



Belvidere Community Aquatics Study

03.29.22 Study Findings Presentation

Perkins&Will

Why this study, why now?

William Grady Pool

Renovation and Construction Timeline

Pool Built	1939
Bathhouse Built	1939
New Wading Pool Construction	1980
Concession Added to Bathhouse	1980
Pool Rebuilt	1986
Bathhouse Renovation	1993
Wading Pool Renovated	2005
Main Pool Filter maintenance	2016



William Grady Pool

Ongoing Challenges

- Pool attendance has decreased steadily over several years. (27% since 2019)
- Short season/limited hours of operation
- Staffing Shortages
- Aged infrastructure and support facilities
- Lacks modern attractions and amenities
- Many deferred maintenance Issues
- When operational the pool is leaking thousands of gallons of water daily

2.9 Million gallons of water lost in 2021, pool was refilled 5x



Equipment decay (main pump)



Expansion joint erosion



Concrete deck erosion

Existing Conditions

Maintain

Estimated costs of deferred
maintenance needs at William
Grady Pool

\$885K

William Grady Pool has reached the end of its useful life. Ongoing costs to maintain the facility are escalating each year.

Unfunded Maintenance Needs:

- DE (Diatomaceous Earth) Filter Replacement = \$225,000
- PVC Pool Liner = \$135,000
- Pool Heater Replacement= \$60,000
- Pool Pump Motor Replacement = \$10,000
- Domestic boiler replacement = \$30,000
- Misc. repair (auto valves, skimmer) = \$25,000
- Bath house Re-roofing = \$400,000

About the Study

The primary focus of the study is to determine the future of the William Grady Pool facility as the pool's infrastructure has reached the end of its useful life.

Study Goals

- Provide a clear recommendation for the highest and best use of the William Grady Pool site and the future of aquatics in the community.
- Engage the community to determine perceived needs and wants.
- Provide analytical analysis of facility utilization and the competitive inventory in the area.
- Focus on affordable and feasible recommendations that suit the community's needs.
- Craft a new vision for the future of recreation in Belvidere over the next 10-years.



Planning Strategies

Planning Strategies

Short Term 1 years+

- Keep William Grady pool operational until major maintenance issue requires pool to be closed

Long Term 30 years+

- Seek support and funding to replace William Grady Pool with a new community facility with broad appeal

REPLACE

Replace WGP with park amenities that provide broad community benefit for lower capital and operational costs



RENEW

Renew the existing WGP with a significant investment to rebuild the pools, diversify the amenities, and renovate the support building



REINVENT

Reinvent the WGP into an indoor aquatic facility to create an all-seasons facility and provide opportunities for partnership



Long Term Option 01

REPLACE

Replace WGP with park amenities that provide broad community benefit for lower capital and operational costs

\$5M



Games in Community Plaza (Cornhole/Bocci Ball/Table Tennis)



Enhanced splash pad



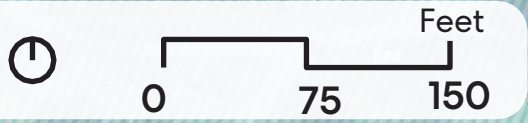
Farmer's Market



Inclusive Playground

LONG TERM Option 01

REPLACE



Pros:

- **Lowest capital and operational costs**
- **Provides amenities with broad appeal**
- **Flexible programmable spaces for different scales & events year round**
- **Walkable and accessible to surrounding community - A destination for Boone County**

Cons:

- **Decommissions and does not replace WGP with a pool**

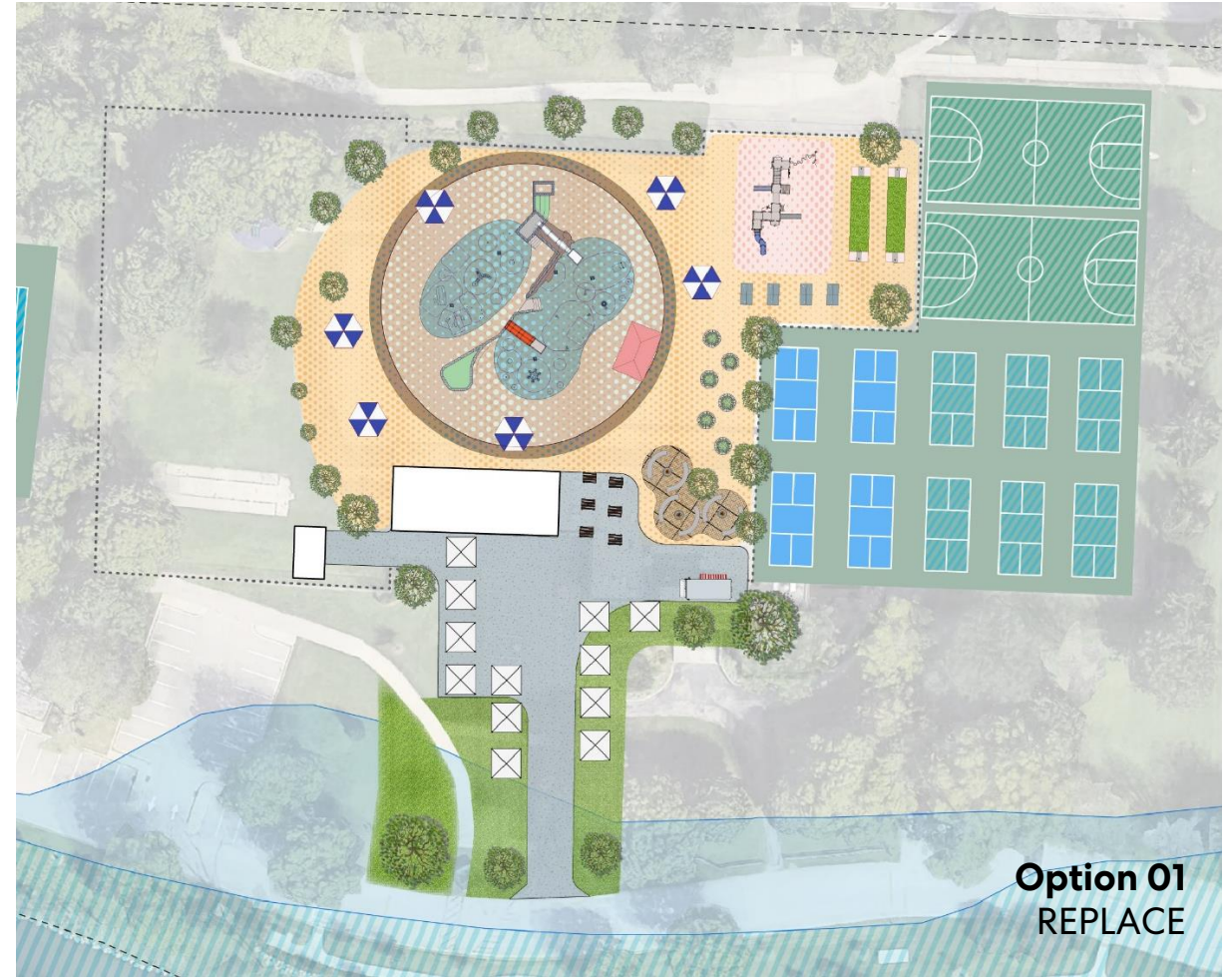
Preliminary Cost Opinions

Cost Summary

- Base Site Development = \$1M
- Sport Court Reno/Expansion = \$532,000
- Outdoor Playground= \$650,000
- Splashpad = \$1.15M
- Prefab RR, Pump, Storage Building= \$356,000

Construction Sub-total = \$3.7M

Total Project Cost = \$5M



LONG TERM Option 02

RENEW

Renew the existing WGP
with a significant
investment to rebuild the
pools, diversify the
amenities, and renovate the
support building

\$12M



Multi-use aquatics



Fun attractions



Shade and
seating



Zero depth entry



Multi-use aquatics

LONG TERM Option 02 RENEW



zero depth activity +
sprays + shaded benches

20' slide

shades
210' lazy river
climbing wall

8 lane 25 yd pool; 7' lane w/
buffers and a max depth: 12'-4"
diving

storage garage
plaza for farmers market

FOOD SERVICE
PARTY ROOMS
RENO

support building
renovation

500-year flood

100-year flood

KISHWAUKEE RIVER

Pros:

- Mid-range capital and operational costs
- Renews beloved community amenity with modernized features
- Walkable and accessible to surrounding community – A destination for Boone County

Cons:

- Does not extend seasonality of WGP
- Limited opportunities to offset operational costs

