



128 S Main St.
PO Box 445
Condon, OR 97823
P: 541-384-2711
F: 541-384-2700
<http://cityofcondon.com/>

AGENDA
COMMITTEE MEETING WORK SESSION
128 S. MAIN STREET, CONDON, OR 97823, CITY OF CONDON, OR 97823
THURSDAY, JANUARY 22, 2026, 5:00 PM

Zoom Link

<https://us02web.zoom.us/j/82124247741?pwd=HDsUPu8FDgBGw7g3aX2kIa7IY4Dmjm.1>

Meeting ID: 821 2424 7741

Passcode: 850108

- 1. CALL THE MEETING TO ORDER**
- 2. DISCUSS**
 - 2.1. Discuss the OPSIS report and future options**
- 3. OTHER**
- 4. ADJOURN**

The meeting location is accessible to persons with disabilities. A request for an interpreter for the hearing impaired or for other accommodations for persons with disabilities should be made at least 48 hours prior to the meeting. Please contact Condon City Hall at (541) 384-2711 to make a request for an interpreter or other accommodations.

Work Session agenda distributed DATE



City of Condon Municipal Pool Master Plan

Final Report | January 2026



Acknowledgments

City of Condon

Kathryn Greiner, City Administrator

City Council Pool Committee and Volunteers

Michael Durfey, Councilmember

Molly Fatland

Dustan Hall, Condon Mayor

Shellie Johnson

Cindy Osterlund

Amanda Richardson

Steve Shaffer

Leah Watkins, Gilliam County Commissioner

Guy Whatley

Planning & Design Team

Opsis Architecture

Chris Roberts, Design Principal

Justine Banda, Project Manager

Sarah Burk, Designer

Ruizhu Han, Designer

Water Technology Inc (Aquatics)

Ryan Nachreiner

Ballard*King & Associates (Operations Planning)

Scott Caron

Triplett Wellman Contractors (Cost Estimating)

Nick Wellman



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Executive Summary



Executive Summary

The City of Condon has a long tradition of providing seasonal aquatic recreation for local families, youth, and visitors across Gilliam County. The community pool has served as an essential gathering place, supporting recreational swimming, swim lessons and a safe summer activity hub in a rural region with limited alternatives. As the community evolves and expectations for safety, accessibility, and program diversity increase, the City is taking a proactive step to evaluate the future of its aquatic facility.



The existing pool, constructed decades ago, reflects the era in which it was built. While it has been maintained to the best extent possible, aging infrastructure, declining performance, and growing operational challenges now limit its reliability and its ability to safely and effectively serve the community. Frequent water loss, outdated mechanical systems, non-compliant accessibility features, and deteriorating structural components place increasing pressure on staff and resources. These challenges also restrict the City’s ability to expand programming or introduce new aquatic opportunities that residents increasingly value.

Recognizing these issues, the City of Condon has initiated a feasibility and concept study to assess long-term solutions for its seasonal pool. This effort builds upon the 2024 Condon Community Pool Evaluation with a focus on investment in a new seasonal aquatics facility to benefit the community. The study is grounded in the community’s priorities: offering safe and inclusive recreation, enhancing quality of life, supporting youth and family-friendly amenities, while ensuring that future investments reflect both fiscal responsibility and long-term operational sustainability.

A modern seasonal aquatic facility has the potential to significantly expand community use and year-to-year reliability. Updated aquatic systems can reduce operational costs, improve water quality, ensure ADA accessibility, and support a broader range of programs such as swim lessons, lap swimming, youth recreation, water fitness, diving and family activities. Through this study, the city aims to align the future of aquatic services with Condon’s long-term vision by providing a durable, welcoming, and community-centered amenity that continues to be a cornerstone of summer life for decades to come.

Site Selection & Analysis

Site selection was a key component of the planning process. Three locations within the City of Condon were evaluated to determine their suitability for a new aquatic facility: the existing pool site west of the High School, the former Grade School site, and the North Industrial Site located at the north end of town adjacent to the baseball fields along North Main Street.

These sites were selected for evaluation because they are owned by the City or the School District and are of sufficient size to accommodate the proposed facility. Each site is located within walking distance of Condon’s population center, providing convenient access for pedestrians, cyclists, and those traveling by vehicle.

The site evaluation criteria was developed to provide a framework for comparing the sites to one another. The criteria included development capacity, economic viability, stewardship of funding, support of accessibility & belonging and regulatory approval. The primary criteria categories were further defined with sub-categories providing 15 areas of comparison. The criteria were evaluated on a four-point scale with “excellent” being the highest score and “poor” being the lowest. Utilizing this methodology revealed that the North Industrial Site was best suited to support the development of a new aquatic facility. Greater detail regarding the site selection process is contained within the body of this report.



NORTH INDUSTRIAL SITE



OLD GRADE SCHOOL SITE



EXISTING POOL SITE



Market & Demographic Analysis

A market and demographic analysis was conducted in parallel with the site selection process to inform evaluation criteria and support data-driven decision-making. The analysis was prepared by nationally recognized sports and recreation consultants Ballard*King & Associates (B*K), drawing on their extensive experience working with communities across the country. The study evaluated local demographic trends, recreation participation patterns, and market conditions to assess both community need and the level of aquatic facility support that could be sustained in Condon.

The analysis identified both opportunities and challenges for a seasonal outdoor pool in Condon. The primary service area population is relatively small at approximately 4,098 residents and median household income levels are below state and national averages, which may limit the facility's ability to achieve full cost recovery through user fees alone. However, the community has a younger-than-average median age and a higher proportion of households with children, supporting strong demand for youth-oriented and family-based aquatic programming. In addition, local swimming participation rates exceed national averages, further indicating a strong interest in aquatic recreation.

Overall, the analysis concludes that while long-term financial sustainability may require external funding sources or operational support, the demographic profile suggests that a seasonal community pool would be well utilized and remain a valued recreational asset for the City of Condon.

Stakeholder Input & Engagement

Community engagement was a central component of this feasibility and concept study and was conducted in close coordination with City staff and key stakeholders. The process began in June 2025 with a focused kickoff meeting with City leadership to confirm project goals, scope, and schedule. Engagement continued through a series of five additional meetings, including both virtual and in-person workshops, involving City leadership and stakeholder representatives.

Through this collaborative process, **the project team established guiding principles to inform site selection, programming, and design decisions.** Early discussions focused on evaluating potential sites, with the advantages and constraints of each location considered holistically. As the study progressed, engagement shifted toward defining the programmatic needs of the facility, including support spaces such as locker rooms, staff offices, and reception areas.

Stakeholder input emphasized the importance of a flexible aquatic facility that could serve users of all ages and support a wide range of programs. The resulting concept centers on a right-sized pool with a single body of water incorporating distinct zones, including a lap swimming area, zero-entry leisure and exercise zone, and deep-water features. The inclusion of deep water capable of supporting diving, a climbing wall, and basketball backboards was identified as a key priority by the City.

Once the program was defined, site selection was finalized with consensus from City leadership and stakeholders. The engagement process, conducted between June and October 2025, successfully shaped a community-supported vision for a future aquatic facility aligned with local needs and priorities.

Guiding Principles

- 1 **Provide a welcoming, safe and fully accessible environment** for all ages, from infants to seniors.
- 2 **Promote community health and wellness** through inclusive aquatic activities.
- 3 Design a **right-sized facility that reflects Condon's unique culture** and character.
- 4 Ensure versatility to **support a wide variety of uses** and activities.
- 5 **Foster synergy** between the pool and the broader community.
- 6 Introduce **new and engaging programming opportunities** for all users.
- 7 Incorporate environmentally responsible and **energy-efficient systems and practices.**
- 8 **Maximize the value** of both capital investments and operational budgets.
- 9 **Operate in a financially sustainable manner** for the long term.
- 10 Present a vision that **earns strong community support** to address various funding sources and partnerships.

Facility Concept Design

The facility concept design was developed through an iterative process in close collaboration with the City of Condon. The final program and space requirements directly reflect the findings of the market and demographic analysis and are intended to provide meaningful recreational opportunities that align with community needs and priorities.

The concept centers on a multi-use, L-shaped pool designed to maximize flexibility and value within a single body of water. Consolidating activities into one pool reduces overall infrastructure requirements while supporting a wide range of programming. **The pool includes dedicated zones for lap swimming, shallow-water activities, and deep-water recreation.** Key amenities include a diving board, water slide, climbing wall and removable basketball backstops. The shallow-water area incorporates interactive water features for younger users and a submerged bench for casual use and cooling.

Varying water depths allow the facility to support diverse activities, including swim lessons, water fitness, lap swimming, and general leisure use. The pool deck is sized to accommodate a mix of seating, lounging, and a grass area for sunbathing. The deck is framed by the pool mechanical building and bathhouse, which provide wind protection and shaded areas during peak summer conditions.

A centrally located entry leads to men’s and women’s locker rooms, with universal changing rooms conveniently accessible from the pool deck to better serve families and individuals with mobility impairments. The concept also includes a new parking area that can be shared with the adjacent baseball fields, reducing on-street parking and improving overall traffic safety and site access.

L-SHAPED POOL DESIGNED TO MAXIMIZE FLEXIBILITY AND VALUE WITHIN A SINGLE BODY OF WATER



Capital & Operational Cost Analysis

Preliminary project cost estimates were provided by Triplett Wellman Contractors for the concept design outlined in the study. The feasibility cost plan was developed by analyzing the concept design and architectural narrative. The cost includes design and construction contingencies as well as escalation through May 2027. The total project cost summary includes both construction costs, indirect construction costs, and escalation. The entirety of the feasibility cost plan is included in the appendix of this report.

Operational costs were developed based on the proposed facility concept, program requirements, and market conditions identified through this feasibility study. As part of the process, B*K prepared an independent, third-party operational analysis informed by the concept plans and a series of workshops with City staff and stakeholders. The operational model reflects B*K's extensive experience operating and planning similar aquatic facilities and aligns with local market conditions and the City's cost-recovery objectives. A conservative planning approach was intentionally applied to avoid underestimating the funding required to operate and maintain the facility, ensuring realistic expectations for staffing, utilities, maintenance, and long-term capital replacement. Detailed operational plans and financial projections are included in the appendix.

Recommendations

Based on the site analysis matrix and overall feasibility findings, the North Industrial Site is recommended as the preferred location for a new seasonal community pool. This site offers the greatest flexibility and long-term value, allowing the City to leverage existing synergies with the adjacent ballfields and establish a cohesive recreation hub. Over time, this area has the capacity to accommodate additional amenities such as a city park, skate park, pump track, and picnic areas, supporting broader community recreation goals.

The recommended approach addresses current aquatic needs while positioning Condon for future growth and long-term operational success. A right-sized pool and appropriately scaled support spaces will enhance service levels, expand programming opportunities, and better serve residents throughout Condon and Gilliam County. Establishing a destination for aquatics and recreation will create a strong foundation for sustained community use and future investment.

The next step in advancing this vision is for the City to secure funding to complete final design, confirm project costs, and proceed with construction of the new facility.





Planning Process



Planning Process

The planning process involved City staff and was initiated over a one-day workshop which included an initial on-site meeting with tours of the potential outdoor pool sites. The City identified three sites as having the greatest potential to support a new pool and aquatic programming.

The main site considerations focused on city or school district-owned properties that are geographically equitable for the community. The three sites included the existing pool site west of the High School, the former Grade School site, and the North Industrial Site. During the workshop the design team and City staff collaborated on the creation of site evaluation criteria to be used in the site selection process.

A traffic analysis and geotechnical report were not included in this effort, and it is recommended that they be included in future work as the project is advanced into the design phase if funding is realized for the project.

Local soils are primarily Condon series silt loams, known as well-drained, moderately deep soils formed in wind-blown silt over basalt bedrock, featuring moderate permeability and slow to rapid runoff. Bedrock depth will affect the cost of excavation for the pool particularly in the deep end which is required for diving clearance and safety. Test pit or borings would establish the specific geotechnical requirements and inform cost. The closer the bedrock is to the surface the more effort will be required for excavation.

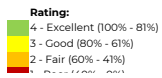
WORKSHOP WITH CITY STAFF AND EXISTING CONDITIONS OF CURRENT POOL FACILITIES



Evaluation Criteria

To provide a clear, consistent, and transparent framework for comparing potential pool sites, the project team developed a site evaluation matrix organized around five primary categories. These criteria were informed by stakeholder workshops, guiding principles, and best practices for public recreation planning. Together, they allowed multiple qualitative and quantitative aspects of each site to be evaluated holistically and compared side-by-side. Each site was scored within these five categories using a standardized rating system, allowing strengths and constraints to be clearly identified and compared.

SITE EVALUATION MATRIX



	Existing Condon Pool	Old Grade School Site	North Industrial Site
Development Capacity Focus: Evaluates each site's ability to meet programmatic, spatial, and functional needs. Program Accommodation: Ability to support required building area and functional adjacencies. Parking Capacity: Ability to meet or expand parking requirements. Property Value Enhancement: Potential to increase the value and utilization of existing city-owned assets. Site Efficiency: Effectiveness of site configuration, circulation, and land use.	56% 9	81% 13	100% 16
No	4	Yes	4
Shared parking with school	2	Limited site parking and neighborhood street parking	3
Existing pool property owned by the school district	1	Abandoned school; Located near indoor recreation court and within a 4 blocks of Condon City Park	3
Limited site size	2	Revitalizes old school site in residential neighborhood	3
Economic Viability Focus: Assesses the financial soundness and market alignment of the site. Asset Utilization: Cost-effective use or adaptive reuse of existing public assets. Visibility & Presence: Degree of street frontage, visibility, and public recognition. Community Synergy: Proximity and relationship to compatible uses, amenities, and local businesses that enhance vitality and economic return.	75% 9	92% 11	83% 10
Requires purchase of land and demolition of existing pool structure	2	Confined development nestled within central neighborhood	3
Maintains current visibility and adjacency to school	3	2 blocks off Main Street in center of town	4
South edge of downtown core	4	2-3 blocks from downtown business (3 minute walk)	4
Stewardship of Funding Focus: Evaluates cost implications and long-term value to ensure responsible public investment. Development Cost: Anticipated on-site and off-site improvement costs, including utilities and access. Site Conditions: Suitability based on soils, grading, and topography. Value-Added Design: Opportunities for design efficiency, lifecycle value, and innovation relative to cost.	42% 5	67% 8	92% 11
Large scale demolition and site reconfiguration	1	Large frontage improvements & nearby utilities - Removal of existing equipment and uncertain future of old school	2
Sloped & restricted site	2	Minimal slope, soils unknown	3
Site severely limits development opportunities	2	Limited site size & access to solar and wind power generation	3
Supports Accessibility & Belonging Focus: Measures how the site contributes to community access, inclusion, and connectivity. Service Balance: Ability to provide equitable and complementary service to diverse user groups. Outdoor Integration: Connection to existing or potential outdoor recreation amenities and capacity for future flexibility. Transportation Connectivity: Accessibility by multiple transportation modes (pedestrian, bicycle, transit).	33% 4	67% 8	92% 11
Sloped site is not conducive to universal accessibility	1	Recreation focused in the center of town	3
Requires removal of existing tennis courts and severely limits future flexibility	1	Future development is uncertain with school building on site	2
Multi-modal: car, bike, walking and limited parking	2	Multi-modal: car, bike, walking and parking	3
Regulatory Approval Focus: Assesses site readiness and alignment with permitting and environmental regulations. Environmental Suitability: Avoidance of critical areas such as wetlands, streams, and steep slopes. Permitting Complexity: Anticipated ease or complexity of obtaining necessary land use and building approvals.	50% 4	63% 5	88% 7
Sloped site	2	No known critical areas, future oil tank decommissioning related to school building	3
Demolition, potential hazardous material abatement and traffic review	2	Potential demolition, hazardous material abatement and traffic review	2
			Retired railroad track line
			Traffic review
	31	45	55

Development Capacity assessed each site's ability to physically and functionally support the proposed aquatic program. Considerations included whether the site could accommodate the required pool footprint and support spaces, provide sufficient and expandable parking, efficiently organize circulation and land use, and enhance the long-term value of City-owned property.

Economic Viability evaluated how well each site aligns with financial realities and community vitality. This category examined the ability to leverage existing public assets, the visibility and civic presence of the facility, and proximity to complementary uses such as downtown businesses, schools, parks, and recreational amenities that could reinforce economic and social activity.

Stewardship of Funding focused on responsible use of public investment by comparing anticipated development costs, site conditions such as soils and grading, and opportunities to achieve long-term value through efficient design, renewable energy integration, and lifecycle cost reduction.

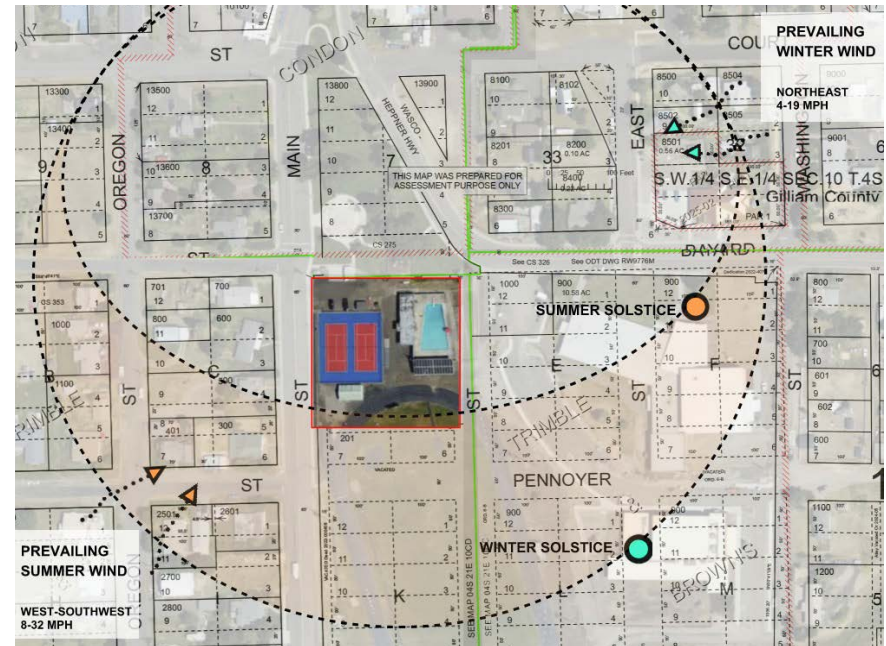
Supports Accessibility & Belonging measured how each site contributes to equitable access and inclusive community use. This included evaluating universal accessibility, integration with outdoor recreation amenities, flexibility for future expansion, and connectivity for pedestrians, cyclists, and vehicles.

