



CITY OF ALEXANDRIA
Recreation, Parks & Cultural Activities
Department of Project Implementation

Old Town Pool Replacement

Park & Recreation Commission Public Hearing

April 16, 2026



Agenda



- 1. Introductions**
- 2. Project Background**
- 3. September Public Meeting Recap**
- 4. Design Updates**
- 5. Next Steps**
- 6. Project Schedule**



Project Team

TES - PI – Managing Department

- Qiaojue Yu – Project Manager
- Matt Landes – Portfolio Manager
- David Le – Project Engineer

RPCA – Sponsor Department

- Jack Browand – Sponsor Project Manager
- Beth Znidersic – Division Chief, Park Services
- Lindsay Burneson – Division Chief, Recreation Services

Michael Baker – Owner-Advisor

- John Fennell – Design Principal
- Ephraim K. Fermin– Project Manager

RRMM – Design Consultant & Architect of Record

- Keith Leonard – Design Principal and Project Manager
- Sophie Zimmerman – Project Architect



Project Background

Existing Pool Conditions

- Project Area: 1.12 AC
- Pool and Bathhouse Age: Built in 1975, went through multiple major and minor renovations
- Pool Sizes: Competition Pool – 6,400 SF, 25-yard length, Family Pool – 900 SF
- Bathhouse: 3,375 SF, non-code compliant
- Pump Room: 370 SF, dated
- Bather Load: 250
- Current Programs: Competition practices/meets, lessons, and recreational uses
- Green Space: 23,700 SF





September Public Meeting

Site Plan:

- Integrated Lap pool (meets standards for competitive swim) with dive well and family pool
- Zero entry pool
- Integrated bathhouse, pump room & operational storage
- Designated deck storage
- Flexible event space
- Improved waiting and seating area
- Maintained lawn space for community gatherings

Project Budget:

- \$14.2 Million (Planning, Design, Construction)

