive play feature
- Budget
 - \$500,000 bathhouse renovation allowance
 - Total Project Budget (2025 dollars): \$3.3M
- Personnel
 - Staffing: 1 to 2 lifeguards/attendants



- 5,000 SF Pool
 - Zero-depth beach entry
 - 6, 25-yard lap lanes
 - Waterslide tower
- Budget
 - \$500,000 bathhouse renovation allowance
 - Total Project Budget (2025 dollars): \$5.3M
- Personnel
 - Staffing: 7 to 8 lifeguards





SUMMARY



SUMMARY

The City of St. Marys, Pennsylvania, engaged Councilman-Hunsaker (CH) to conduct a feasibility study for the St. Marys Outdoor Community Swimming Pool in Memorial Park. The study assessed the need for a renovated or replaced pool complex, developed options to meet community aquatic needs, and provided associated costs. The goal was to inform the City's decision regarding the future of aquatic amenities in Memorial Park. The study included an evaluation of the existing pool, market research, financial analysis, and community feedback.

Project Overview and Process

The study commenced in January 2025 with a site visit and meetings with the Parks and Recreation Board and community members. Key project phases included:

Stakeholder/Community Engagement: Gathering input through meetings and an online survey.

Initial Findings/Concept Review: Presenting preliminary findings and conceptual plans.

Concept Refinement and Operational Planning: Refining plans and developing operational projections.

Final Documentation/Presentation: Submitting the final report in May 2025.

Community engagement was a priority, with input gathered from various stakeholders, including residents, the Parks and Recreation Board, and the City Council.

Existing Facility Assessment

The St. Marys Community Swimming Pool, originally opened in 1964 and renovated in 2006, faces significant challenges:

Structural Issues: The 11,000-square-foot pool experiences substantial water loss (over two inches daily), and has rust and corrosion on its copper metal walls. Reuse of the existing pool is not recommended.

Functional Deficiencies: The perimeter and trough-style gutter systems do not effectively skim the water surface. The pool has shifted, causing uneven water levels, and the heater struggles to maintain adequate temperatures.

Safety and Compliance: The pool backwash location does not meet current codes, pool chemicals are stored in the mechanical room, and the high-rate sand filters are exposed to the elements.

Infrastructure Needs: The mechanical system building requires a new roof, the entry building and locker rooms need remodeling, and the lifeguard area is inadequate.



SUMMARY

A market analysis researching city demographics inclusive of population density, drive time populations, age distribution and income levels was completed to inform the design and operations of several studied new swimming pool concepts.

Demographic Overview

St. Marys has a relatively stable but aging population. Key demographic trends include:

- Population: A slight decrease from 13,070 in 2010 to 12,738 in 2020, with a small increase to 12,835 (estimated 2023).
- Median Age: Increasing from 45.6 years in 2010 to 49.3 years in 2023, indicating an aging population.
- Age Distribution: A declining youth population (0-14 years), stable young adult population (15-24 years), and a growing older adult population (55+ years).

These demographics suggest a need for recreational facilities that cater to a wide range of ages, with a growing emphasis on options for older adults. The analysis of area aquatic facilities shows a range of options and price points in neighboring communities.

Community Input

A community meeting and an online survey were conducted to gather input. Key findings include:

- Pool Usage: Most respondents (90%) visited the pool in recent summers, primarily for recreation, exercise, and family activities.
- Preferred Programs: Swimming lessons were the most preferred aquatic program.
- Desired Amenities: Children's areas and water slides were highly desired.
- Facility Evaluation: Support amenities were rated as needing improvement.
- Willingness to Pay: A majority of respondents were willing to pay higher fees for improved facilities.
- Key Themes from Open-Ended Comments:
 - The pool is a valued community resource.
 - There are concerns about current operations (hours, staffing, costs).
 - Residents desire improvements and renovations, including an indoor pool, modernized facilities, and enhanced amenities.
 - Strong support for maintaining a community pool.



SUMMARY

The feasibility study for the City of St. Marys Community Swimming Pool studied three unique concepts for consideration.

Concept 1: This concept features a new 4,639 square foot leisure pool with zero-depth entry, a family waterslide, a floatable crossing activity, and a dual waterslide tower. New shade structures and a shade pavilion are also included, along with renovation or new construction of a support building.