Regulatory Approval assessed site readiness from an entitlement and environmental perspective, including the presence of critical areas, anticipated permitting complexity, and potential need for demolition, abatement, or environmental remediation.

Site Selection Process

The site selection process evaluated multiple locations within Condon to determine the most suitable site for a new seasonal community pool. The analysis considered physical site conditions, accessibility, cost, ownership, long-term flexibility, and alignment with community goals identified through stakeholder meetings and workshops. A comparative site matrix was used to provide a consistent framework for evaluating each location’s opportunities and constraints.

Based on this analysis and extensive community and stakeholder input, the sites were ranked from lowest to highest suitability described as follows.

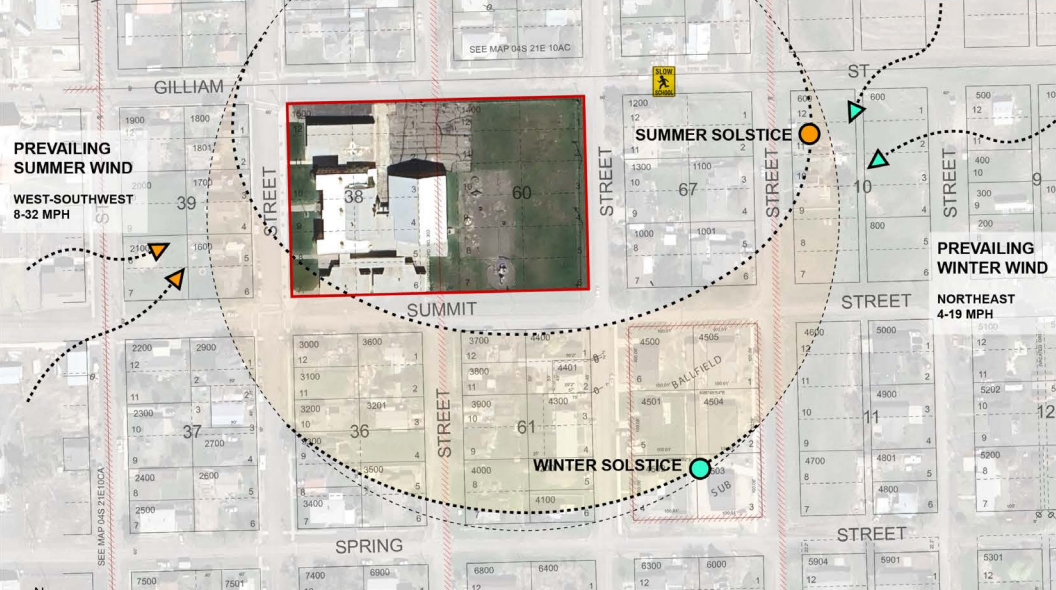


Existing Pool Site (Lowest Suitability)

The existing pool site benefits from strong community familiarity and adjacency to Condon City Park and nearby amenities. However, despite these advantages, the site presents significant physical, operational, and financial limitations that make it the least suitable option for redevelopment.

The site is constrained by steep slopes and underlying basalt, resulting in major grading challenges, high construction costs, and accessibility concerns, particularly for mobility-impaired users. The proposed pool program and support spaces do not fit within the site without removing existing amenities such as the tennis courts, which conflicts with broader community recreation goals. In addition, the site is effectively landlocked by School District–owned property, limiting opportunities for expansion or future enhancements.

Redevelopment would also require extensive demolition and site work, as well as acquisition of the property from the School District. Combined with documented geotechnical concerns and ongoing water loss at the existing pool, redevelopment at this location would be costly, disruptive, and provide little flexibility for future growth. For these reasons, the existing pool site ranks lowest among the evaluated options.

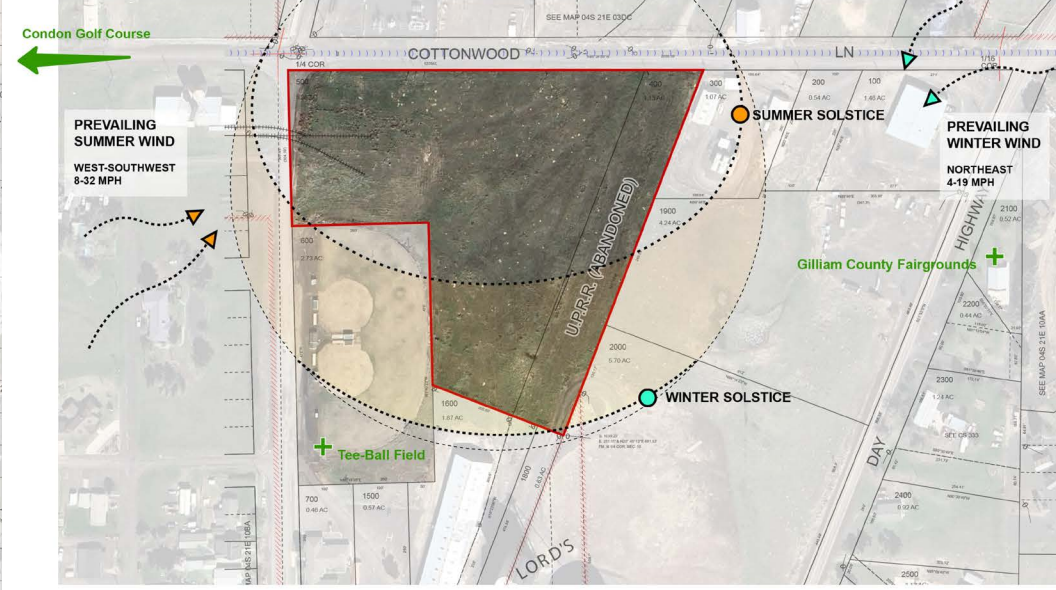


Former Grade School Site (Moderate Suitability)

The Former Grade School site offers several advantages, including a central location within walking distance of downtown, strong connections to surrounding neighborhoods, and a generally flat topography that is favorable for construction. The site has the potential to integrate with existing community assets, such as the old gym and play shed, and could support a civic-focused recreation environment.

However, significant uncertainty remains regarding the future of the former school buildings, including required abatement, potential demolition, and the presence of underground fuel tanks. These unknowns introduce risk to project cost, schedule, and long-term planning. Additionally, stakeholders expressed concern that using this centrally located site for an aquatic facility could limit future housing or mixed-use development opportunities that may be more appropriate for this asset.

While the Grade School site ranked higher than the Existing Pool Site due to its location and developability, uncertainty surrounding site conditions and long-term land use reduced its overall suitability compared to other options.



North Industrial Site (Highest Suitability)

The North Industrial site emerged as the most suitable location for a new seasonal pool based on its size, flexibility, ownership, and long-term potential. The site is City-owned, relatively flat, and large enough to accommodate the proposed pool program while allowing for future expansion. Soil testing confirmed that the site is not a brownfield, reducing environmental risk and development complexity.

The site's adjacency to existing baseball fields and proximity to the golf course create strong opportunities to establish a consolidated recreation hub serving the broader community and surrounding region. While concerns were noted regarding wind exposure, distance from the downtown core, and traffic speeds, these issues were determined to be manageable through thoughtful site planning, building placement, wind mitigation strategies, and potential traffic-calming measures.

Importantly, the North Industrial site offers the greatest opportunity to create a destination aquatic and recreation facility while preserving flexibility for additional amenities such as parks, skate facilities, picnic areas, and future programming. Its capacity to support long-term growth and multi-generational use aligns strongly with the City's guiding principles and long-term vision.

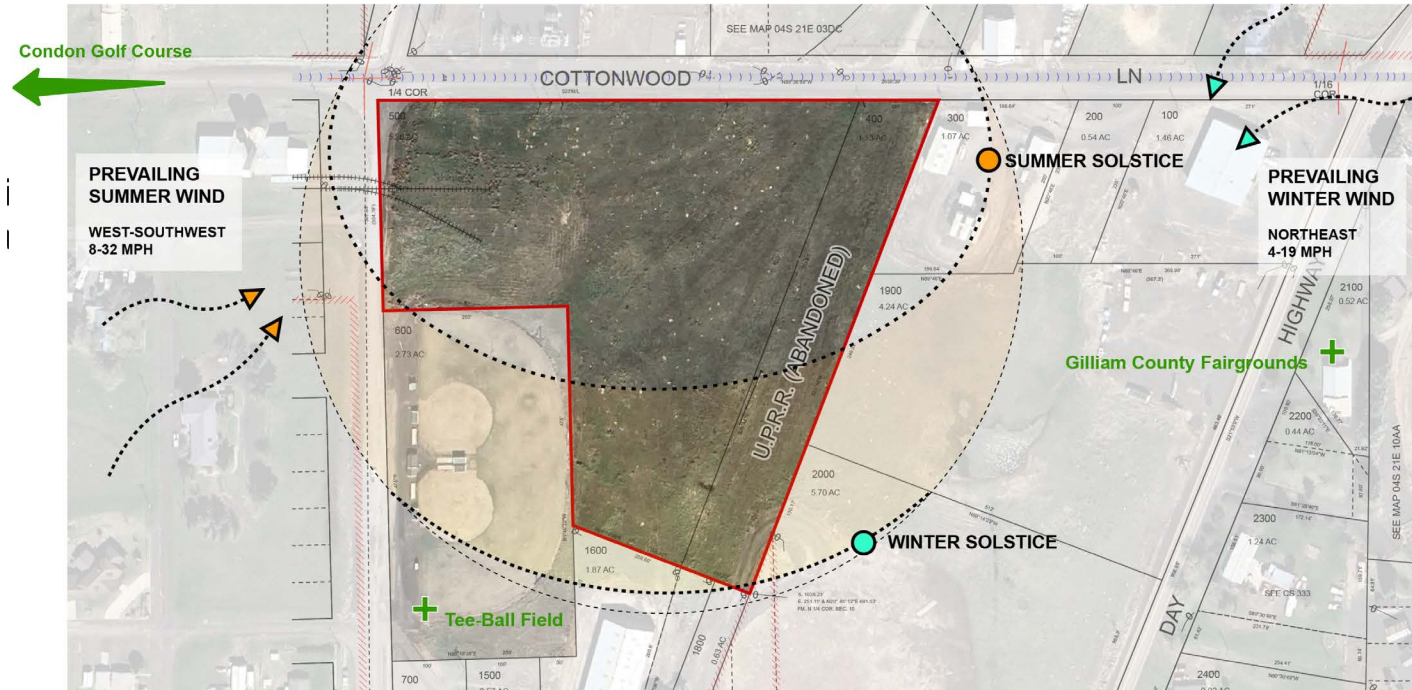
The planning process involved City staff and was initiated over a one-day workshop which included an initial on-site meeting with tours of the potential outdoor pool sites. The City identified three sites as having the greatest potential to support a new pool and aquatic programming.

Considered Sites & Recommendations

Initial site evaluations for the Existing Pool Site, Former Grade School Site, and North Industrial Site were presented to City leadership and stakeholders in October 2025. The process generated robust discussion, with each site demonstrating distinct advantages and challenges. However, when evaluated against the agreed-upon criteria and guiding principles, a clear hierarchy emerged.

The Existing Pool Site ranked lowest overall, scoring particularly poorly in Development Capacity, Stewardship of Funding, and Accessibility & Belonging. While centrally located and familiar to the community, the site's limited size, steep slopes, and underlying basalt significantly constrain development. The proposed program does not fit without removing existing amenities, and redevelopment would require extensive demolition, major grading, and acquisition of property from the School District. These factors resulted in the lowest composite score among the three sites.

The Former Grade School Site ranked in the middle. It performed well in Economic Viability due to its central location, walkability, and proximity to downtown businesses and neighborhoods. However, uncertainty surrounding the future of the existing school buildings, potential environmental remediation, and the desire to preserve this site for future housing or civic development reduced its overall score. While feasible, the site presented greater long-term planning risk than other options.



The North Industrial Site ranked highest across all five evaluation categories and achieved the strongest overall score in the matrix. Its large, relatively flat, City-owned parcel provides ample capacity to accommodate the proposed pool, parking, and support spaces while preserving flexibility for future expansion. The site's adjacency to existing baseball fields and proximity to the golf course create strong opportunities to establish a cohesive recreation hub. From a funding stewardship perspective, favorable soil conditions, reduced demolition requirements, and opportunities for energy-efficient and renewable systems further strengthened its ranking. Although farther from the downtown core, the site's visibility, scalability, and long-term adaptability outweighed these concerns.

Based on the site evaluation matrix, stakeholder input, and alignment with project guiding principles, the North Industrial Site is recommended as the preferred location for the new seasonal community pool. This site best positions the City of Condon to meet current aquatic needs while establishing a flexible foundation for future recreation amenities and long-term community benefit.



Market Analysis



Market Analysis

Demographics

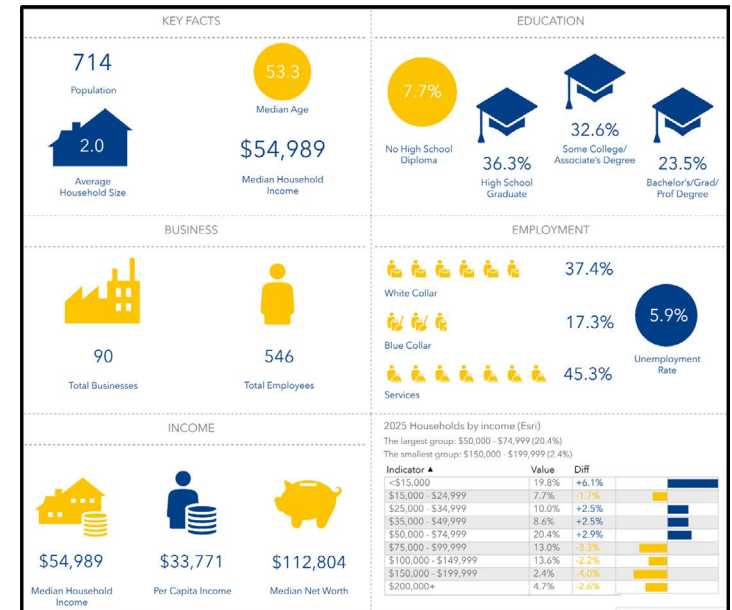
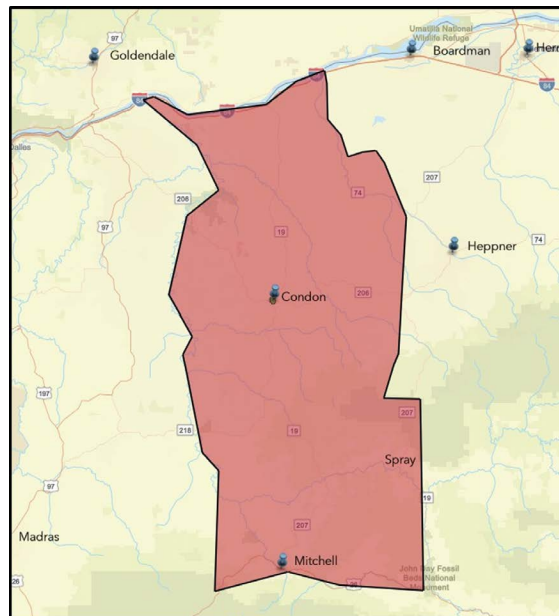
B*K completed a comprehensive demographic assessment to understand the population, household characteristics, and economic conditions influencing recreation and aquatic participation in Condon and its Primary Service Area. The **Primary Service Area includes approximately 4,100 residents** and reflects a stable but relatively small population base. While the City of Condon itself has fewer households with children, the broader service area aligns closely with state and national averages for households with children, indicating reliance on a regional market to support aquatic use.

The median age of the Primary Service Area is higher than both Oregon and national averages, with a significant concentration of residents aged 55 and older. At the same time, approximately 19% of the population is under age 18, reinforcing the need for youth-focused recreation, swim instruction, and water safety programming alongside wellness and low-impact activities for older adults.

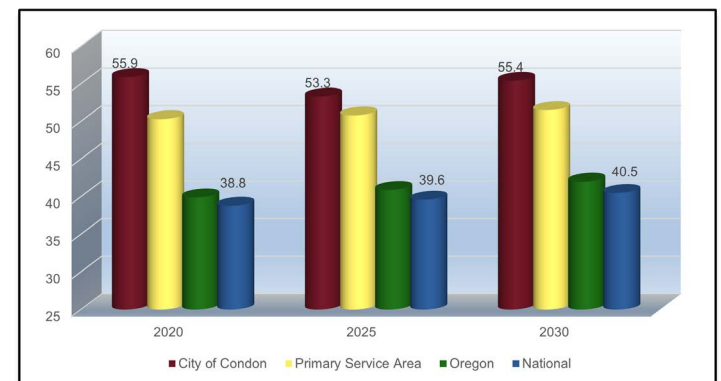
Population projections indicate continued growth in older age groups through 2030, underscoring

the importance of accessible design, shaded areas, and flexible programming.

Median household income in both Condon and the Primary Service Area is **substantially lower than state and national averages**, which has implications for pricing, affordability, and cost recovery. Household budget and recreation spending data show that while residents spend less overall than state and national peers, spending patterns are consistent with available income, indicating a realistic but limited capacity to pay for programs and services.



Households by income comparison uses the City of Condon and compares it to Gilliam County.



The median age in the City of Condon is higher than the State of Oregon and the National number. Parks and recreation activities, programs and events draw a large demographic but tend to be most popular with youth and their parents. Grandparents are becoming an increasing part of the household though, as they care for and are involved with their grandchildren, and are concerned about their own physical, mental, and social activities.

Needs Analysis

B*K evaluated recreation participation patterns using National Sporting Goods Association (NSGA) data overlaid with local demographics. The analysis shows that **swimming participation in the Primary Service Area exceeds national averages**, with an adult Market Potential Index (MPI) of **110** for swimming. Approximately **18% of adults** in the service area participate in swimming, translating to an estimated **690+ swimmers** and nearly **25,000 annual swim visits** across the broader market.