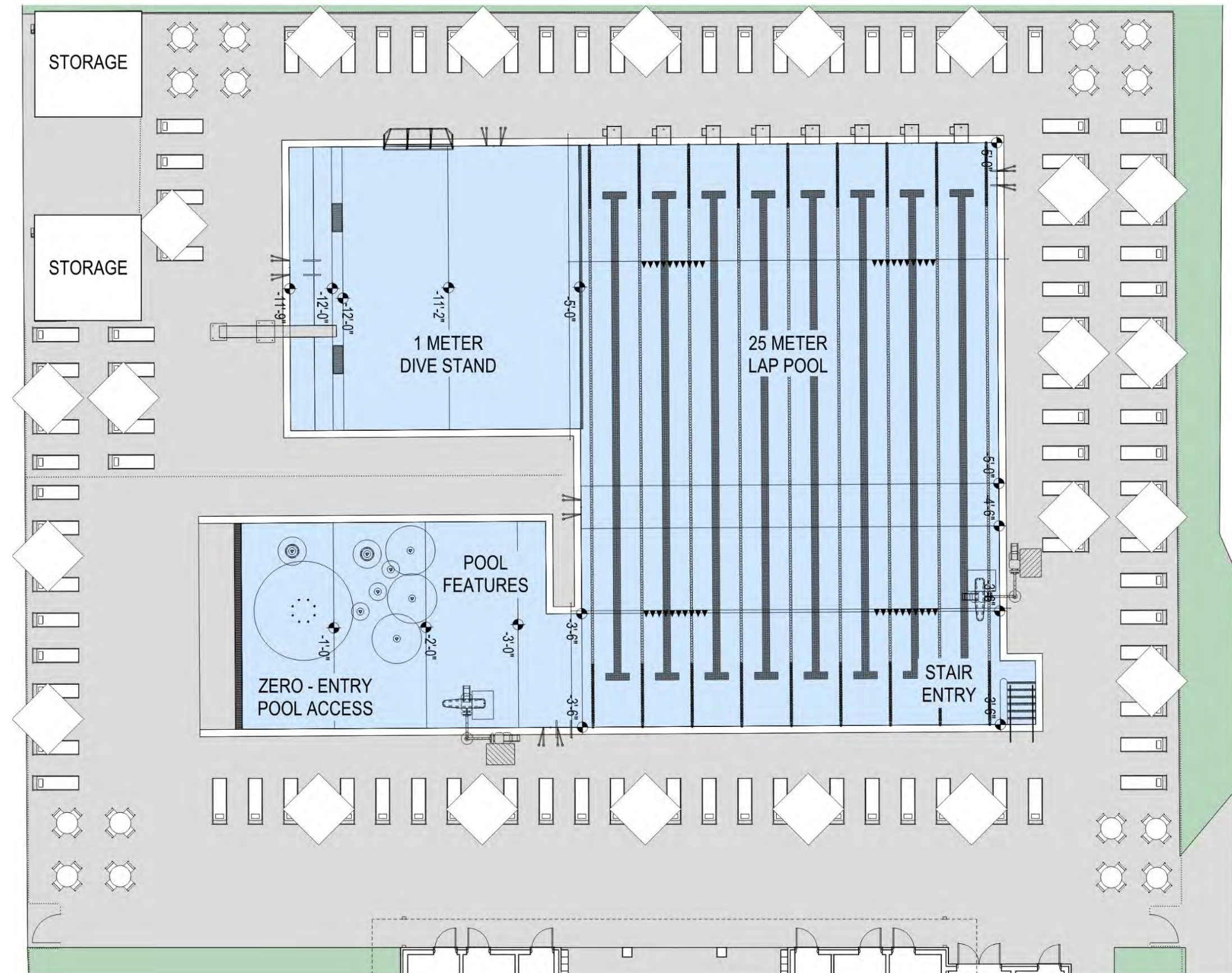




September Public Meeting

Pool:

- 8-Lane 25-meter lap pool & dive well
- Zero entry family pool with spray features
- Increased water surface
- Increased open deck space
- Accommodations for climbing wall, basketball hoop, volleyball nets, etc.
- Deck storage areas
- Party rental/passive deck space