Concept 2: This concept focuses on creating a larger and more versatile aquatic facility. Both options include a zero-depth entry and a children's play feature, along with new shade structures and a shade pavilion, and support building renovation or new construction.

Concept 3: This concept balances leisure and recreational activities, providing a wide range of aquatic experiences. It features a new 6,700 square foot leisure pool with a zero-depth entry, a children's play structure, and a waterslide tower. A lazy river and a 6-lane, 25-yard lap pool are also included, along with new shade structures and a shade pavilion, and support building renovation or new construction. Concept 3 is designed to accommodate a larger capacity of 400 patrons and requires a staff of 12-13 lifeguards.

Financial Analysis

Operational costs for the various options range from \$300,000 to \$400,000. Revenue potential comes primarily from daily admissions and seasonal memberships, with additional revenue from swimming lessons and pool rentals. The swimming pool is projected to be a subsidized facility for seasonal operations with an estimated annual subsidy range of \$115,000 and \$144,000.

Summary and Next Steps

The study confirms that the St. Marys Community Pool is a valued resource, but the existing facility has exceeded its useful lifespan and does not meet current needs. The community desires an updated pool with modern amenities. The feasibility study provides the City of St. Marys with the information needed to make an informed decision about the future options for a swimming pool in Memorial Park. Given the current construction and economic climate, close attention should be paid to the fluctuating cost of construction for recreational aquatics projects. Councilman Hunsaker's estimate has included a 5.0% escalation allowance in anticipation of the future construction of the facility. A project of this scale typically has a design phase that lasts 6 months, so the earliest this project could break ground would be late mid-to-late 2026, if funding becomes available.



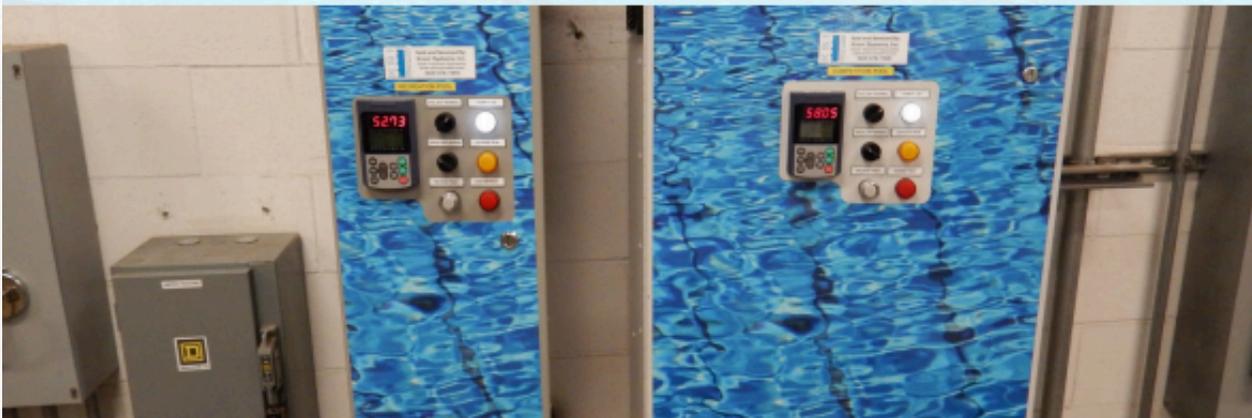


GREEN DESIGN CONSIDERATIONS



GREEN DESIGN CONSIDERATIONS

Today's aquatic facilities are more energy and water-use efficient than in the past. Many technologies exist which can be incorporated into an energy-efficient facility to promote sustainable long-term operation of the facility. Most energy efficient equipment is in the pool mechanical room out of sight of those who use the swimming pool. Behind the scenes, technologies such as variable frequency drives for recirculation pumps, high efficiency pump motors, automated water chemistry controllers, and reduced water consumption using regenerative media filtration systems all play a part in providing an energy efficient facility.





APPENDIX

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APPENDIX A:

This study is based on information that was current as of May 2025. Every reasonable effort has been made in order that the data reflects the most timely and current information possible and is believed to be reliable. This study is based on estimates, assumptions, and other information developed by the consultant from independent research.

No warranty or representation is made by the consultant that any of the projected values or results contained in this study will actually be achieved. No responsibility is assumed for inaccuracies in reporting by the client, its agents, and representatives or any other data source used in preparing or presenting this study. This entire report is qualified and should be considered in light of the above conditions and limitations.

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