Importantly, national data indicates that approximately **84% of swimming participation is unstructured**, emphasizing the importance of leisure-oriented pool features, flexible scheduling, and family-friendly environments rather than purely competitive facilities. Youth participation

is particularly strong in the **7–11 and 12–17 age groups**, while older adults (**55–64**) represent the largest single cohort of swimmers which reinforces the need for a multi-generational, inclusive pool design.

The analysis also confirms that while the Primary Service Area does not meet the population or income thresholds typically associated with high cost recovery, demand for aquatic recreation remains strong. Comparable facilities in surrounding communities demonstrate that modestly sized, leisure-focused pools can achieve high utilization even when operational subsidies are required.

Market Conclusion

The market analysis indicates that while the City of Condon faces challenges related to **population size and median household income**, the demand for aquatic recreation is real and well-supported by demographic and participation data. Swimming participation exceeds national averages, households with children in the Primary Service Area are consistent with broader benchmarks, and older adults represent a growing and important user group.

These findings suggest that a right-sized, outdoor, leisure-oriented community pool with strong emphasis on learn-to-swim, open swim, family recreation, and wellness programming is well aligned with the market. Financial sustainability will likely require ongoing public support; however, utilization is expected to be strong, and the facility would provide meaningful quality-of-life benefits, water safety outcomes, and a valued community gathering space.

The market conditions support investment in a seasonal aquatic facility that balances affordability, operational efficiency, and broad community appeal, positioning the Condon Community Pool as a highly utilized regional amenity rather than a cost-recovery-driven enterprise.

Table A - Market Potential Index (MPI) for Participation in Recreation Activities In Primary Service Area

ADULTS PARTICIPATED IN	EXPECTED NUMBER OF ADULTS	% OF POPULATION	MPI
Aerobics	174	5.2%	69
Basketball	151	4.5%	79
Swimming	604	18.0%	110
Volleyball	82	2.4%	92
Waking for Exercise	1,060	31.5%	97

THE BALLARD*KING MARKET REPORT DRAFT, CONDON MARKET REPORT AND CONDON OPERATIONS REPORT ARE INCLUDED IN THE APPENDIX IN THEIR ENTIRETY.



Programming



Programming

Working closely with City leadership, staff, and community stakeholders, the project team developed a program that reflects Condon’s desire for a right-sized, inclusive, and flexible seasonal aquatic facility. As outlined in this report, the program is organized into two complementary parts. The pool program focuses on maximizing opportunities for a wide range of uses and activities for all ages, combining lap swimming, instruction, fitness, leisure, and play within a single, efficient body of water. The bathhouse and support spaces program is intentionally right-sized to support ease of operations and supervision, with clear sightlines and centralized control that enhance safety and efficiency.

Together, these elements are designed to elevate the user experience by creating a welcoming environment filled with fun, energy, and excitement all while ensuring the Condon Community Pool functions as a unique seasonal asset and enduring community amenity.



Support Space	1,990 sf
Toilets	306 sf
Locker Room	404 sf
Changing	144 sf
Showers	282 sf
Family RR	186 sf
Staff RR	68 sf
Circulation	600 sf
Administration	305 sf
Check-In	77 sf
Office	109 sf
First Aid	119 sf
Mechanical + Storage	1,272 sf
Bathhouse Mechanical/Storage	142 sf
Pool Mechanical/Storage	1130 sf
Outdoor Pool Space	19,883 sf
Aquatics (Pool + Deck)	18690 sf
Lounging Lawn	1193 sf
Total Building and Site Area	23,450 sf

Pool Program

The proposed Condon Community Pool is designed as a flexible, multi-use outdoor aquatic facility capable of supporting a wide range of programs within a single body of water. The layout and amenities intentionally accommodate both structured programming and informal recreational use, ensuring broad appeal across age groups and abilities.

1. Swim Instruction & Youth Programs

- **Learn-to-Swim Classes:** Shallow water zones and zero-depth entry areas support instruction for beginners and young children.
- **Youth Swim Lessons:** Dedicated lap lanes and adjustable depths allow instruction for multiple age and skill levels.
- **Water Safety Education:** Space supports safety instruction and community swim readiness programs.

2. Lap Swimming & Competitive Training

- **Lap Swimming:** Six 25-yard lap lanes support daily lap swim for fitness and training.
- **Swim Team Training:** Lane configuration and depth allow for organized swim practices and skill development.
- **Competitive Events (Limited):** Infrastructure allows for future installation of starting platforms and backstroke flags for meets or timed events.

3. Fitness & Wellness Programming

- **Water Aerobics:** Moderate-depth areas and lap lanes support group fitness classes.
- **Adult & Senior Exercise:** Walking channels, underwater benches, and warm water temperatures support low-impact exercise and rehabilitation-oriented programs.
- **Open Fitness Swim:** Flexible scheduling allows lap lanes to be repurposed for exercise programs when not used for training.

4. Recreational & Leisure Swimming

- **Open Swim:** The single-body pool allows general recreation during open swim hours.
- **Family Swim:** Zero-depth entry, shallow play zones, and seating areas encourage intergenerational use.
- **Youth Play:** Recreational amenities provide engaging activities beyond traditional swimming.

5. Play & Feature-Based Programming

- **Zero-Depth Entry Play Area:** Gently sloped entry supports young children and users with mobility challenges.
- **Interactive Spray Features:** Includes water table, rotating spray feature, and ground geysers for creative and sensory play.
- **Dividing Board:** Provides traditional recreational diving opportunities.
- **Drop Slide:** Adds excitement and a destination feature for youth and teens.
- **Future Waterslide, Climbing Wall and Basketball Hoops (Phase Two):** Infrastructure supports expansion to include a larger body flume slide.

6. Social & Community Use

- **Casual Leisure Use:** Underwater benches and deck seating support relaxation and social interaction.
- **Community Events:** Flexible pool and deck layout allows for special swim nights, free swim days, and community celebrations.
- **Regional Use:** Facility supports participation from neighboring communities for lessons, open swim, and events.

7. Accessibility & Inclusive Programming

- **ADA-Accessible Entry:** Zero-depth entry ensure inclusive access.
- **Universal Use Design:** Pool configuration allows individuals of all abilities to participate in programming alongside others.
- **Multi-Generational Appeal:** Programming supports users ranging from young children to older adults.

Bath House Program

The support spaces for the Condon Community Pool should be designed to efficiently support daily operations, enhance safety and supervision, and provide flexibility for seasonal and year-round community use. The layout needs to prioritize clear sightlines, ease of staffing, and the ability to adapt spaces for off-season or after-hours use.

1. Entry, Control, and Administration

- **Central Main Entry:** The primary public entry should be located at the center of the bathhouse, serving as a clear and intuitive arrival point for all patrons.
- **Check-In and Control Desk:** A staffed check-in counter is best positioned directly at the transition between the entry and pool deck. This location provides a single, controlled access point into the pool area.
- **Visual Supervision:** The check-in desk should be designed with direct sightlines to both the pool deck and locker room entrances, enabling passive supervision of users entering and exiting the facility while reducing staffing needs.
- **Administrative Office & First Aid:** A small office and first aid room are ideally grouped adjacent to the check-in counter to improve operational efficiency, emergency response time, and staff coordination.

2. Locker Rooms and Restrooms

- **Men's and Women's Locker Rooms:** Separate men's and women's locker rooms should be located on either side of the central entry and need to include changing areas, lockers, individual showers, and restroom facilities.
- **Secure, Flexible Operation:** Ideally the pool deck and locker rooms can be secured independently using sliding doors and controlled access points, allowing restrooms to remain accessible during off-hours or outside of the pool season.
- **Multi-Use Support:** Flexibility will allow the restrooms to support adjacent uses such as the baseball fields and future recreation amenities without opening the pool deck.

3. Family and Inclusive Changing Facilities

- **Family Shower/Changing Rooms:** Two family changing rooms need to be located directly off the pool deck to provide convenient access for families, caregivers, and individuals with mobility needs.
- **Universal Accessibility:** These spaces will support inclusive use and provide private, flexible options beyond traditional locker room facilities.

4. Staff and Lifeguard Support Spaces

- **Dedicated Staff/Lifeguard Shower Room:** A designated staff shower and changing space needs to be provided to support lifeguards and operational staff, separate from public facilities.
- **Operational Efficiency:** Locating staff facilities near administration and first aid spaces supports efficient shift changes and staff coordination.

5. Mechanical and Building Support

- **Small Mechanical Room:** A compact mechanical room within the bathhouse will house a split HVAC system to provide cooling for staff areas and hot domestic water for showers.
- **Pool Mechanical & Chemical Storage:** The primary pool mechanical systems and all chemical storage should be located in an adjacent, dedicated structure next to the bathhouse, which will improve safety, ventilation, and maintenance access while separating these systems from public areas.



Concept Design



Concept Design

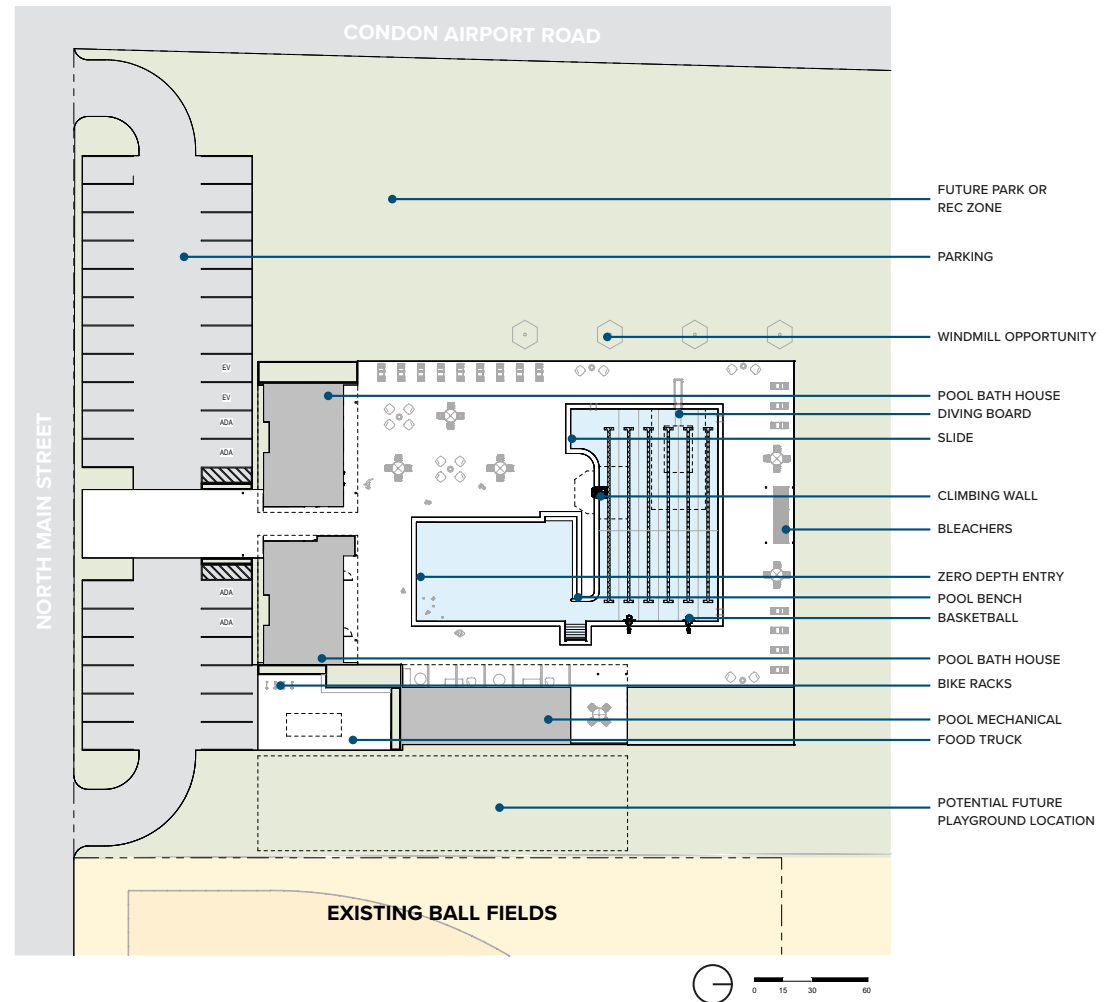
The concept design for the Condon Community Pool is informed by site-specific conditions, stakeholder input, and guiding principles established through multiple planning and design workshops. The design responds directly to prevailing wind patterns, adjacency to existing recreation assets, operational efficiency, and long-term flexibility, while creating a facility that feels appropriately scaled and rooted in the character of Condon.

Site Planning & Organization

The site design is intentionally shaped by prevailing summer wind directions, with building placement, landscape buffers, and fence alignments working together to provide wind relief and improve comfort on the pool deck. Buildings are pulled back from Main Street to allow for on-site parking and to create a safe, clearly defined arrival sequence.

Planning occurs primarily around the perimeter of the site, with fencing used to provide security and controlled access around the pool deck. A 6-foot-tall vinyl-coated chain-link fence encloses the pool area, ensuring visibility while maintaining safety and operational control.

The concept includes two primary building structures, the bathhouse and the pool mechanical building. The separate structures break down the overall mass of the facility and align more closely with the scale of the surrounding residential neighborhood. This approach was supported during stakeholder meetings as a way to reduce visual impact while improving functionality and wind protection.



Recreation Synergies & Community Use

The site's strategic location adjacent to the existing ball fields creates opportunities for shared use and long-term recreational synergy. An open, flat area along the southwest portion of the site is reserved for food trucks and event support, allowing it to serve both pool patrons and ballfield users. Electrical hookups are planned to support food carts, special events, and future programming.

The placement of the bathhouse and mechanical building intentionally creates visual openings into the pool deck, improving safety through passive supervision and creating an inviting, transparent presence from the parking and public areas.

Parking, Circulation & Access

The concept plan includes approximately 34 parking stalls, including required accessible and van-accessible spaces. The final stall count will be confirmed during design development and may be adjusted based on budget, operational needs, or code minimums. The intent is to balance parking demand for both pool and baseball field use while maintaining flexibility to reduce costs if necessary.

Concrete paving extends from the entry into portions of the parking area to:

- Clearly designate the main pedestrian entry
- Provide a visual cue for arrival
- Act as a traffic-calming measure

The remainder of the parking area is asphalt paving with painted striping, providing a cost-effective and durable solution.



Landscape & Environmental Strategies

Landscape design emphasizes low-maintenance, native plantings and strategic tree placement. Trees are located along the fence line to provide wind protection from southerly winds and shade on the pool deck. Evergreen species are envisioned to ensure year-round screening, reduce maintenance, and improve durability.

Additional tree plantings are strategically placed along the perimeter to screen views of the electrical substation across Airport Road, improving the overall visual quality of the site.

Potential for On-Site Energy Generation

The concept incorporates on-site renewable energy generation, including:

- Solar panels mounted on south-facing roof surfaces, particularly on the pool mechanical building for maximum solar exposure
- Small-scale wind power generation, consistent with the site's wind conditions and previous committee discussions



Aquatic Design

The aquatic facility will contain an outdoor lifestyle pool with multiple use programming. The pool will accommodate both competition and leisure activities in a single body of water. The pool will have six lap lanes with a 25-yard course length. The lap lane area will focus primarily on swim training and competition. The lap lane area will also be capable of accommodating other aquatic programs such as learn-to-swim, open swim/play, and fitness/exercise courses when the lap lanes are not in use. The pool will also contain a zero-depth entry area and underwater social benches. The zero depth entry will function as a gently sloping beach entry and provide shallow water for child play. The deep end of the lap pool will contain a diving board and drop slide. A future body flume waterslide with deck runout termination is planned for a possible phase two addition.

Pool Vessels

The pool vessel, or shell, will be constructed with steel reinforced concrete. The design of the pool will be based on an assumed soil bearing capacity of 2,500 pounds per square foot.

The Pool will have a water surface area of 5,125 sf. The six lap lanes will each be 7'-0" wide. The maximum depth of the Pool will be 12'-0" in the deep end of the lap lane area. The pool floor will slope at a 1:3 ratio up from 12'-0" to 5'-0", then slope from 5'-0" to a minimum depth of 3'-6" at a slope of approximately 1:14. In the zero-depth entry area, the pool floor slopes down at 1:15 to a depth of 3'-6".

Pool Perimeter

The perimeter of the pool will be constructed as a deck-level gutter to collect surface water for removal from the pools and processing in the filtration and water treatment systems. Most of the contamination in a swimming pool resides on the surface of the water, and the surface water removal provided by the gutter system is essential to maintaining a high level of water quality. The gutters for both pools will be constructed with steel reinforced concrete and will be covered with PVC grating. The gutters will be bordered with 1-inch by 1-inch ceramic tile on both sides of the grating, and a waterproofing compound will be applied to the interior of the gutters. The tile on the edge of the pool walls will be a finger-grip nosing to provide an easy and convenient handhold. The back, or non-pool side, of the gutters will be flush with the pool deck and separated by a construction joint. The deck level gutters will provide an uninterrupted transition into and out of the pools from any location on the pool deck.

Pool Finish

The interior finish of the pool will be predominantly a trowel applied cementitious exposed quartz aggregate plaster. However, certain areas will contain a ceramic tile finish. A 6-inch band of 1-inch by 1-inch ceramic tile will follow the perimeter edge at and below the water surface. This "scum line" is a common area for dirt and stains to collect on the pool finish, and a ceramic tile finish makes cleaning easier and provides greater durability.



OAK HILLS RECREATION POOL PRECEDENT - OPSIS ARCHITECTURE

In the Lap Lane area, the pool floor lane markers will run uninterrupted the length of the 25-yard lap lanes and be constructed with 1-inch by 1-inch black ceramic tile. Pool wall end targets, on both pool walls and for each lap lane, will be constructed with ceramic tile matching the floor lane marker tiles.

The pool inlets will return water to the pool from the filtration system and will be placed in the pool floor which will be surrounded with a border of ceramic tile. Ceramic tile surrounding pool floor inlets eases the removal of potential staining around the inlets, should high metal ion concentrations be present in the water. If possible, pool floor inlets may be positioned within the ceramic tile lane markers to also serve this purpose.