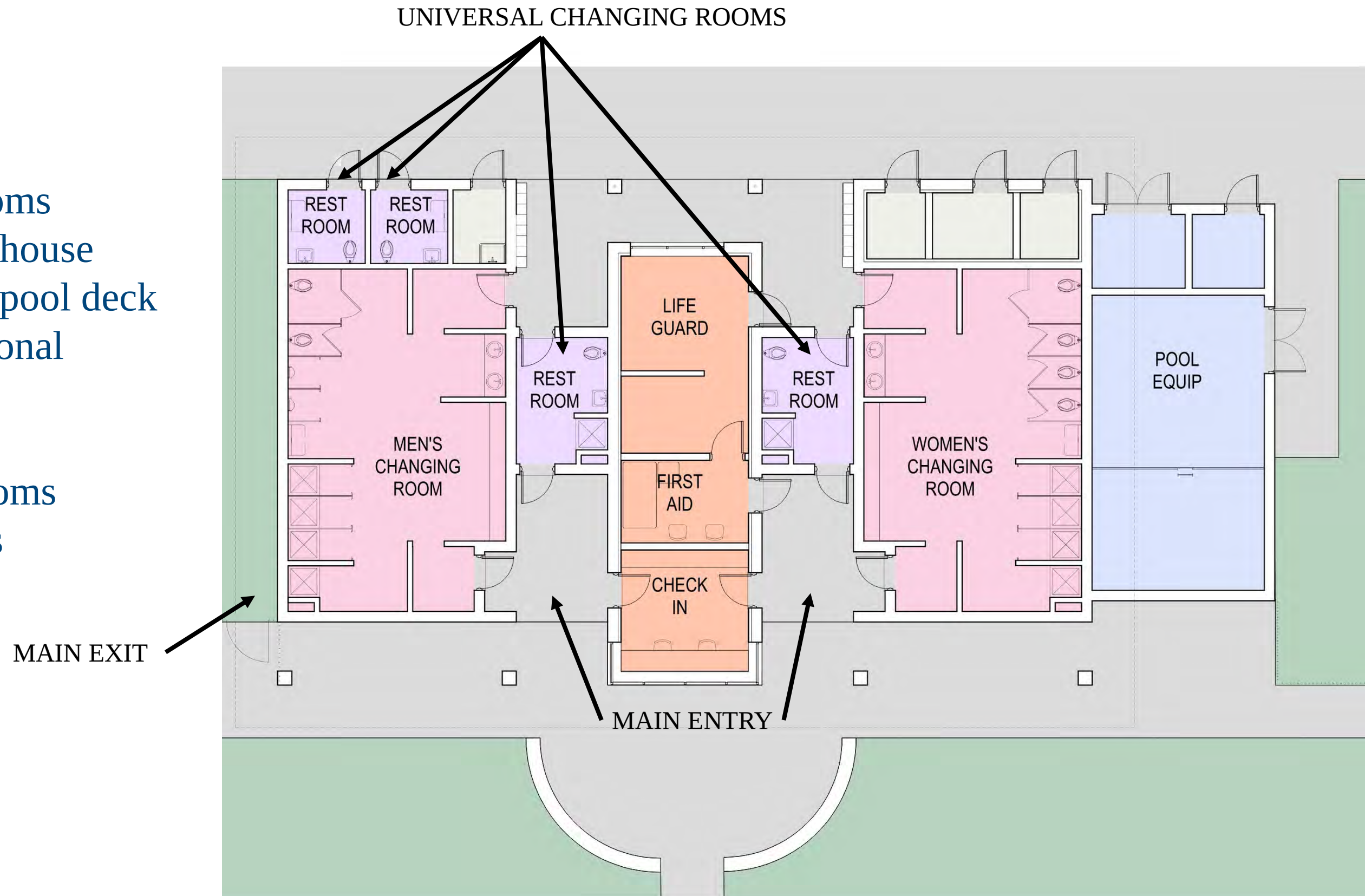




September Public Meeting

Bathhouse:

- Men's and Women's changing rooms
- Universal changing rooms in bathhouse
- Universal changing rooms facing pool deck
- Efficient pump room with operational storage
- Increased square footage
- Check-in, first-aid & lifeguard rooms
- Outdoor waiting and seating areas
- Full accessibility
- Shaded Areas

