



MEMORANDUM

Date: August 14, 2025

To: Bahama Village Redevelopment Advisory Board

Via: Engineering Department

From: Doug Bradshaw
Engineering Director

Subject: **Martin Luther King Jr. Pool Recommendation**

Introduction

Martin Luther King Jr. Community Pool was built in 1957 and is part of the historic fabric of the City and Bahama Village. The City had identified structural defects and deteriorating conditions of the facility and tasked Perez Engineering to provide a full assessment. The assessment identified a list of repairs/improvements to the existing facility that if completed at a cost of approximately (including design) \$1,224,075, the City would gain another 8-10 years expectancy out of the aquatic facility. With regular routine maintenance the assessment indicated the facility could last much longer. The assessment also noted that the existing facility is safe to operate for daily activity.

City staff also looked at the cost for a new pool including design, demo of existing, and construction of a new pool facility which was in the range of \$10-\$11 million dollars (see attached estimate, excluding design, from William P. Horn Architect).

The City's main goal is to bring the pool and pool facilities up to the minimum operating standards required and to develop a long-term strategy for the future full replacement of the facility.

Background

The MLK building and pool are currently being inspected by a structural engineer on a quarterly basis by Perez Engineering procured through the General Engineering Services Contract under Resolution 23-029 since September 2023.

The result of the structural reports initiated \$257,853 in structural spalling repair in December 2023 in portions of the building including the entry breezeway, women's bathroom area, and miscellaneous areas identified throughout. The Work Order was fulfilled under a contract that was awarded to Charley Toppino and Sons, Inc. (CTS) under the (ITB) 21-007, General Utilities and Infrastructure Services Contract.

Procurement

There currently is \$1,169,001.02 available funding in project account (7201-572-6300 IS72012204). Any shortfall in funding for the repairs would be made up through reserves.

Recommendation

Staff's recommendation is to move forward with repairs to the facility at an estimated cost of \$1,224,075. With the construction of the Douglass Gym and its available resources such as meeting spaces, staff believe repairs should be concentrated on the following:

- structural pool repairs including leak detection,
- pool equipment replacement,
- resurfacing of the pool,
- roof replacement,
- window and door replacement/installation,
- interior improvements including a remodeled and air condition space on the 2nd floor for staff offices and pool/birthday parties,
- new pool chemical storage,
- new LED light fixtures,
- new plumbing fixtures and components in the existing bathrooms.
- cosmetic repairs such as painting
- rooms that will not be utilized will be stabilized for possible future repairs.