Underwater edges and transitions will be indicated with 2-inch black/dark contrasting lines of border tile. These areas involve the edges of stair treads and the pool floor slope transition at 5'-0" water depth in the Lap Lane Area.

Pool Entry/Exit

In the Lap Lane area, three pool ladders provide a means of entry and exit from the pool. Each ladder will be located near a corner of the pool on the side of the lap lane. All pool ladders have steps recessed into the pool wall to prevent interference with lap swimming or other pool activities. The grabrails on each ladder will be anchored into the pool deck, be built with 316L stainless steel or greater, and will have an outside diameter of 1.5 inches.

At the transition area between the lap lane area and zero depth entry area, a stair entry will provide convenience access into both areas as well as the underwater bench seating area. The stair handrails will be anchored into the pool deck, built with 316L stainless steel or greater, and will have an outside diameter of 1.5 inches.

Both the Pool will comply with ADA regulations for accessible means of entry and exit. The pool will utilize

a chairlift capable of lifting users into and out of the pool and will be operable without assistance.

Starting Platforms

The deep end of the Lap Lane area will be capable of having starting platforms for swim starts. Anchors in the pool deck will be installed at the deep end of each lap lane to allow future installation of starting platforms if desired.

Backstroke Flags and Stanchions
The pool will have two backstroke flag lines overhead on each end of the lap lanes. The backstroke flag stanchions will be 316L stainless steel and 1.9 inch outside diameter.

Lap Lane Dividers

The pool will have 6-inch diameter wave-quelling lap lane dividers separating each lap lane at the water surface. Lap lane dividers will anchor using "flip-up" anchors integrated into the gutter grating.

Drop Slide

The pool will incorporate a drop slide into the deep end of the pool. The drop slide is a short, steep enclosed waterslide providing the feeling of plunging into the water. The slide tower will be constructed with steel,

and the flume will be manufactured with fiberglass. The water supplied to the waterslide will be from and integrated with the pool.

Waterslide (Future)

The pool design will accommodate the potential addition of a body flume waterslide in the future. The tower for the future waterslide could be an addition to the drop slide tower. The waterslide is an open flume and terminates in a runout on the pool deck. The slide tower will be constructed with steel, and the flume will be manufactured with fiberglass. The water supplied to the waterslide will be from and integrated with the pool

Sprays & Features

The zero-depth entry area includes three spray features:

- Water Table: cascading channels of water and weirs and other apparatus to play and manipulate the flow of water.
- Rotating Character Spray: Small spray feature with animalistic character (ie. frog, turtle, or similar) able to be rotated by users
- Four ground geysers: floor flush water nozzles that create a spout of vertical water when activated.

POOL PRECEDENT - WATER TECHNOLOGY, INC.



Underwater Lighting

The pool will be illuminated with LED underwater lighting located in light niches recessed into the pool walls. Illuminating the water with underwater lights is not only aesthetically pleasing but will help to reduce glare on the water surface.

Pool Drains

Water will be partially removed from the pool through dual main drains located at the deepest location of the pool vessel. Piping from the main drains will be connected to facilitate suction forces transferring from one drain to the other in the event of a blockage. All main drains will be VGBA approved prefabricated fiberglass sumps with PVC grate assemblies to minimize regular maintenance. All main drain sumps will contain hydrostatic relief valves as a precaution against the potential damages from high ground water levels. All main drain and pump suction

assemblies will meet the requirements of the Virginia Graeme Baker Pool and Spa Safety Act. Main drains will be piped with an electronic control valve to allow for direct suction through the circulation pump to facilitate draining the pool and enhanced gutter performance.

Pool Water Return

After passing through filtration, water treatment, and heating systems, pool water will be returned to the pools via evenly spaced return floor inlets to provide even distribution without creating turbulence on the water surface.

Pool Circulation & Piping

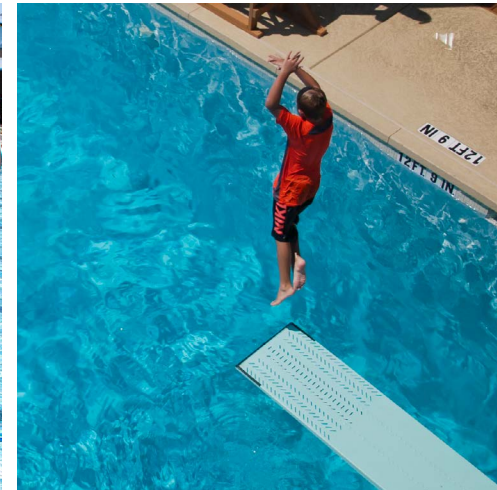
Water from the pool gutters will flow by gravity to a surge tank located in the pool mechanical room. The surge tank will be designed as part of the structural foundation of the building. Within the pool mechanical room and in a pump pit

below the static water level of the pools, flooded-suction three-phase centrifugal circulation pumps will draw a mixture of water from the surge tank and the main drain sumps. The centrifugal circulation pump will force water into the filtration system. Variable frequency drives will be installed on the circulation pumps to minimize energy consumption and optimize operation. The circulation systems will be designed to handle 100% of the required flow through either the gutters or the main drains.

The pool piping for all pressure piping will be Schedule 80 PVC. Gravity pool piping will be Schedule 40 PVC.

Pool Filtration

Pool water for the pool will pass through a pressure regenerative media filter to remove particles and contaminants. The regenerative media filter will filter pool water using perlite



POOL PRECEDENT - WATER TECHNOLOGY, INC.

media and a regenerative “bump” cycle. This cycle mechanically separates media that successfully trapped dirt or debris from cleaner media with remaining filtration capacity. This process prolongs the life and filtration ability of the media cycle and greatly reduces the waste of water. The regenerative cycle will be fully automated to optimize the filtration performance and will be initiated by the operator’s command.

Primary Disinfection

Chemical water treatment is necessary to disinfect and oxidize pollutants and contaminants in the pool water. A residual of free chlorine will be maintained with the automated injection of sodium hypochlorite, or liquid chlorine. Liquid chlorine will be stored in a dedicated chlorine chemical room and injected into the circulation systems with peristaltic pumps at the direction of the chemical controller.

Chemical Balance

With the addition of disinfection chemicals and the impact of dirt and contaminants from the environment and users’ bodies the pH level of the pool water is anticipated to rise. Carbon dioxide will be injected into the circulation system through solenoid valves and a venturi controlled by the automated chemical controller.

Periodically, muriatic acid, or hydrochloric acid, may need to be added to the pool water to decrease alkalinity, and/or decrease the pH level. Other pool chemicals will, at times, also likely be added to the pool water. These chemicals are commonly sodium bicarbonate (to increase alkalinity, also known as Baking Soda), sodium

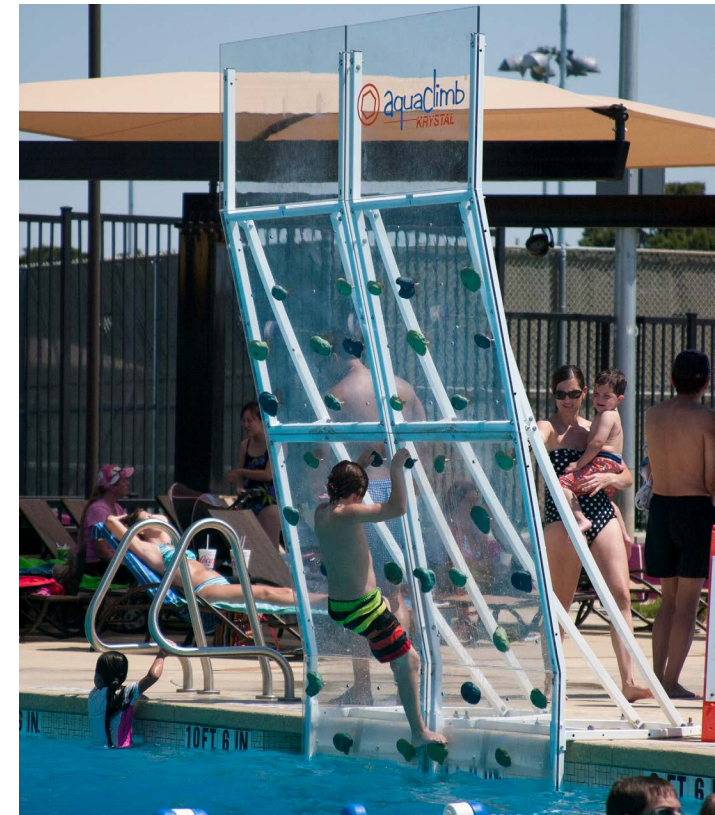
carbonate (to increase pH, also known as Soda Ash), calcium chloride (to increase calcium hardness), sodium thiosulfate (to rapidly decrease chlorine levels), clarifiers, sequestering agents, algaecides, and enzymes. These chemicals will be added manually on an as-needed basis.

Chemical Control

An automated chemical controller will monitor the pool water chemistry for each body of water. The controller will measure Oxidation Reduction Potential (ORP), Parts Per Million of Free Chlorine (PPM), and pH of the pool water. The automated controller will direct the addition and feed rate of disinfection and balancing chemicals through the control of the power to the peristaltic pumps for the sodium hypochlorite and solenoid valves for carbon dioxide.

Pool Heating

The pool will be heated using high efficiency, non-condensing, gas-fired pool water heaters with cupro-nickel tube heat exchangers. The water temperature for the pool is anticipated to be maintained at the following: 82°F to 86°F.



POOL PRECEDENT - WATER TECHNOLOGY, INC.

Building Character & Architectural Expression

The architectural character of the facility draws directly from Condon’s agricultural and industrial vernacular. Building forms, materials, and detailing reference the mills, silos, and utilitarian structures that define the region’s history and landscape.

- Standing seam metal roofs and wall panels reflect the textures, rhythms, and colors of historic agricultural buildings.
- Dark charcoal CMU walls provide a durable, cost-effective base that references the region’s basalt geology.
- Wood elements, including glulam beams and purlins, support the roof structure and entry canopy, creating warm, biophilic moments at key transitions.
- Cross-Laminated Timber (CLT) panels are layered over CMU walls to soften interior spaces and express regional material identity.

The bathhouse masses are expressed as solid, perpendicular wall planes, reinforcing a sense of permanence. Carefully placed slots and openings infilled with translucent glazing bring diffused natural light into locker rooms while maintaining privacy. Clerestory windows above shower areas introduce daylight deep into the building, significantly reducing the need for artificial lighting during operating hours.

As a seasonal facility, public spaces are designed to be naturally ventilated, eliminating the need for artificial heating or cooling in most areas and aligning with the project’s sustainability goals.

The concept design reflects a thoughtful balance of community input, site responsiveness, operational efficiency, and architectural character. By leveraging adjacency to existing recreation assets, responding to environmental forces, and grounding the design in local materials and forms, the Condon Community Pool is positioned as a functional, welcoming, and enduring community asset.



Sustainable Design Strategies

Sustainability is a core design objective for the proposed seasonal pool and bathhouse, with an emphasis on reducing embodied carbon, minimizing operational energy use, and utilizing durable, regionally appropriate materials. The strategies outlined below are tailored to the facility’s seasonal operation, rural context, and long-term stewardship goals.

Low-Carbon and Regionally Sourced Materials

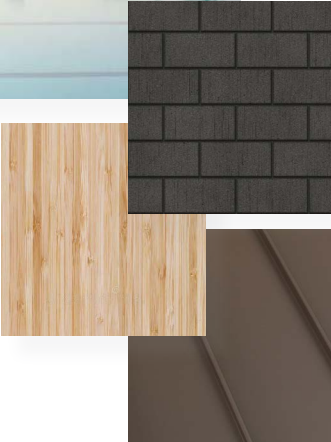
The project prioritizes the use of regionally sourced materials from the Pacific Northwest, reducing transportation-related emissions while supporting local industries. Primary building materials will include concrete masonry units (CMU) and selectively integrated mass timber components, where appropriate, to provide durability, constructability, and reduced environmental impact.

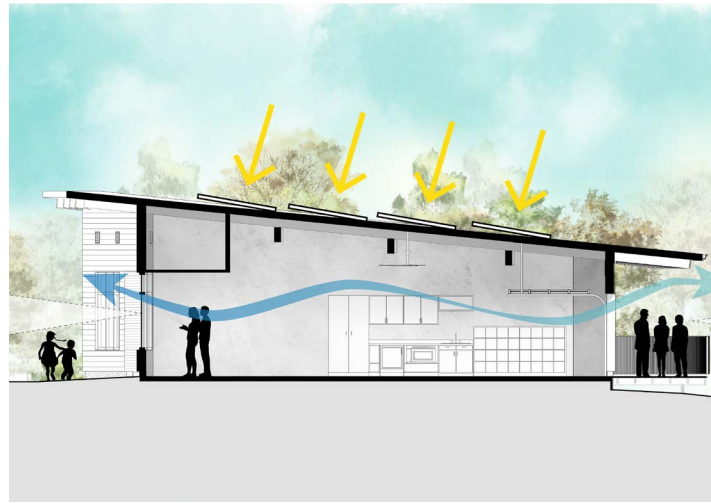
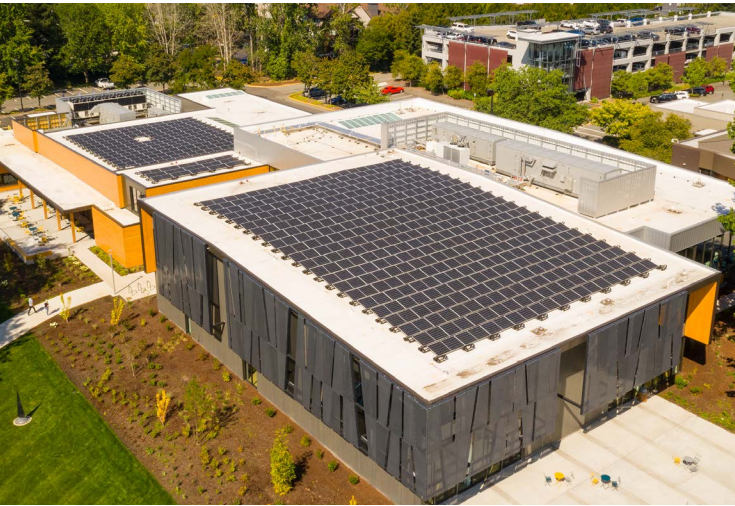
To address the significant embodied carbon associated with concrete, the project should specify low-carbon concrete mixes by replacing a portion of traditional Portland cement with supplementary cementitious materials such as fly ash, ground granulated blast furnace slag, and silica fume. These substitutions significantly reduce greenhouse gas emissions while maintaining structural performance and durability.

Materials with high recycled content will be prioritized throughout the project, including steel components, CMU, insulation, and site furnishings, further reducing the facility’s overall environmental footprint.



MATERIALS INPIRED BY CONDON





OPSIS ARCHITECTURE - SUSTAINABILITY

Energy-Efficient Building Systems

Given the seasonal nature of the facility, the bathhouse should be designed with simple, efficient mechanical systems sized only for occupied periods. Ductless mini-split heat pump systems can provide highly efficient heating and cooling for staff, office, and first aid spaces, allowing zones to be conditioned only when needed. This approach reduces energy consumption, maintenance requirements, and first costs compared to traditional centralized systems.

Lighting throughout the facility should utilize high-efficiency LED fixtures, significantly reducing energy demand and maintenance while improving light quality. Controls such as occupancy sensors and daylight-responsive dimming would further optimize performance.

Daylighting and Natural Ventilation

The bathhouse design should embrace natural daylighting strategies to reduce reliance on artificial lighting during daytime operation. Translucent wall systems, clerestory windows, and carefully placed openings will allow daylight to penetrate interior spaces while maintaining privacy and security.

Natural ventilation strategies should be integrated wherever feasible, using operable windows, louvers, and cross-ventilation to provide thermal comfort during summer months. This passive approach aligns with seasonal use patterns and reduces dependence on mechanical cooling systems.

Healthy Indoor Environments

All interior finishes should prioritize low-emitting materials, including low-VOC paints, sealants, and coatings, to promote healthy indoor air quality for patrons and staff. These strategies support occupant wellness while aligning with widely recognized green building standards.

Long-Term Durability & Stewardship

Material selections and construction methods are focused on durability, ease of maintenance, and long service life, all key considerations for public facilities with limited operational budgets. By balancing robust materials with energy-efficient systems and passive design strategies, the project will minimize lifecycle costs while maximizing long-term value.

Pathway to Net Zero Energy for a Seasonal Community Pool & Bathhouse

A seasonal community pool and bathhouse presents a strong opportunity to achieve Net Zero Energy (NZE) when paired with on-site renewable energy generation such as solar and small-scale wind. Because the facility operates primarily during the summer months which is when renewable energy production is at its peak, energy demand and energy generation are naturally aligned.

1. Energy Demand Reduction (Efficiency First): Achieving Net Zero begins with minimizing energy demand through efficient design and operations.

Key strategies include:

- High-performance building envelope for the bathhouse and support spaces, including enhanced insulation, air sealing, and durable materials suited for seasonal use.
- Efficient mechanical systems, such as high-efficiency pool heaters, variable-frequency drives on pumps, and energy-efficient ventilation systems sized appropriately for seasonal operation.
- LED lighting throughout the facility, including pool deck and support spaces, paired with daylighting strategies where feasible.
- Right-sized program and support spaces, limiting unnecessary square footage and reducing long-term operational loads.
- Reducing baseline energy consumption lowers the amount of renewable energy required to offset facility use.

2. Solar Energy Generation: On-site solar photovoltaic (PV) systems can provide a significant portion of the facility's annual energy needs.

- Rooftop Solar: Solar panels can be installed on the bathhouse roof, pool mechanical building, and shade structures.
- Solar Canopies: Parking lot carports can incorporate PV panels, providing both energy generation and shaded parking.
- Seasonal Alignment: Solar production is highest during summer months, coinciding with peak pool operation and energy demand.
- Net Metering: Excess energy generated during daytime hours can be exported to the grid and credited against evening or off-season use.
- Solar generation is typically the primary renewable energy source for achieving Net Zero at seasonal aquatic facilities.