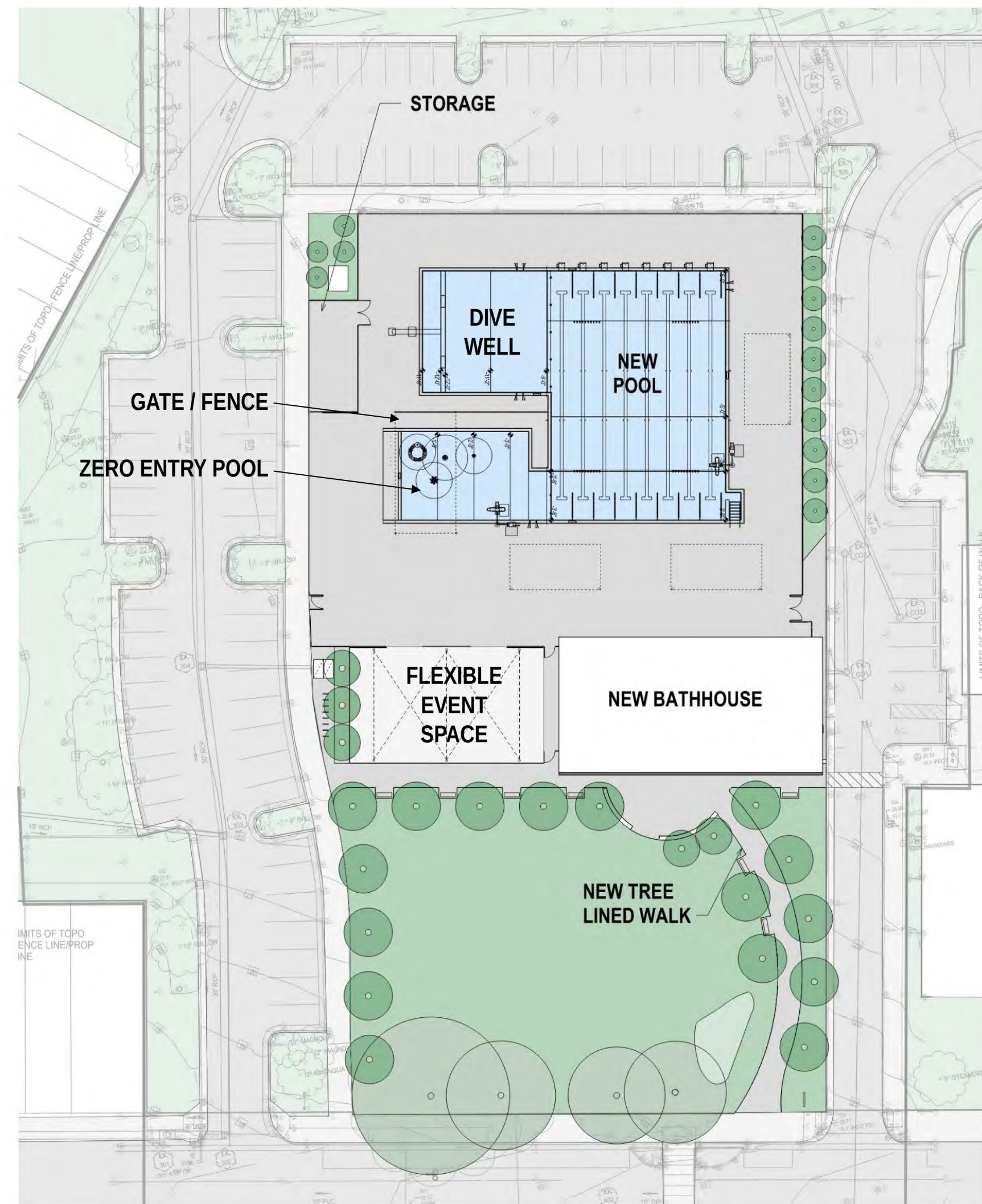




Design Updates

Overall:

- Reconfigured open lawn space
- Shade structure on deck and over zero entry pool
- Play features in zero entry pool
- Reduced bathhouse footprint