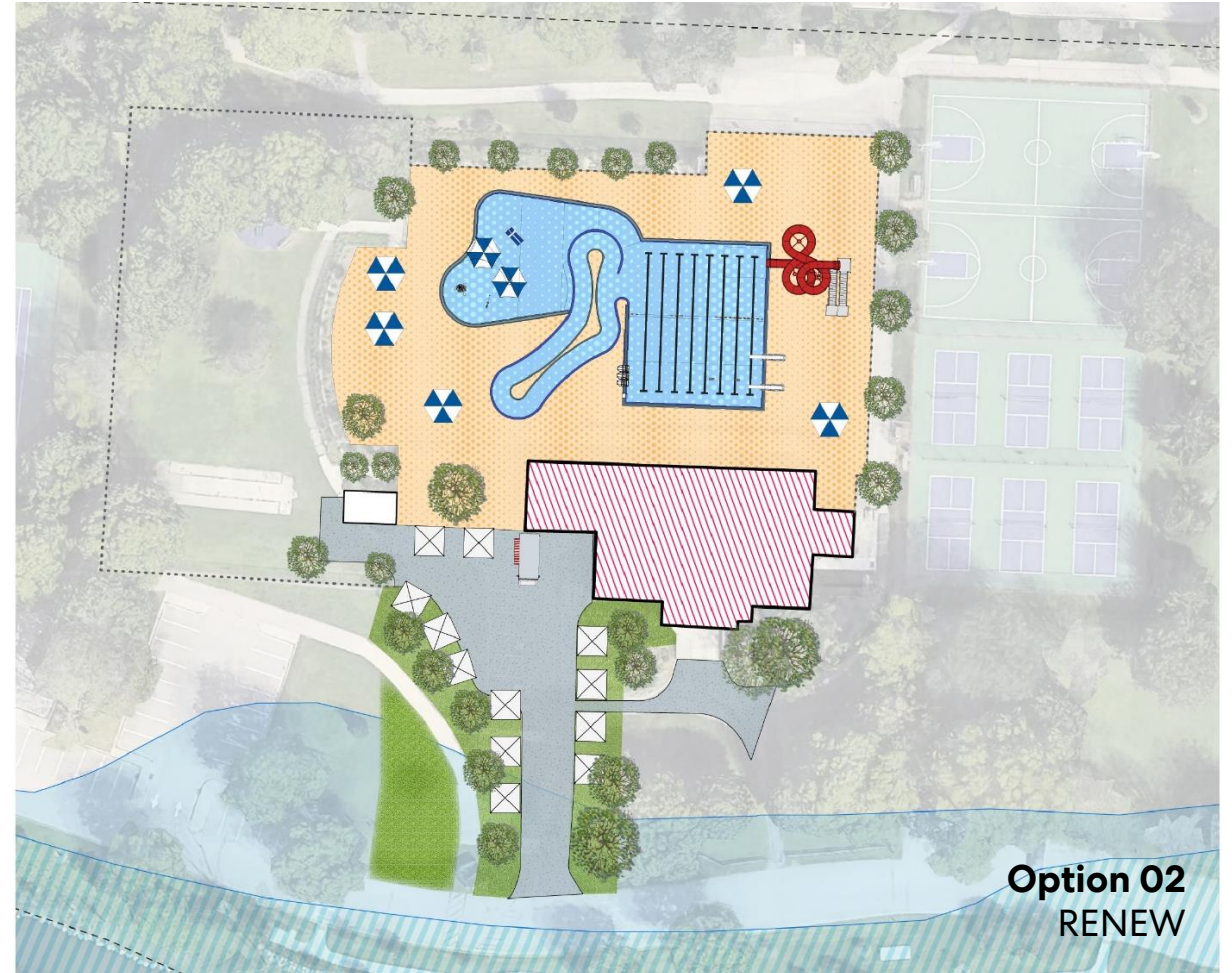
Preliminary Cost Opinions

Cost Summary

- Base Site Development = \$1.24M
- Outdoor Hybrid Pool = \$4.4M
- Building Reno/Expansion - \$2.65M
- Prefab Garage/Storage Building= \$50,000

Construction Sub-total = \$8.3M

Total Project Cost = \$12M



LONG TERM Option 03

REINVENT

Reinvent the WGP into an indoor aquatic facility to create an all-seasons facility and provide opportunities for partnership