3. Wind Energy Generation: Where wind resources are favorable, small-scale wind turbines can complement solar generation:

- Distributed Wind Turbines: Low-profile or mid-height turbines can be strategically placed to capture prevailing winds without creating visual or noise impacts.
- Seasonal and Diurnal Balance: Wind energy often peaks during early morning, evening, and shoulder seasons, helping balance solar generation.
- Educational and Civic Identity: Visible wind turbines can reinforce the City's sustainability goals and serve as an educational feature.
- When combined with solar, wind generation increases resiliency and reduces reliance on a single energy source.

4. Electrification and Low-Carbon Systems: To fully realize Net Zero goals, the facility should prioritize electrification wherever feasible:

- Electric pool equipment and controls where available.
- Heat pump systems or hybrid systems for domestic hot water and space conditioning.
- Electric vehicle (EV) charging stations, powered in part by on-site renewables, to support future transportation trends.
- Reducing or eliminating fossil fuel use simplifies the path to Net Zero and supports broader climate action goals.

5. Energy Storage and Grid Integration

- Grid-interactive design allows the facility to draw from the grid when necessary while exporting surplus renewable energy during high-production periods.
- Seasonal Net Zero Accounting: While the pool may not be energy-neutral every hour of operation, annual net energy production can offset total consumption.

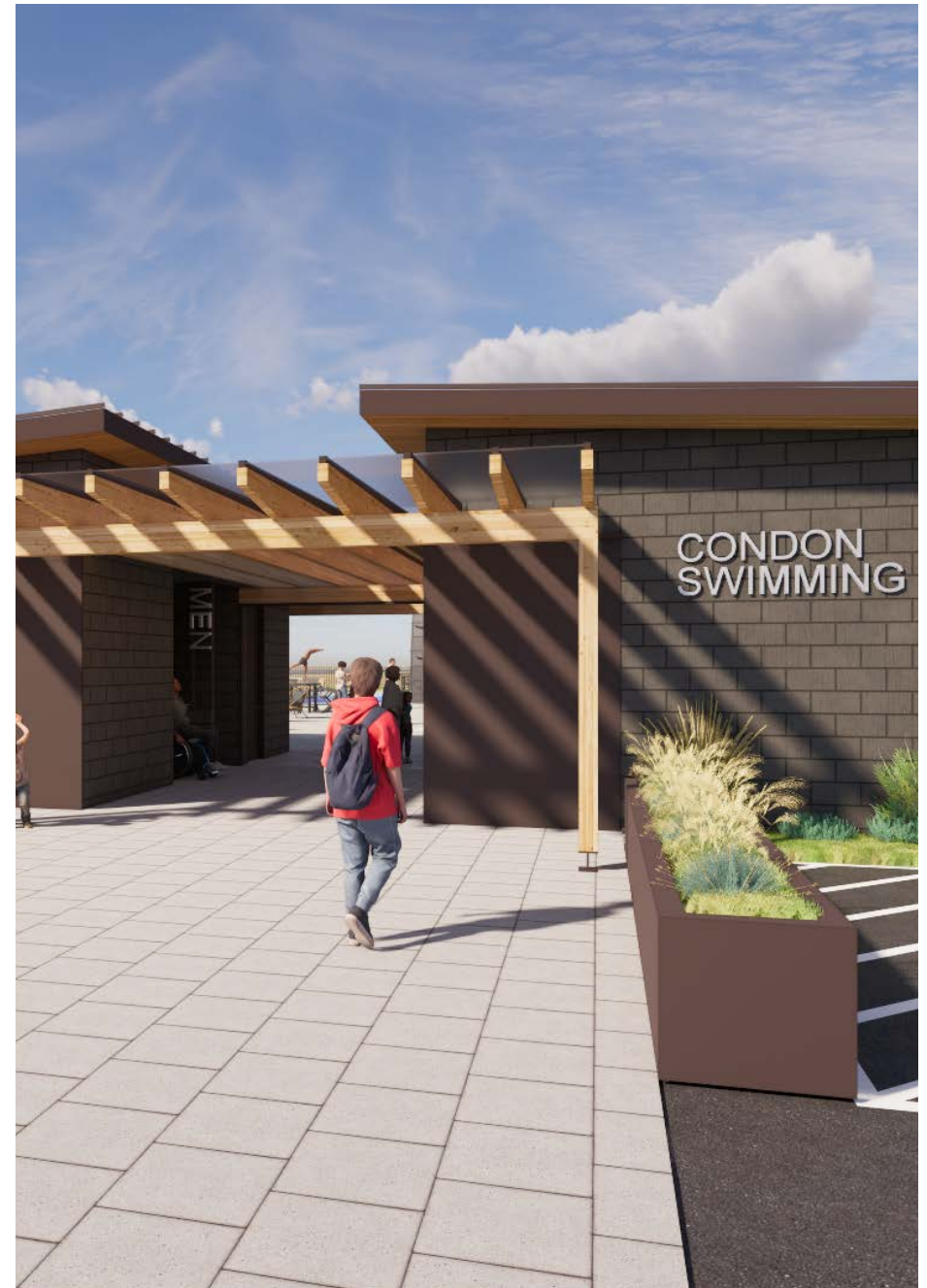
6. Seasonal Operations Advantage: Seasonal operation is a key advantage for achieving Net Zero:

- Energy-intensive systems are active primarily during summer, when renewable generation is strongest.
- Off-season energy use is minimal, allowing surplus renewable energy credits to offset operational periods.
- Maintenance and commissioning can be aligned with the operating season to ensure peak performance.

7. Certification and Documentation: Net Zero certification can be achieved through recognized frameworks such as:

- International Living Future Institute (ILFI) Zero Energy Certification
- LEED Zero Energy
- State or utility-recognized Net Zero Energy standards
- Certification requires:
 - Modeled and measured energy performance
 - Documentation of renewable energy generation
 - Verification that annual energy production equals or exceeds annual energy consumption

With an efficient first design approach, strategic use of on-site solar and wind generation, and the inherent advantages of seasonal operation, a community pool and bathhouse can realistically achieve Net Zero Energy. Doing so not only reduces long-term operating costs but also positions the facility as a regional model for sustainable, resilient public infrastructure and supports grant eligibility, community pride, and long-term environmental stewardship.





Cost Model



Cost Model

Capital building and site construction costs were developed by Triplett Wellman Contractors and reflect current market conditions. The cost model includes appropriate design and construction contingencies and is based on a nine to 12-month construction duration.

Sitework costs include the pool shell, all pool equipment, and associated on-site improvements required to deliver a complete aquatic facility. Based on the selected construction type and building size, the cost model assumes that fire sprinkler systems are not required. The full feasibility study cost plan is included in the appendix.

Soft costs were developed using an industry-standard 20% allowance applied to construction costs for a project of this scale. These costs include architectural and engineering services, permitting, furniture, fixtures, and equipment (FF&E), and applicable taxes. When combined with construction costs, the soft costs represent the total project investment required to deliver a fully operational facility.

Operational costs were developed by Ballard*King & Associates and include staffing, supplies, maintenance, and utilities. Revenue assumptions are based on current market conditions and user fees and are intended to offset, but not fully recover, annual operating expenses. Net annual operating costs are summarized in the following tables, with detailed operational plans provided in the appendix.

Building	\$	3,205,350
Site Work	\$	5,978,164
Const. Cost	\$	9,183,514
Soft Cost	\$	1,836,703
Total Project	\$	11,020,217

Expense	\$	77,000
Revenue	\$	20,000
*Subsidy	\$	57,000
Cost Recovery		26%

*Subsidy = Net Annual Operating Cost
 Capital estimates are rounded to nearest \$1,000
 Operating estimates are rounded to nearest \$1,000





Appendix



Appendix Contents

Precedent Pools

Material Palette

Architecture Concept Designs

Site Evaluation Matrix

B*K Condon Market Report

B*K Condon Operations Report

WTI Evaluation Report

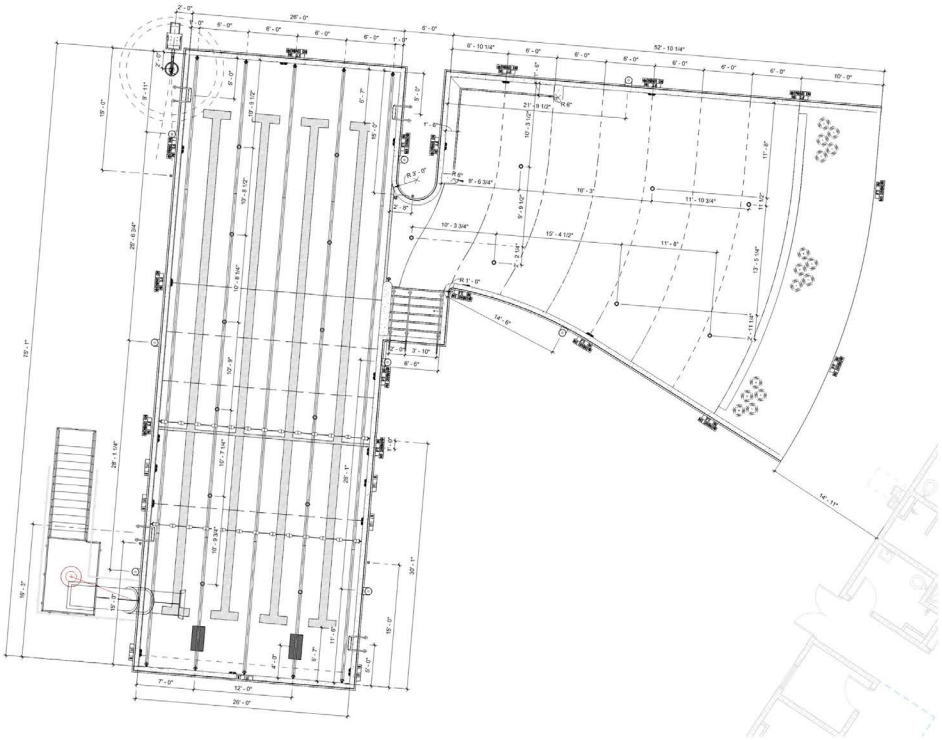
TW Cost Estimate



Precedent Pools

Pool Precedent

Blue Ridge Pool + Splash Pad | Blue Ridge, GA



Amenities

- 3,600 SF Lifestyle Pool
- 4 Lap Lanes
- Zero Depth Entry
- Drop Slide
- 1,700 SF Splash Pad
- Safety Surface Flooring
- Water Table

Capital Cost

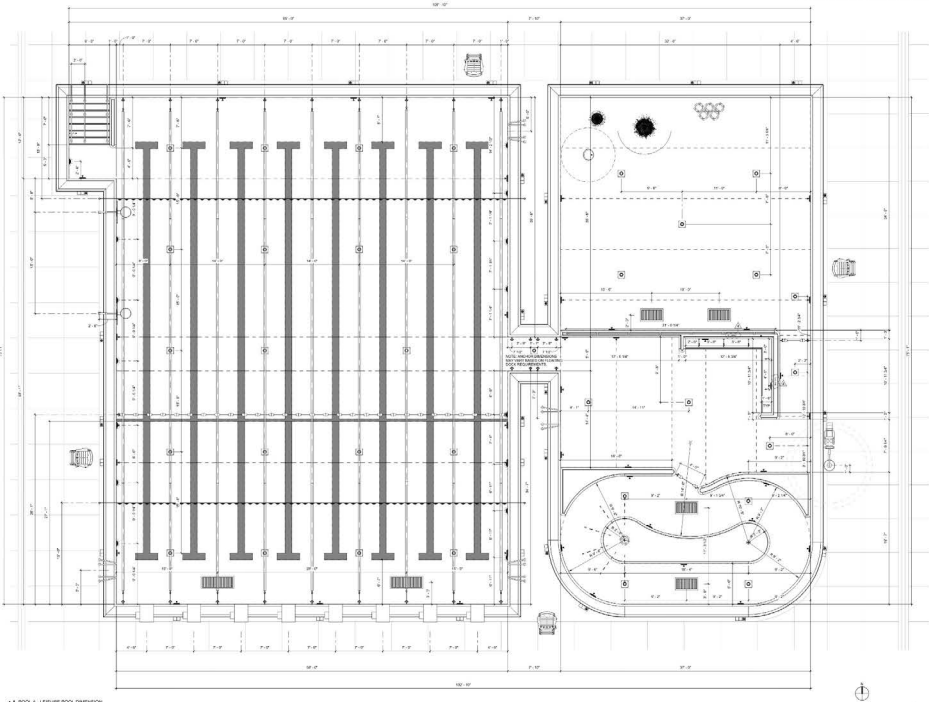
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Operational Cost

\$\$

Pool Precedent

Selah Aquatic Center | Selah, WA



Amenities

- 6,978 SF Leisure Pool
- 8 Lap Lanes
- Flat 4' Deep Area for Water
- Exercise Current Channel
- Zero Depth Entry
- Variety of Sprays & Geysers
- Basketball Hoop
- Underwater Seating

Capital Cost

\$\$

Operational Cost

\$\$

Pool Precedent

Suncadia Nelson Farm Pool | Cle Elum, WA



Amenities

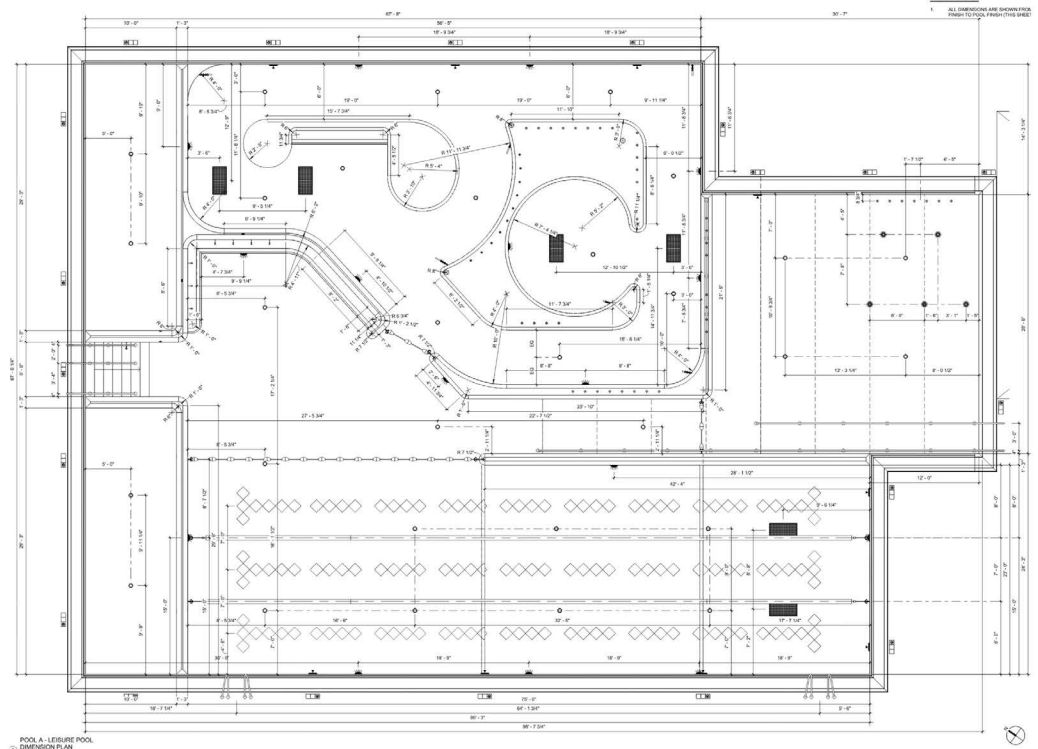
- 5,246 SF Leisure Pool
 - Current Channel with Vortex
 - River Propulsions
 - Variety of Sprays and Gushers
 - Hydrojet Benches
 - 3 Lap Lanes
- 347 SF Whirlpool with
 - 28 Hydrojets
- 2,848 SF Splash Pad with
 - 4 Different Types of Spray Features