Pool Comparison

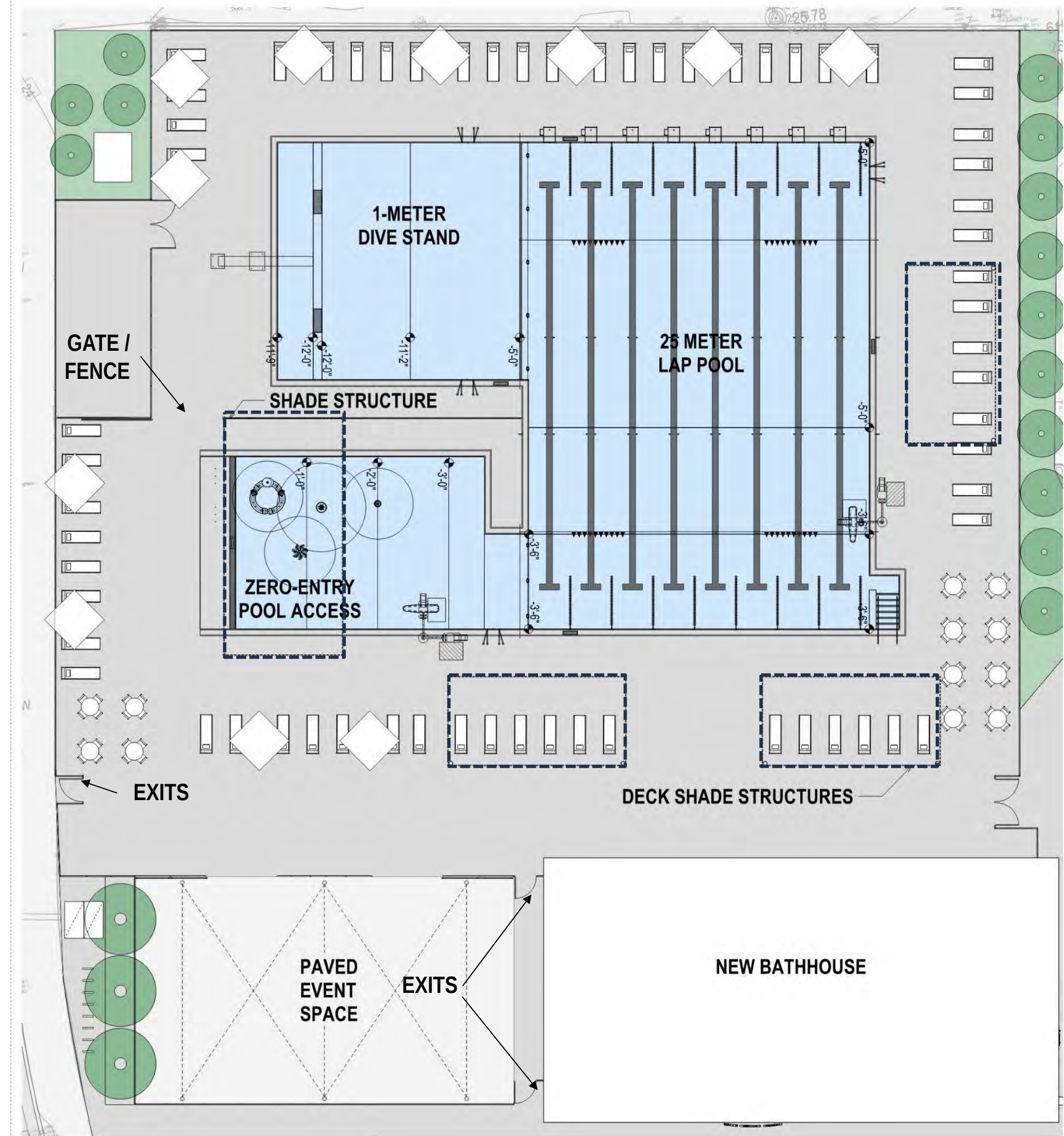
		Existing Pool and Bathhouse	September 2025 Pool and Bathhouse	Latest Pool and Bathhouse
Pool	Water Surface Area	7,398 SF	8,023 SF	7,970 SF
	Configuration	Two separate pools: One lap pool with a dive well and a family pool	Combined lap pool with a dive well, expanded family pool, program expansion	Same as September 2025 Design
	Zero Entry	None	Zero entry from family pool	Same as September 2025 Design
	Spray Features	None	Spray features at family pool	Same as September 2025 Design
	Deck Space	8,926 SF w/minimum shade	12,680 SF w/added shade and reservable space	Same as September 2025 Design
	Bather Load	250	286	284
Bathhouse	Square Footage	3,565 SF Separated pump & filtration rooms	3,988 SF Integrated pump & filtration rooms	3,888 SF Integrated pump & filtration rooms
	Universal Changing Rooms	None	Four	Two
	Lockers	Inside the bathhouse	Outside the bathhouse, the pool deck side	Same as September 2025 Design



Design Updates

Pool:

- Play features at zero entry pool
- Shade structures

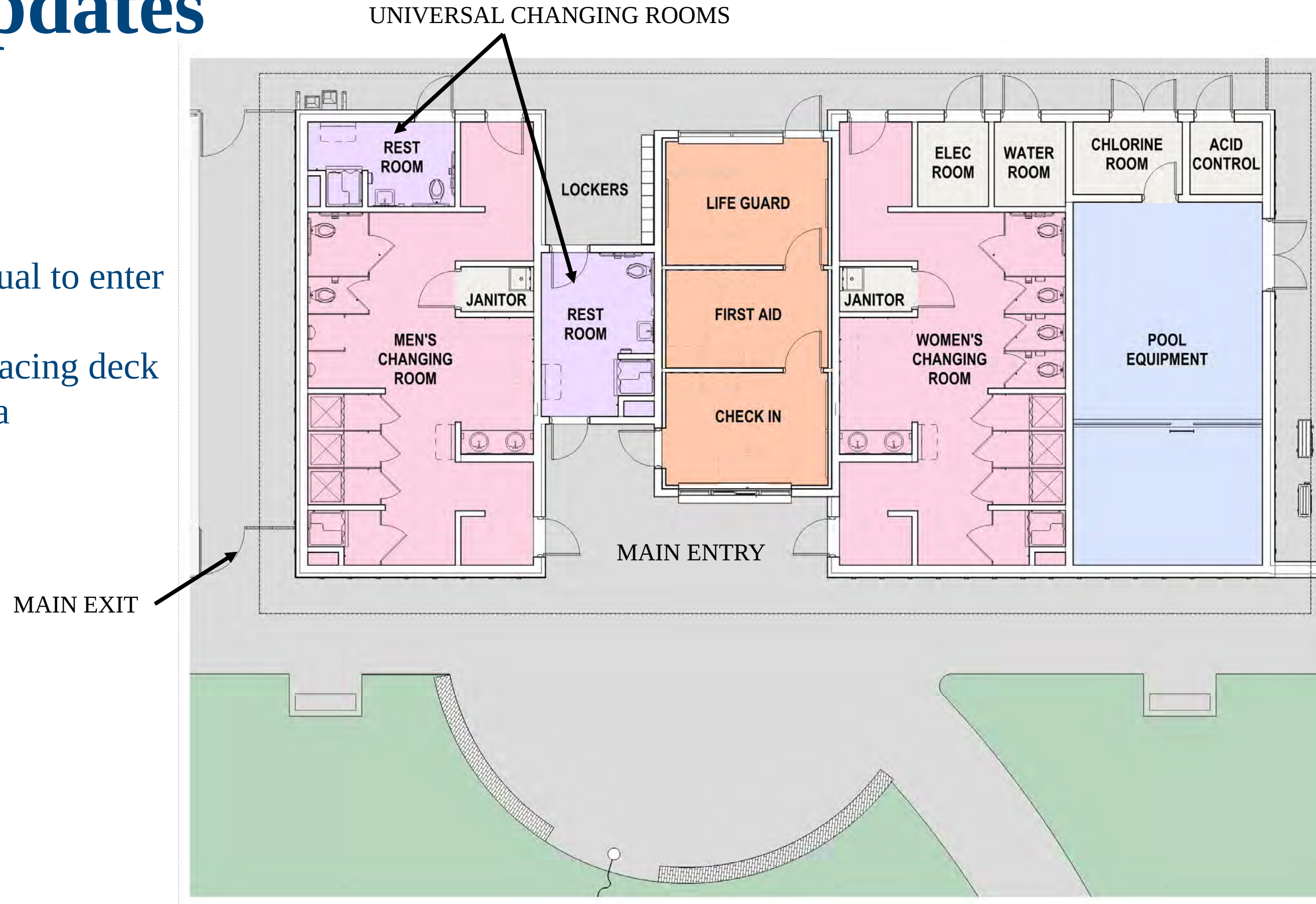




Design Updates

Bathhouse:

- Single breezeway rather than dual to enter the pool
- One universal changing room facing deck
- Ample seating at entrance plaza