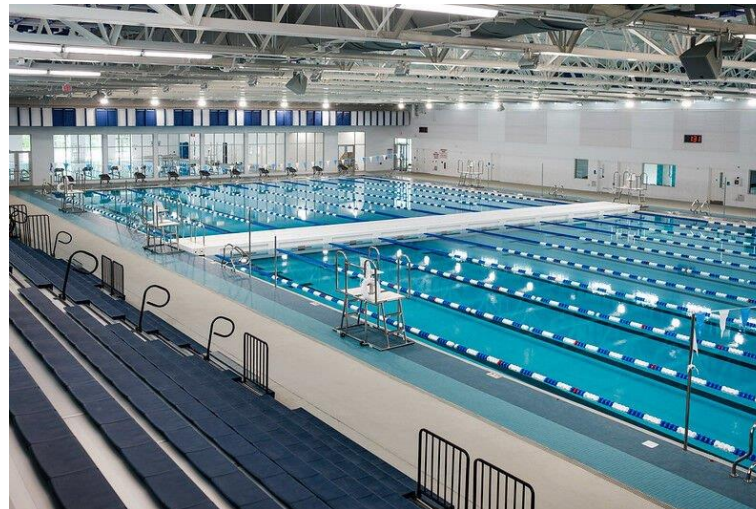
\$19.4M



Multi-use aquatics



Current Channel



Spectator seating



Party rentals

LONG TERM Option 03

REINVENT @ BELVIDERE PARK

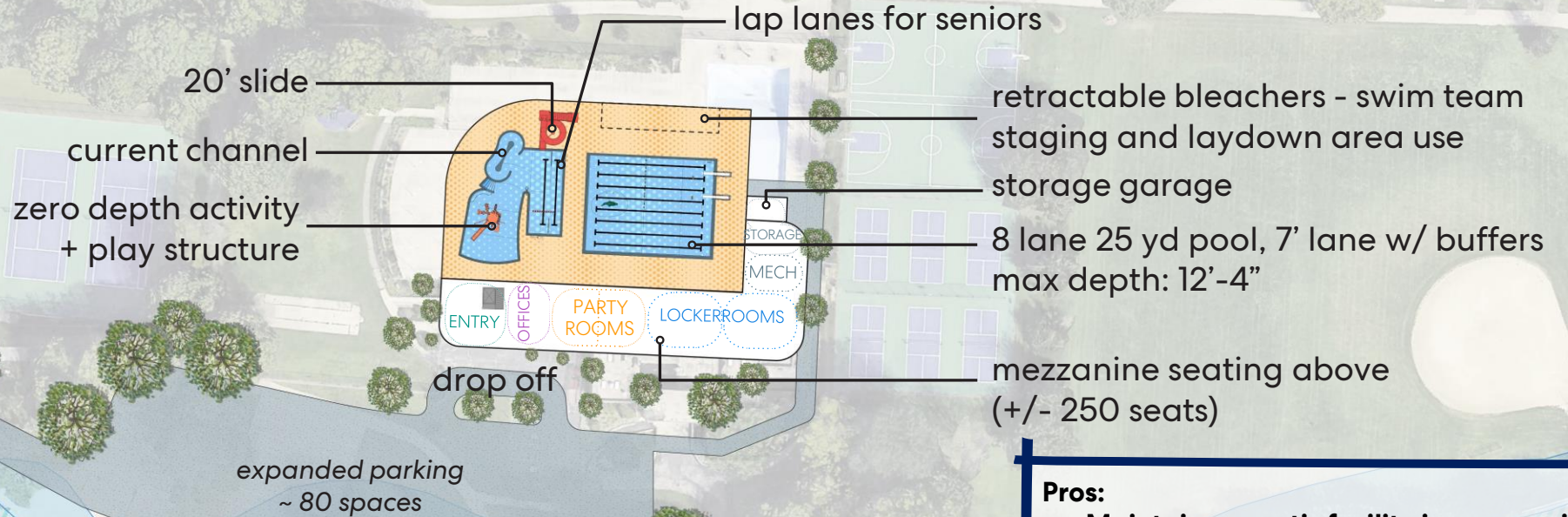
New Indoor Pool

WHITMAN ST

FRANKLIN ST

W MADISON ST

W LINCOLN AVE



500-year flood

100-year flood

KISHWAUKEE RIVER

Feet

0 75 150

Pros:

- Maintains aquatic facility in community, which is walkable and accessible destination for Boone County
- Modernized features to attract visitors
- Extends seasonality and revenue opportunities

Cons:

- High-range capital and operational costs
- Increased parking demand

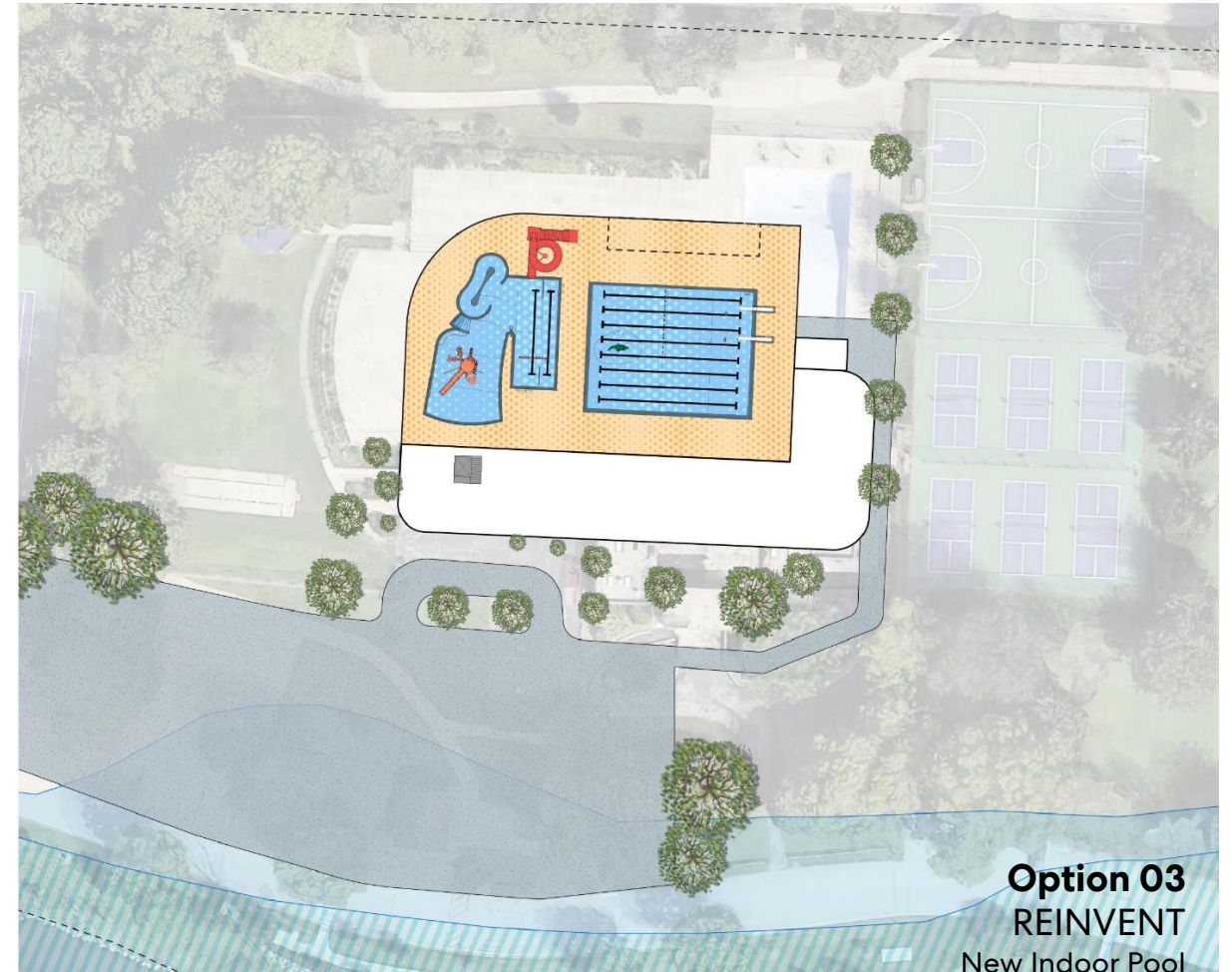
Preliminary Cost Opinions

Cost Summary

- Base Site Development = \$952,000
- Aquatic Support Offices= \$170,000
- Indoor Pools = \$9.1M
- Building Support Spaces = \$3.3M

Construction Sub-total = \$13.6M

Total Project Cost = \$19.4M



Short Term Maintain \$885K

Short term strategy is to keep William Grady Pool open as long as possible without additional major capital investments

Long Term \$5M to \$19.4M