Capital Cost

\$\$

Operational Cost

\$\$

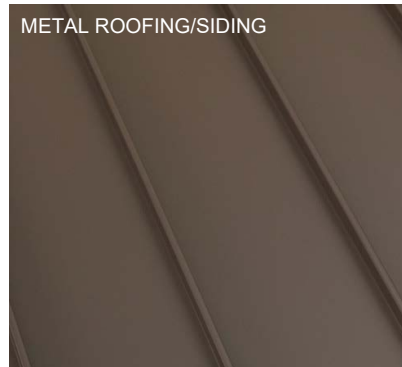




Material Palette

Materials Palette

Condon Municipal Pool

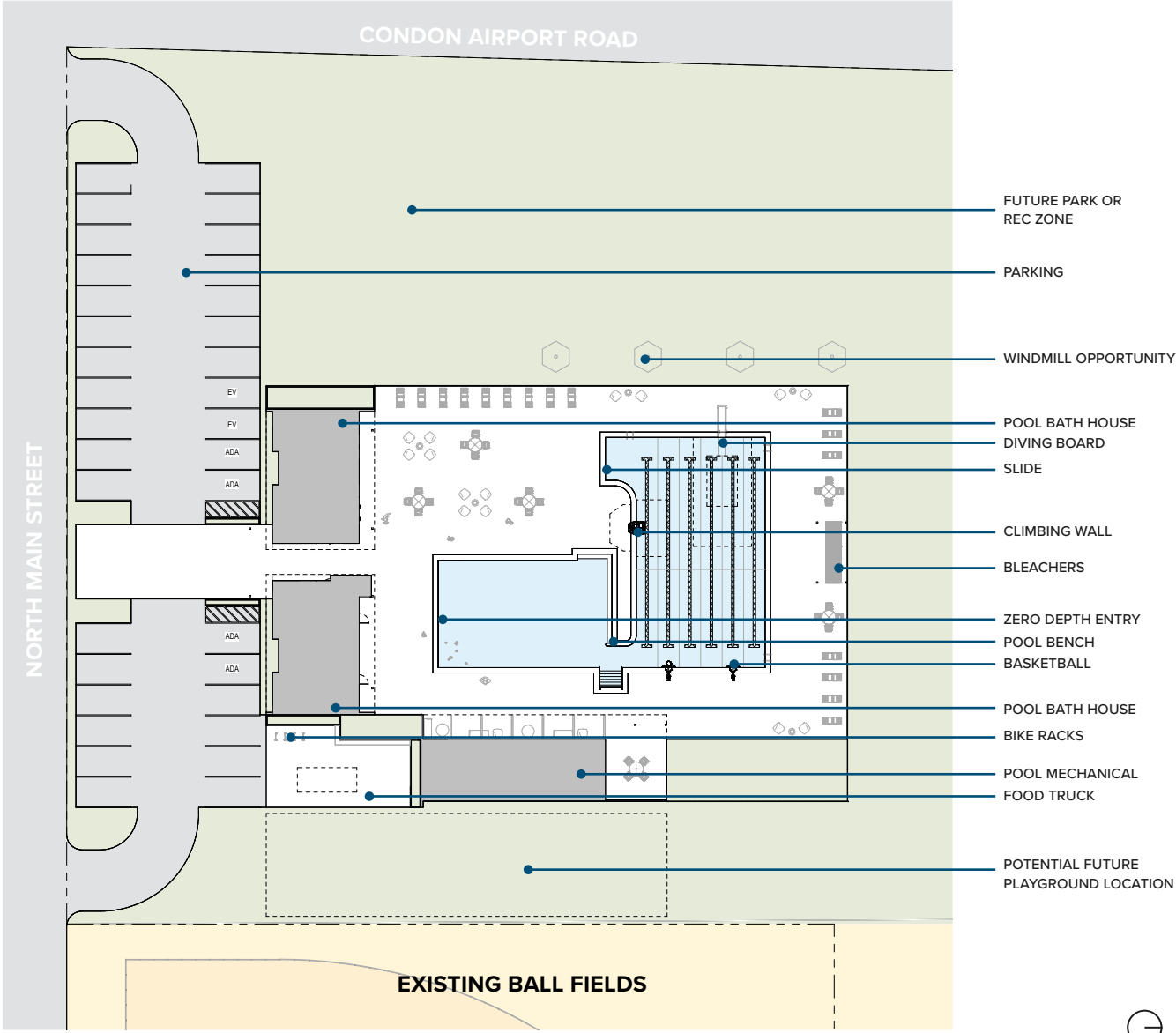




Architecture Concept Designs

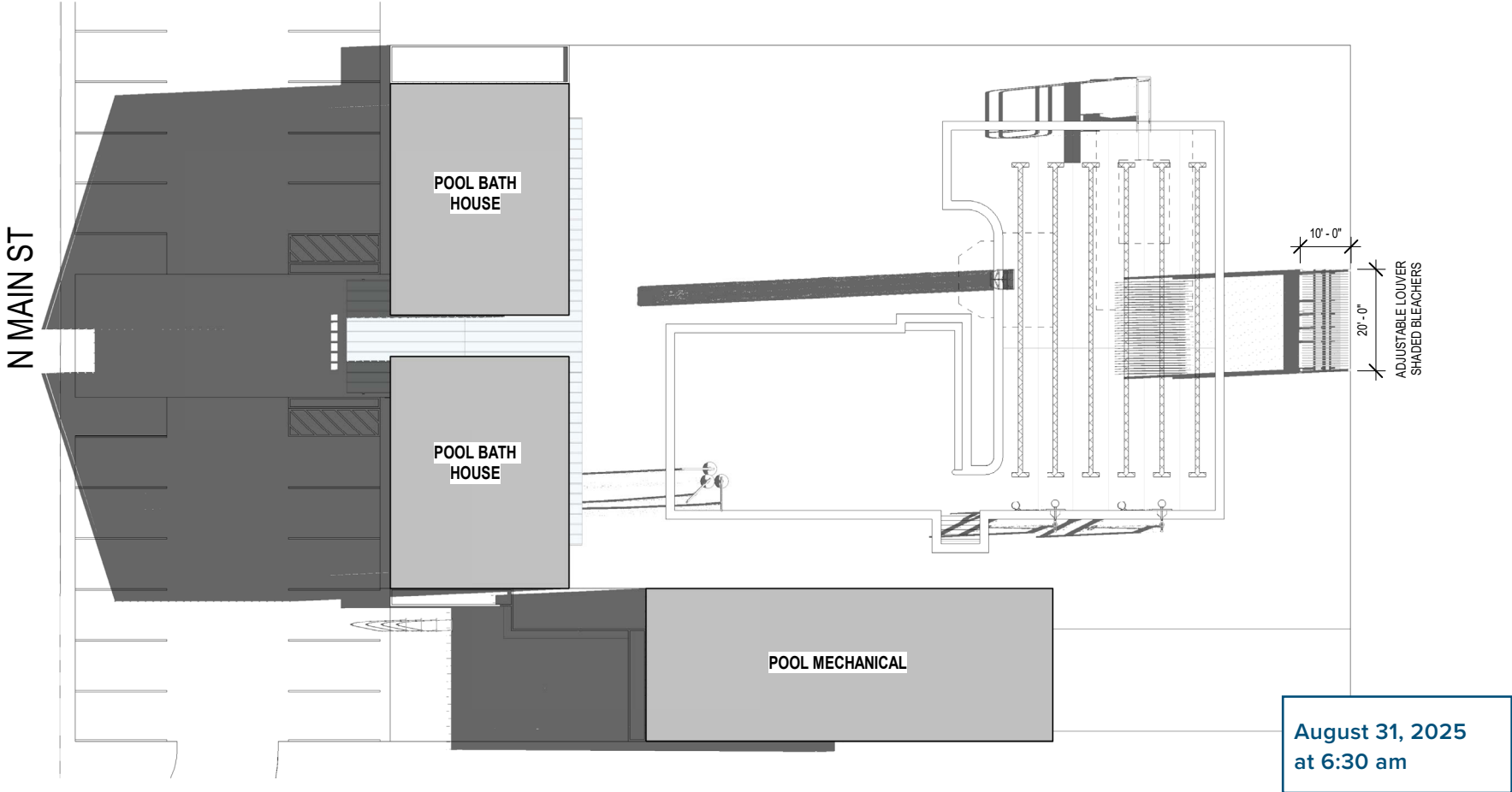
Site Plan

North Industrial Site



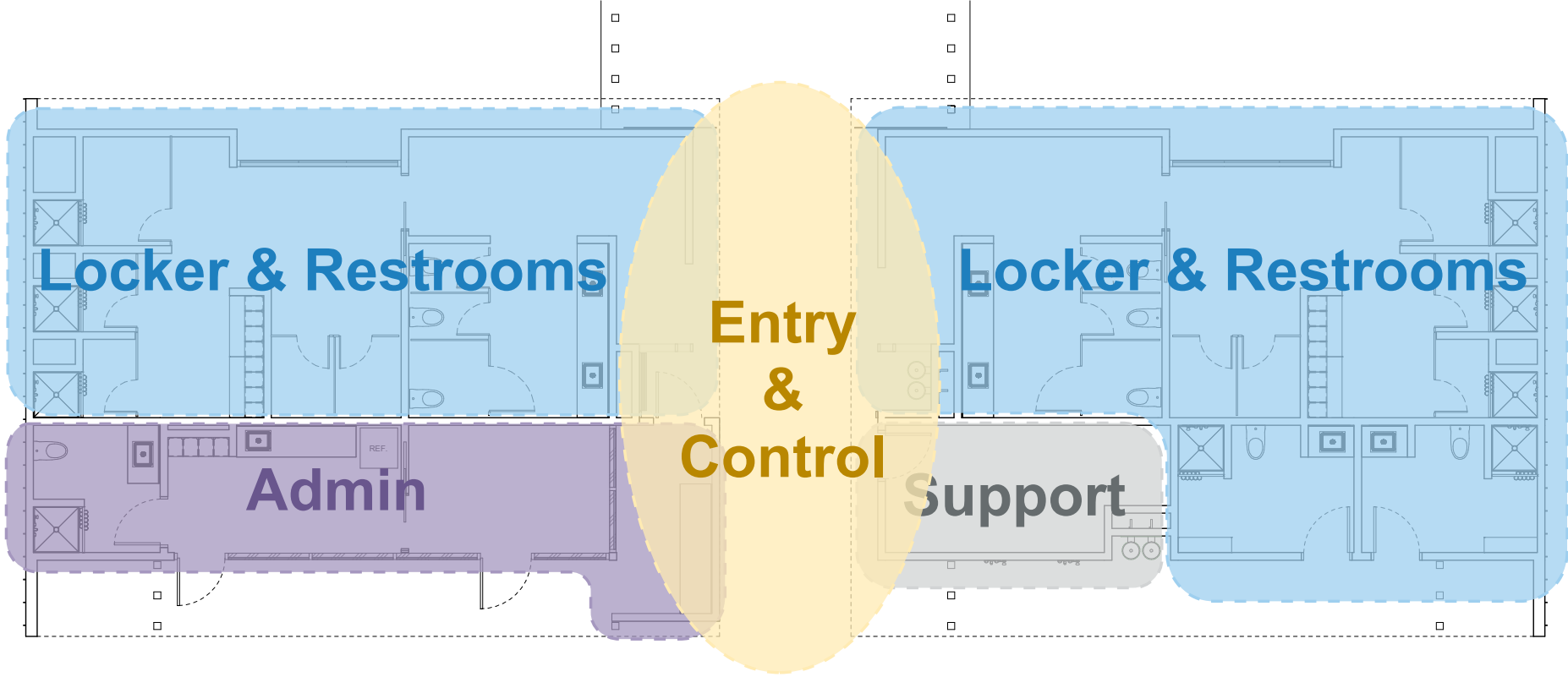
Shadow Study

North Industrial Site

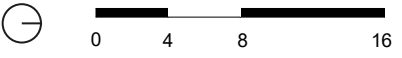


Pool Bathhouse Program Diagram

Condon Municipal Pool

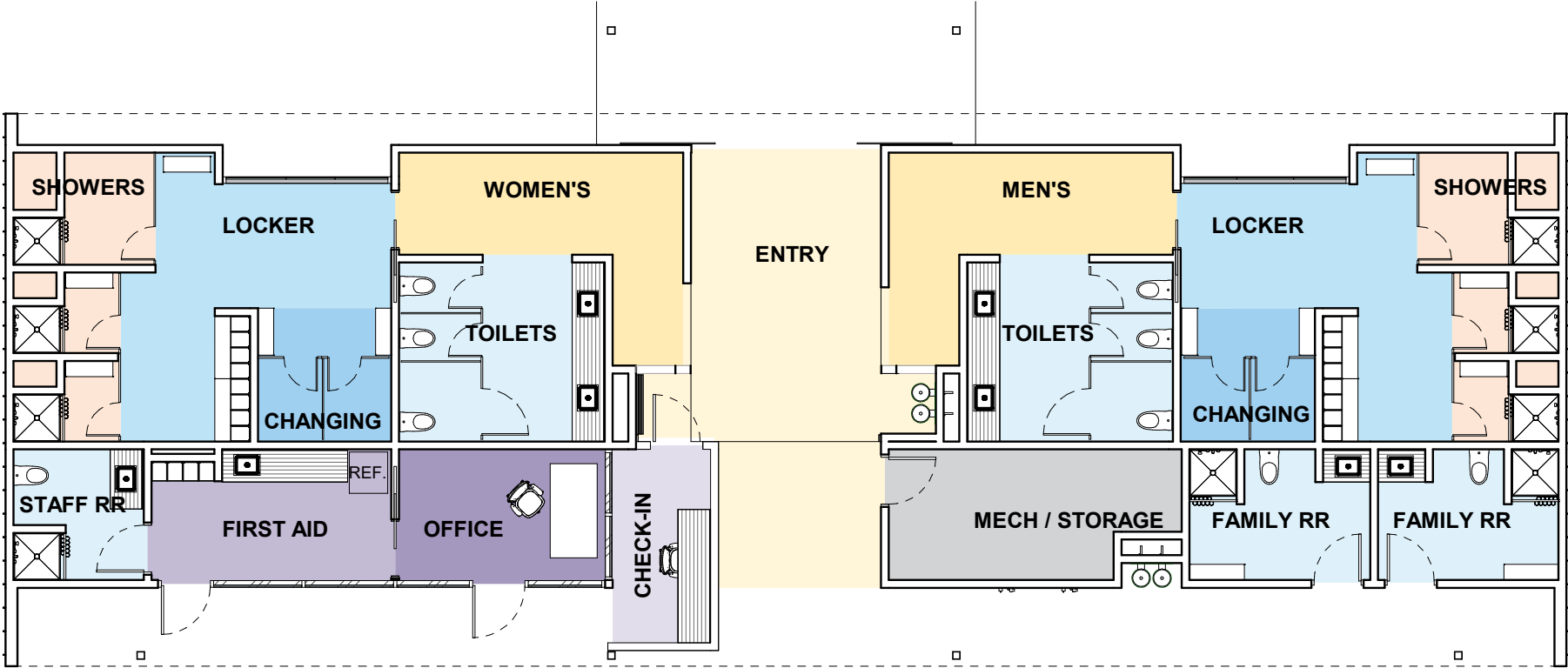


LEVEL 00

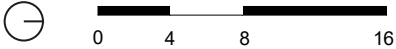


Pool Bathhouse Plan

Condon Municipal Pool

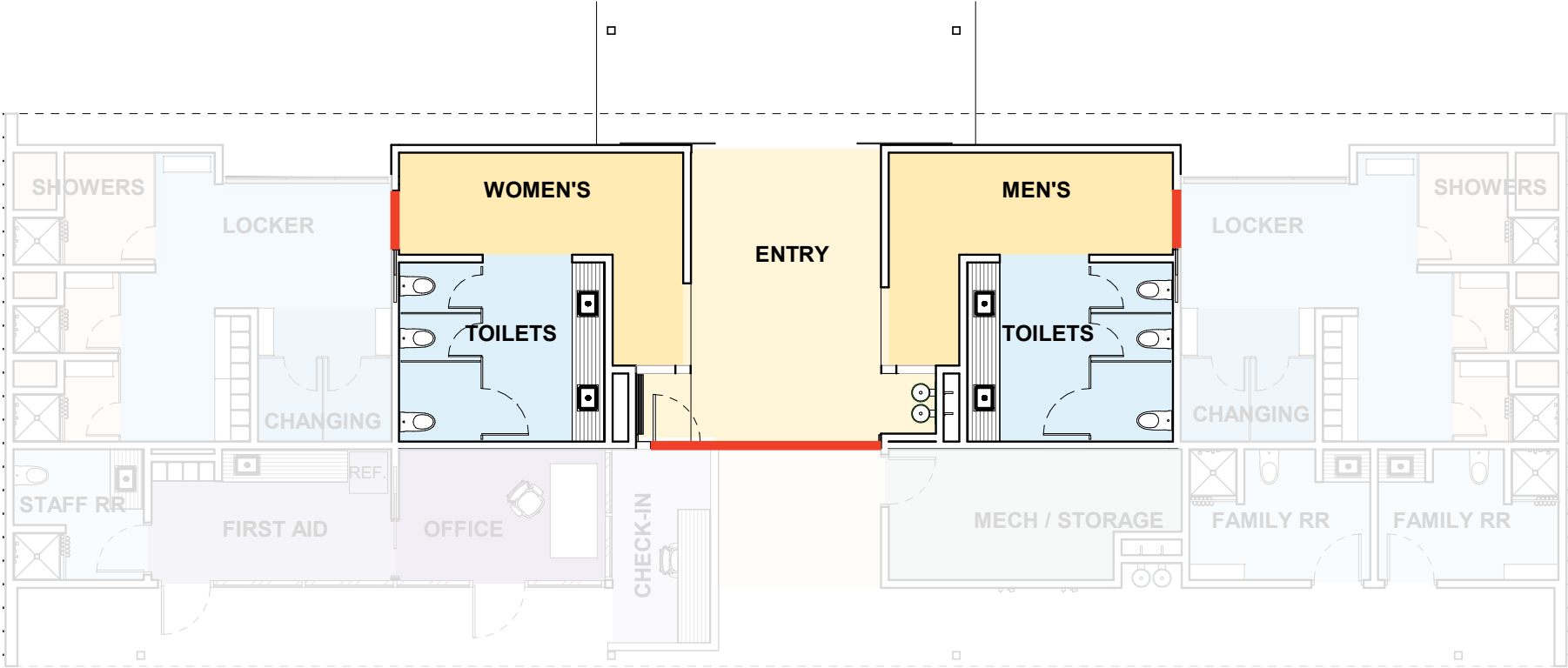


LEVEL 00

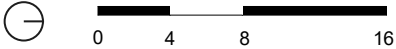


Pool Bathhouse Plan - Off Season Use

Condon Municipal Pool



LEVEL 00



Entry Approach

Condon Municipal Pool



Pool Looking West

Condon Municipal Pool



Shaded Seating Looking Northwest

Condon Municipal Pool



Check-in

Condon Municipal Pool



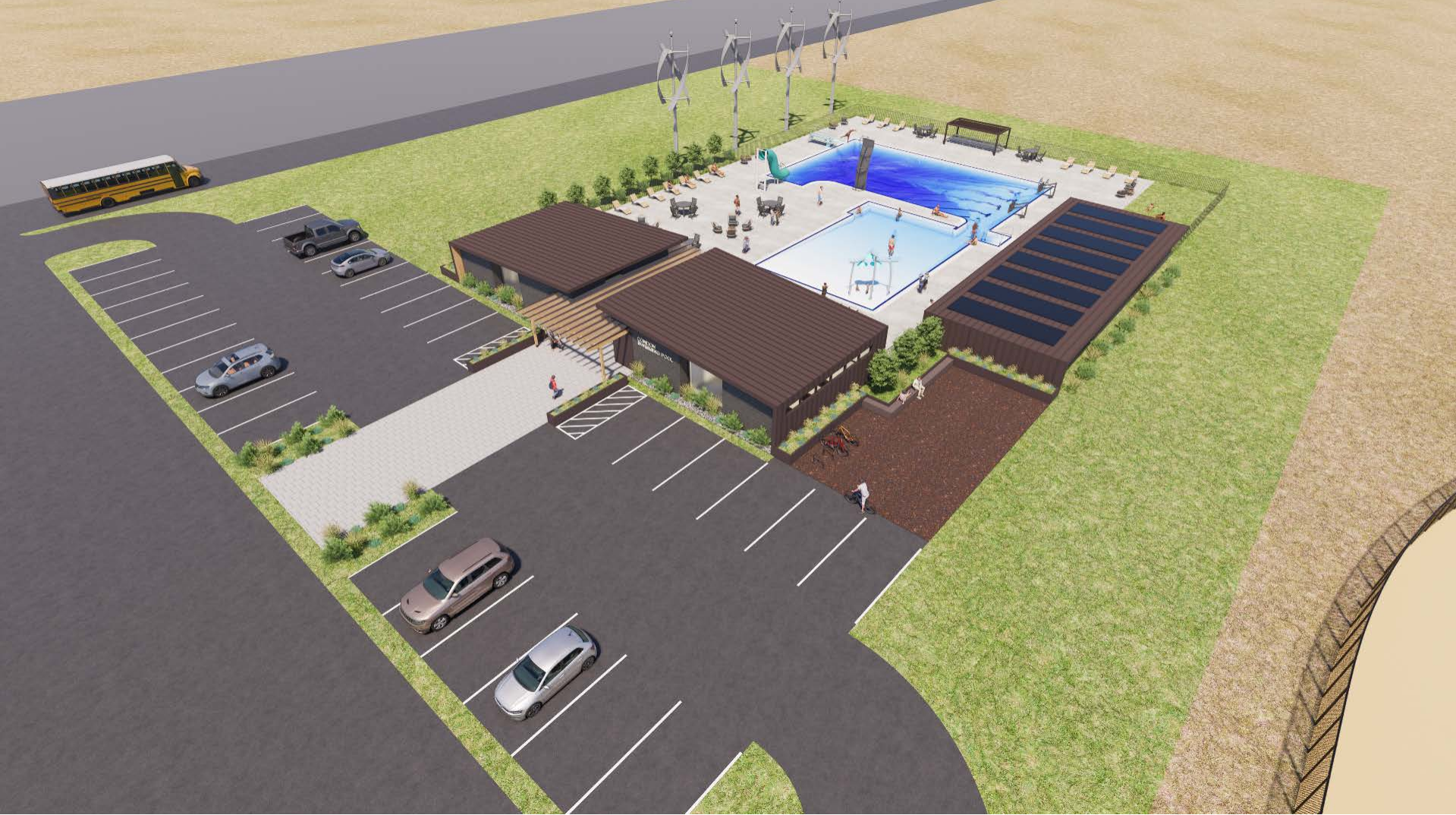
Parking Approach

Condon Municipal Pool



Southwest Aerial

Condon Municipal Pool





Site Evaluation Matrix



B*K Condon Market Report

Market Overview

Ballard*King & Associates (B*K) has been contracted by Opsis Architecture to complete a market assessment for Condon Oregon for an aquatics study. B*K is a recreation consulting and facility planning firm based out of Denver, CO specializing in feasibility studies, master plans, operational assessments, and provide some short-term management solutions and in the parks and recreation industry.