Design Updates



NORTH ELEVATION



WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



Design Updates





Design Updates



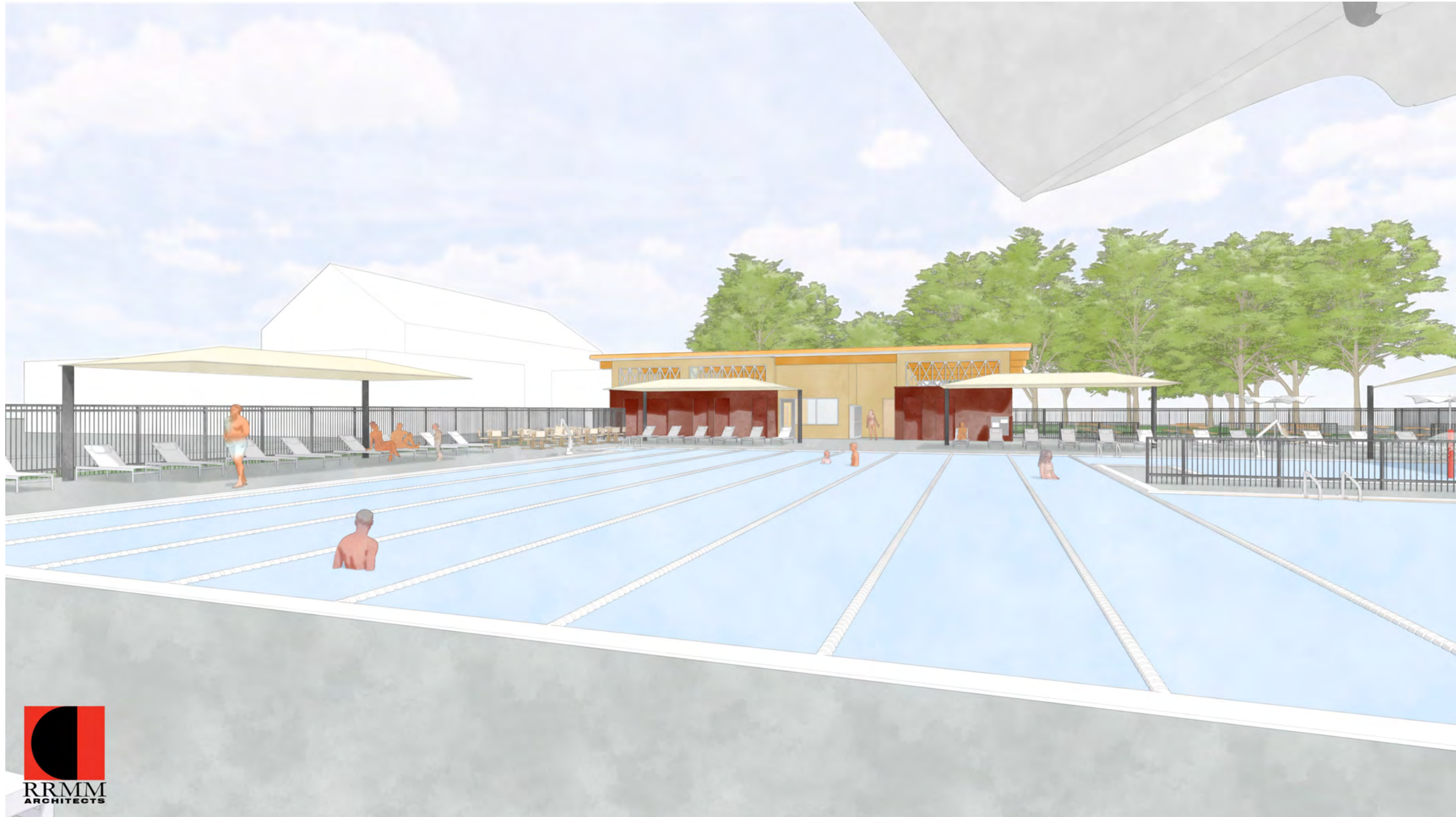


Design Updates





Design Updates





Design Updates





Design Updates





Design Updates





Schedule Management – Efficiencies vs Risks

- Efficiencies

- What has Been Done & What will Occur to Expediate the Project

- Collaborated with P&Z to streamline the DSUP review process
- Collaborated with VDH to ensure code compliance
- Collaborated with City Code reviewers to prepare for building permit submission
- Prequalification of Contractors
- Ongoing preparation of ITB to ensure timely issuance
- Cost estimating and budget refinement through design stage

- Risks

- Potential Delays Resulting from Uncontrollable Activities

- Bid proposals exceeding project budget
- Material availability
- Unknown site conditions
- Weather



Project Schedule

- **Design:** June 2025 – Summer 2026
- **Contractor Procurement:** Fall 2026 – Winter 2027
- **Construction:** Winter/Spring 2027 – Spring/Early Summer 2028

Note: Pool will be closed for 2027 season.



Next Steps

- **May 5:** Planning and Zoning Public Hearing & Approval
- **May 16:** City Council Public Hearing & Approval
- **May 20:** Board of Architecture Review (BAR) – Certificate of Appropriateness
- **Summer 2026:** Design Phase Completed
- **Fall 2026 – Early Winter 2027:** Procurement Phase
 - **Fall 2026:** Park & Recreation Commission Update
- **Winter 2027 – Spring 2028:** Construction Phase



Q & A



Information

Project Manager: TE&S

- **Qiaojue Yu**, Technical Project Manager/Landscape Architect
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- **David Le**, Technical Project Manager
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Project Sponsor: Department of Recreation, Parks & Cultural Activities

- **Jack Browand**, Deputy Director, Park Services
Jack.Browand@alexandriava.gov

Project Website: <https://www.alexandriava.gov/parks/project/old-town-pool-replacement>