The intent of the study is to understand the potential to develop and diversify the aquatic recreational and instructional opportunities for residents of Condon and the surrounding area. The initial aspects of the study include a demographic assessment of the region, review of existing recreation providers in the area and trends in aquatics. A future task will be developing an operation pro-forma. That information then informs the City of Condon of the investment needed for the annual operation of the facility. It is important to note that B*K is a third-party, independent group. They are not affiliated with a firm that may receive a financial benefit from the project moving into construction.

Key Indicators

B*K accesses demographic information from Environmental Systems Research Institute (ESRI), who utilizes 2020 Census data and their demographers for 2025-2030 projections, and the National Sporting Goods Association (NSGA), who estimates participation in various activities.

When completing feasibility studies for an aquatic center there are two data points that B*K uses to predict the *financial* success of the facility; a population of 25,000+ in the primary service area, and a higher median household income. If the primary service area meets these data points, our experience would indicate that a facility has the possibility of significant cost recovery. If those data points are not met, it does not mean that it won't be embraced and heavily used by the community, but it does mean that achieving significant cost recovery will be much more challenging.

Population: While the facility would be in Condon, facility would have a Primary Service Area of an approximate 60+ minute drive. The population within the Primary Service Area (4,098) is small to support an outdoor aquatic center. Population size is important because a sufficient size base is necessary to provide the use and attendance. Larger populations are more likely to support diverse user groups which improve program participation and utilization.

Median Income: one of the goals of this feasibility study is for the pool to be as operationally efficient as possible. Condon and the Primary Service Area has a lower median household income than the State and National number.

B*K would identify the median household income as a challenge for revenue generation within the facility.

Median Age: For purposes of an aquatic study, the preference is for median age to be lower than the national number, indicating the presence of families with young children. Condon and the Primary Service Area median age is significantly lower than both the State and National figures. In the service area identified in the study there are 29.6% of households with children present, which is similar to the State (27.6%) and National number (29.9%) numbers. Swimming is heavily participated in by youth so their presence influences the program and potential visits. However, much like exercise walking and exercising with equipment, swimming is an activity that all age categories can participate in. Also, one of the reasons communities invest in pools is to provide recreation for youth, water safety, lifelong wellness activities and a cooling spot

Given the median age and households with children data, B*K would identify these metrics as positive attributes regarding the long-term success of an outdoor aquatic center.

Other important demographic notes:

- The Diversity Index of Condon is 35.5, which is lower than the State. While there are not significant Hispanic or Black populations, pools tend to draw from a large range of populations.
- The Market Potential Index (MPI) for adults that participate in swimming is significantly higher than the national number (10%), and accounts for 18.0% of the adult population.

Participation Statistics

Using NSGA data to overlay onto the demographic profile to determine potential participation in various activities, the following observations are made:

- When that percentage of swimmers is applied to the population of Condon Primary Service Area, aged 7 and up, it equals 693 individuals that participate in swimming in 2024.
- Taking that information one step further and using frequency tables produced by the NSGA, B*K can determine that the 693 individuals that swim, would account for approximately 24,842 pool visits during a calendar year. Those visits are not specific to one facility.
- Another important statistic to consider when looking at pool visits is the fact that 16% of people participating in swimming are looking for an organized activity, while 84% are in search of unorganized use. This further emphasizes the need for the leisure components within a pool.
- In most cases facilities hope to capture between 10-15% of the market within the identified primary service area.

Sports Participation Summary

Sport	Nat'l Rank ¹	Nat'l Participation (in millions)
Exercise Walking	1	105.1
Hiking	2	54.9
Exercising w/ Equipment	3	50.7
Swimming	4	46.9
Bicycle Riding	5	40.6

Participation by Age Group

Top 3 age groups participating

Activity	Largest	Second Largest	Third Largest
Swimming	55-64	12-17	7-11

Alternative Providers

There are few aquatic facilities in the Central Oregon Region. The ones that exist are beyond the Primary Service Area of Condon. Due to the distance to these other facilities, Condon has the opportunity to be the provider of choice for providing a pool and aquatics if the appropriate facility program is developed. Each of the other facilities provide both lap swimming and recreational amenities such as zero depth, diving boards and/or slides.

Aquatic Trends

The traditional pool uses of competitive swimming and diving are important and significant users of pools. Users are typically looking for consistent availability for lap swimming and water fitness. Recreation/Leisure pools continue to be a very popular trend as they expand the user groups. The shallow water is less intimidating than a traditional lap pool and many times additional features create greater experiences. Pools that incorporate both lap lanes and recreation amenities accommodate multiple programs simultaneously, and typically offer something for the full age spectrum over the course of a day.

Conclusion

The market conditions suggest support for an outdoor pool. Consideration needs to be given for additional recreation/leisure activities for a pool to increase use by those under 18. A critical element will be providing a learn to swim program. The facility will require annual investment from the community, sponsors and/or donors. The proposed facility, depending on the final program, could position the City to enhance the quality of life for residents and become an identifying landmark.

¹ This rank is based upon the 58 activities reported on by NSGA in their 2024 survey instrument.

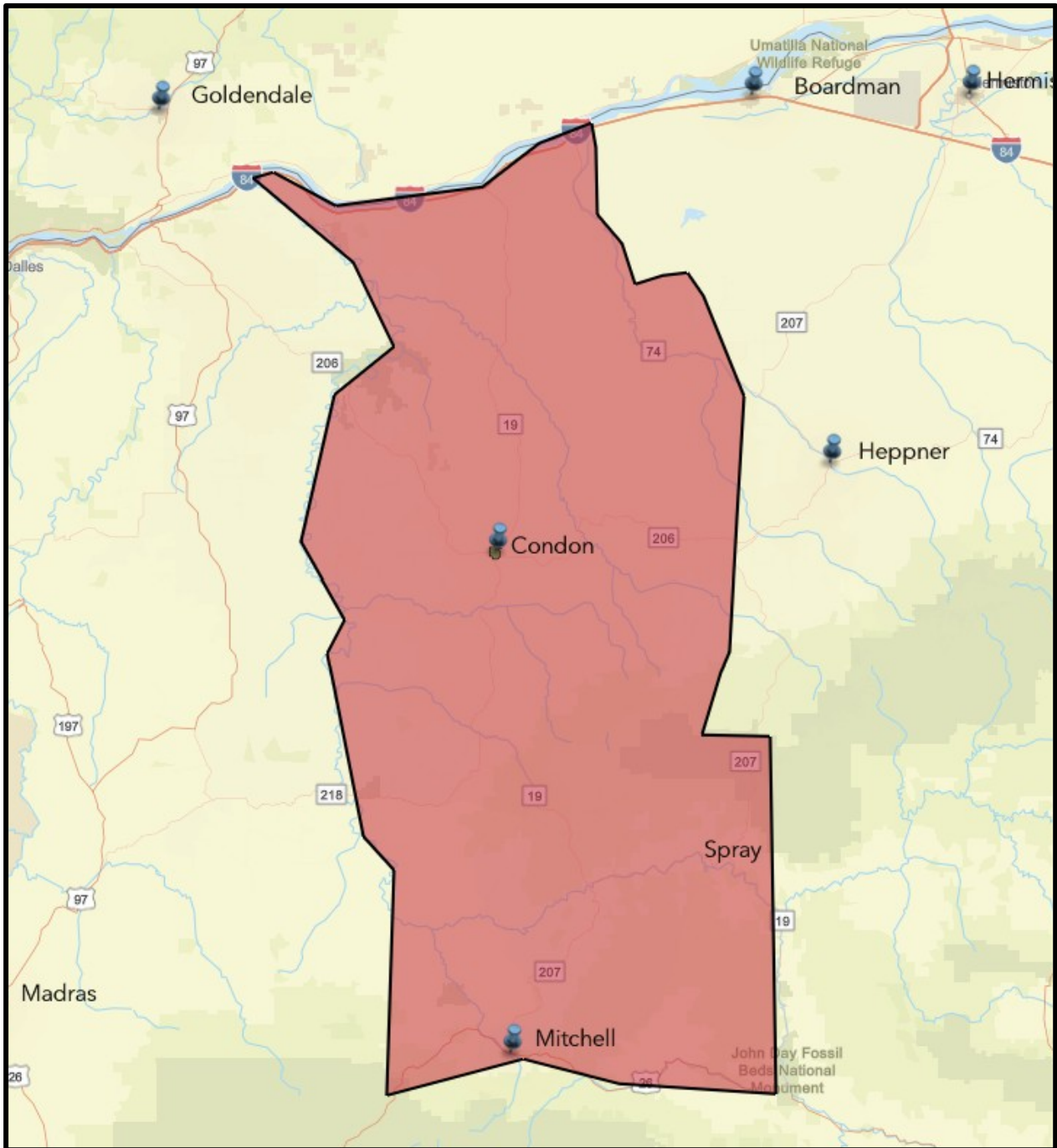
Section I – Demographic Analysis

Ballard*King & Associates (B*K) has been contracted by Opsi Architecture to complete a market assessment for Condon, OR for their Parks Plan. The first step to complete this scope of work is to determine a service area for analysis and recreation/leisure activities. The information provided includes the basic demographics and data for Condon with comparison data for the State of Oregon and the United States. Use by individuals outside of this area will be much more limited and will focus more on special activities or events.

Service areas can flex or contract based upon proximity to major thoroughfares. Other factors impacting the use of programs and services as it relates to driving distance are the presence of alternative service providers in the service area. Alternative service providers can influence participation, membership, daily admissions, and the associated penetration rates for programs and services.

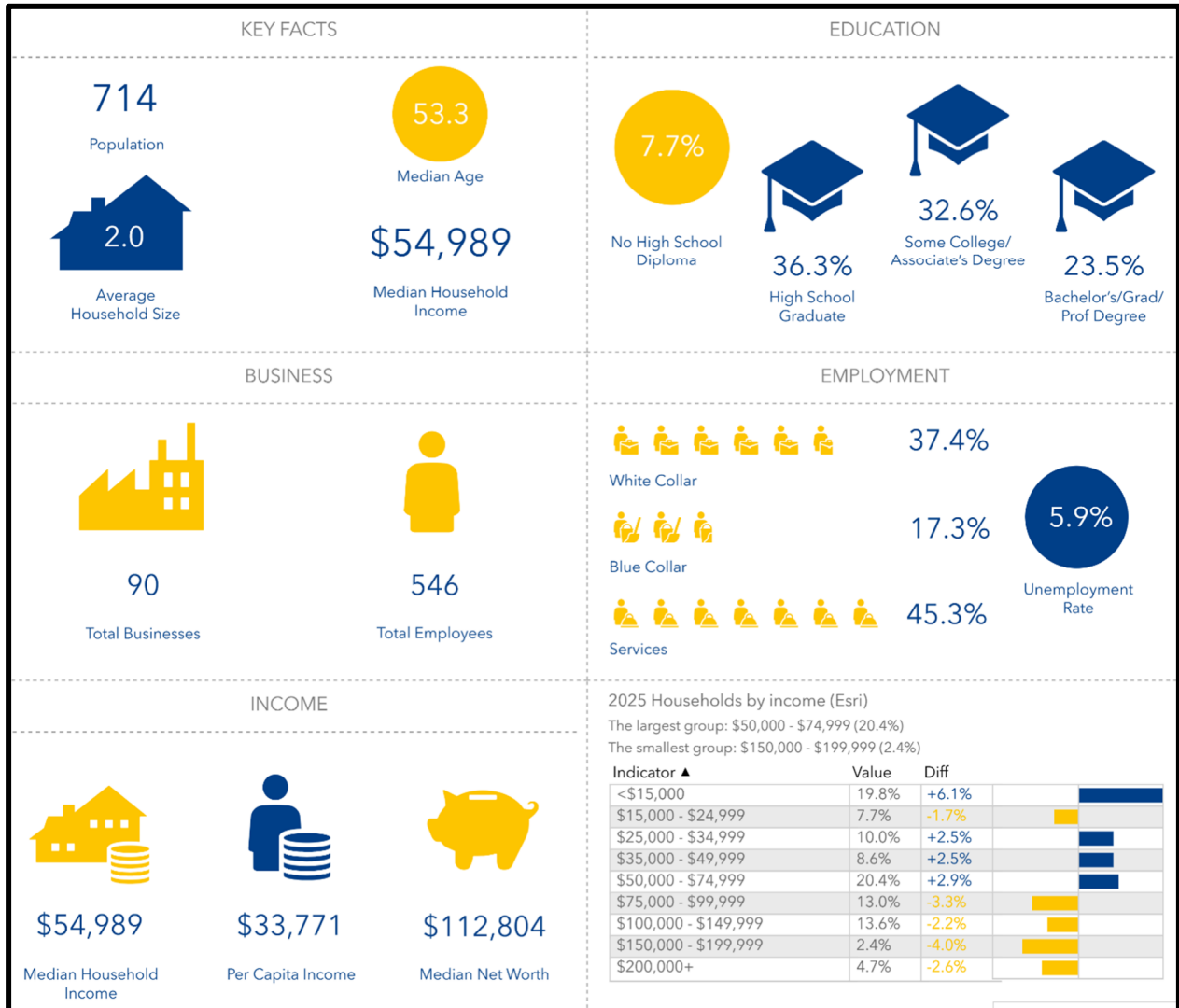
B*K accesses demographic information from Environmental Systems Research Institute (ESRI) who utilizes 2020 Census data and their demographers for 2025-2030 projections. In addition to demographics, ESRI also provides data on housing, recreation, and entertainment spending and adult participation in activities. B*K also uses information produced by the National Sporting Goods Association (NSGA) to overlay onto the demographic profile to determine potential participation in various activities.

Service Area Map



- Red Boundary – Primary Service Area

Infographic



Households by Income comparison uses the City of Condon and compares it to Gilliam County.

Demographic Summary

	City of Condon	Primary Service Area
Population:		
2020 Census ²	711	4,134
2025 Estimate	714	4,098
2030 Estimate	710	4,103
Households:		
2020 Census	338	1,813
2025 Estimate	339	1,817
2030 Estimate	337	1,811
Families:		
2020 Census	198	1,173
2025 Estimate	190	1,144
2030 Estimate	210	1,133
Average Household Size:		
2020 Census	2.04	2.26
2025 Estimate	2.04	2.24
2030 Estimate	2.04	2.25
Ethnicity:		
Hispanic	4.5%	7.4%
White	89.2%	85.9%
Black	0.4%	0.3%
American Indian	0.4%	1.8%
Asian	0.4%	0.6%
Pacific Islander	0.0%	0.3%
Other	1.4%	2.5%
Multiple	8.1%	8.6%
Median Age:		
2020 Census	55.9	50.3
2025 Estimate	53.3	50.8
2030 Estimate	55.4	51.5
Median Income:		
2025 Estimate	\$54,989	\$61,835
2030 Estimate	\$62,792	\$69,941

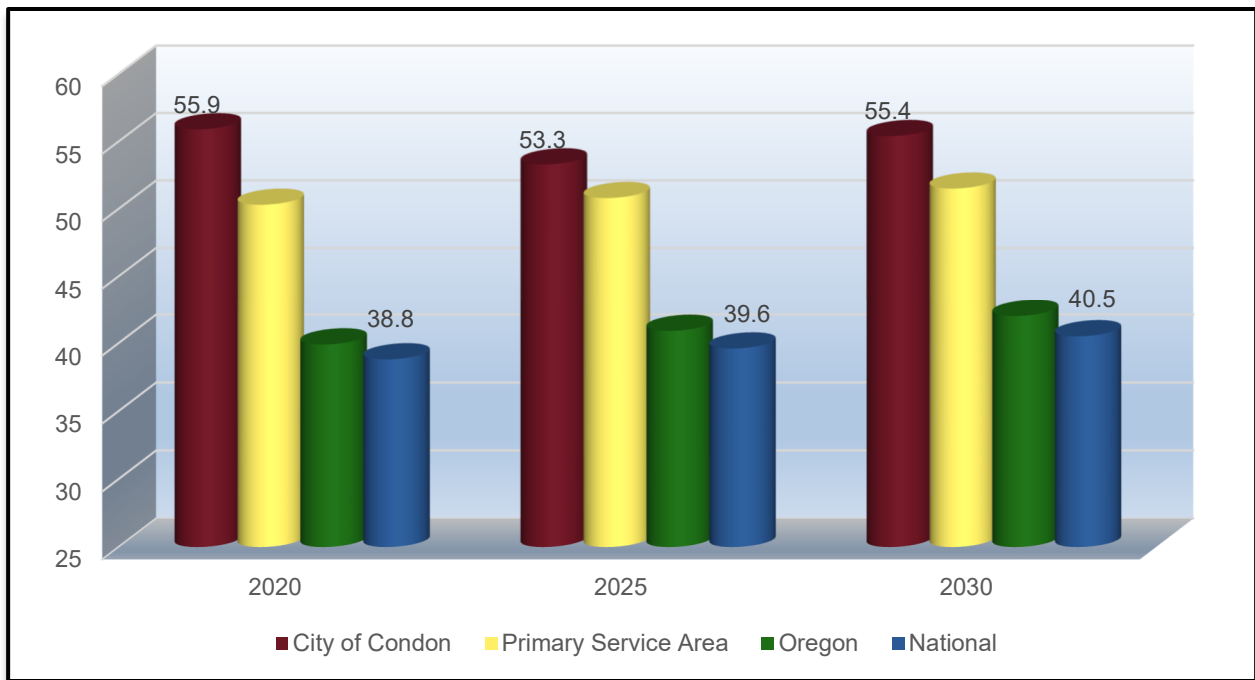
² From the 2010-2020 Census, the City of Condon experienced a population increase of 4.2% and the Primary Service Area experienced a 4.0% increase.

Age and Income: The median age and household income levels are compared with the national number as both factors are secondary determiners of participation in recreation activities. The lower the median age, the higher the participation rates are for most activities. The level of participation also increases as the median income level goes up.

Table A – Median Age:

	2020 Census	2025 Projection	2030 Projection
City of Condon	55.9	53.3	55.4
Primary Service Area	50.3	50.8	51.5
Oregon	39.9	40.9	42.0
National	38.8	39.6	40.5

Chart A – Median Age:



The median age in the City of Condon is higher than the State of Oregon and the National number. Parks and recreation activities, programs and events draw a large demographic but tend to be most popular with youth and their parents. Grandparents are becoming an increasing part of the household though, as they care for and are involved with their grandchildren, and are concerned about their own physical, mental, and social activities.

The following chart provides the number of households and percentage of households in the City of Condon with children.

Table B – Households w/ Children

	Number of Households w/ Children	Percentage of Households w/ Children
City of Condon	40	11.1%
Primary Service Area	357	29.6%
Oregon	-	27.6%
National	-	29.9%

The information contained in Table-B helps further outline the presence of families with children. As a point of comparison in the 2025 USA Projection, 29.9% of households nationally had children present.

Median Age by Census Block Group Map

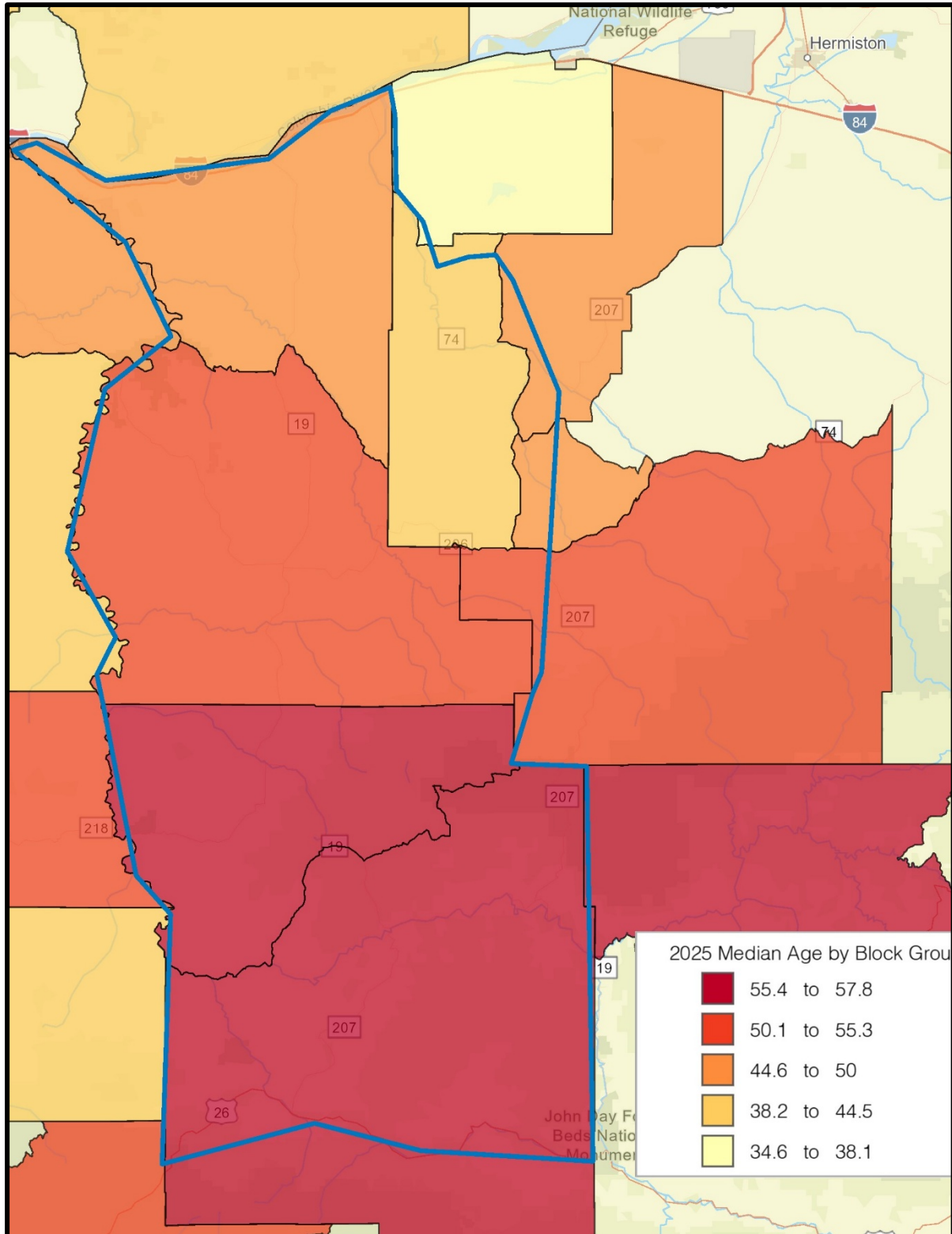


Table C – Median Household Income:

	2025 Projection	2030 Projection
City of Condon	\$54,989	\$62,792
Primary Service Area	\$61,835	\$69,941
Oregon	\$84,398	\$97,555
National	\$81,624	\$92,476

Chart C (1) – Median Household Income:

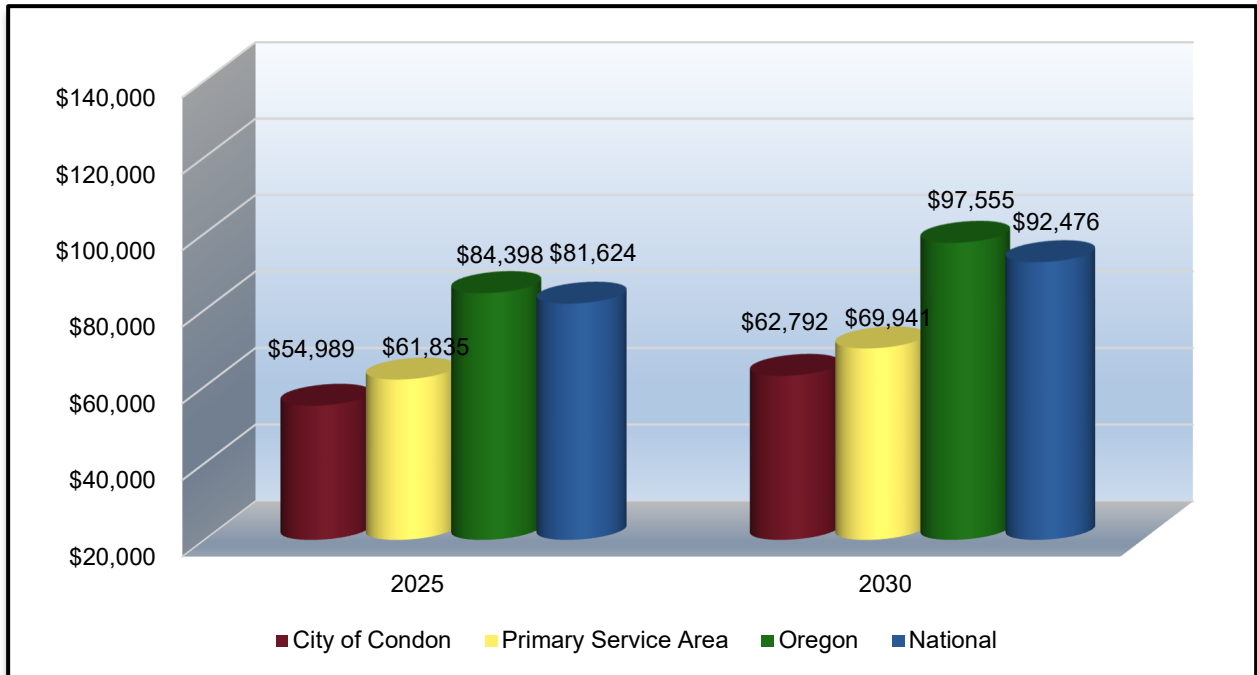
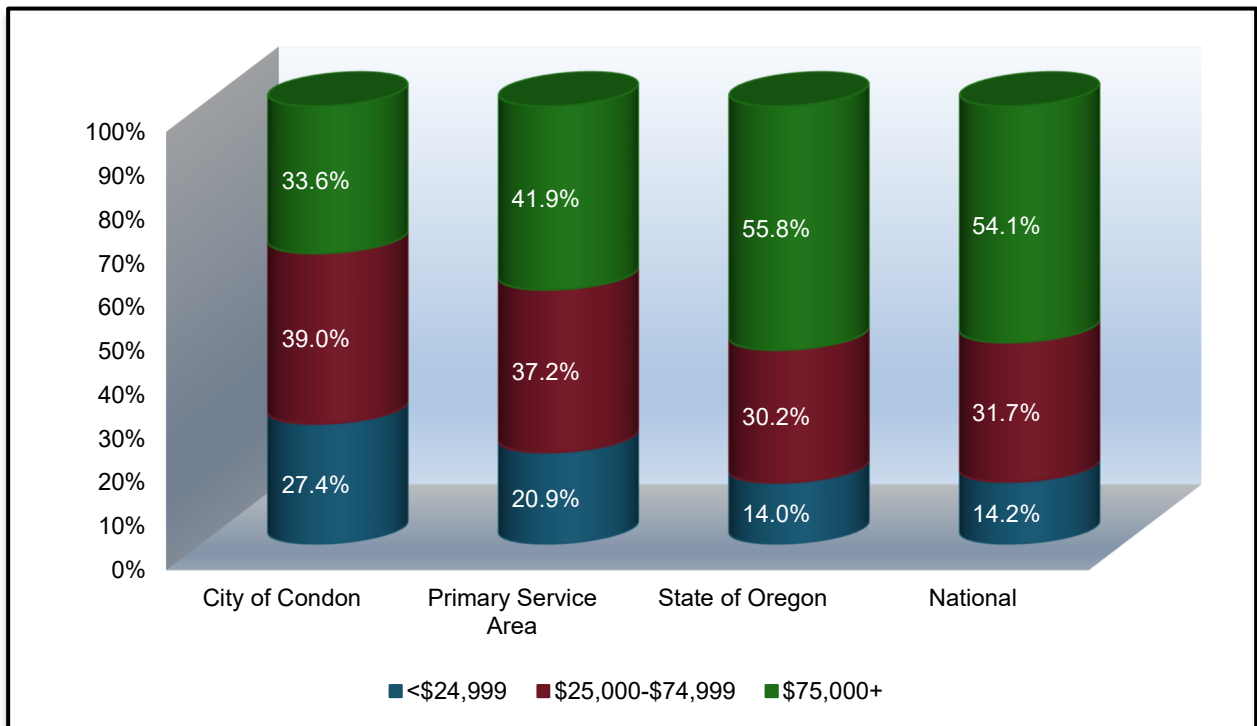


Chart C (2) – Median Household Income Distribution

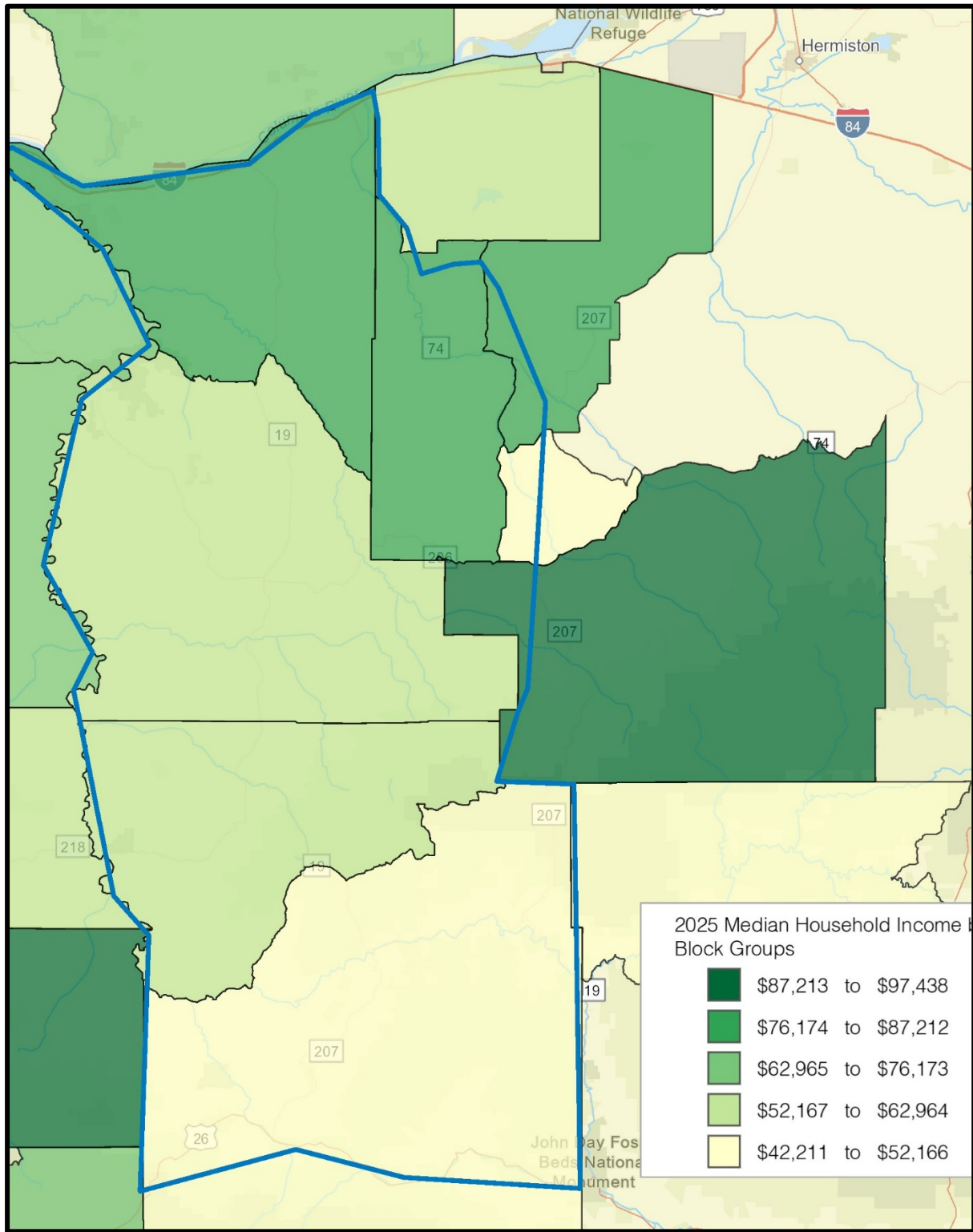
Based on 2025 projections for median household income the following narrative describes the service area:

In the Primary Service Area, the percentage of households with median income over \$75,000 per year is 41.9% compared to 54.1% on a national level. Furthermore, the percentage of the households in the service area with median income less than \$25,000 per year is 20.9% compared to a level of 14.2% nationally.

While there is no perfect indicator of use of a parks and recreation system, the percentage of households with more than \$50,000 median income is a key indicator. Therefore, those numbers are significant and balanced with the overall cost of living.



Household Income by Census Block Group Map



In addition to taking a look at the Median Age and Median Income, it is important to examine Household Budget Expenditures. Reviewing housing information; shelter, utilities, fuel and public services; along with entertainment & recreation can provide a snapshot into the cost of living and spending patterns in the services areas. The table below looks at that information and compares the service areas.

Table D – Household Budget Expenditures³:

City of Condon	SPI	Average Amount Spent	Percent
Housing	60	\$19,451.81	30.6%
<i>Shelter</i>	57	\$15,100.06	23.7%
<i>Utilities, Fuel, Public Service</i>	73	\$4,351.76	6.8%
Entertainment & Recreation	71	\$2,921.60	4.6%

Primary Service Area	SPI	Average Amount Spent	Percent
Housing	72	\$23,290.62	31.3%
<i>Shelter</i>	69	\$18,387.41	24.7%
<i>Utilities, Fuel, Public Service</i>	83	\$4,903.20	6.6%
Entertainment & Recreation	79	\$3,250.30	4.4%

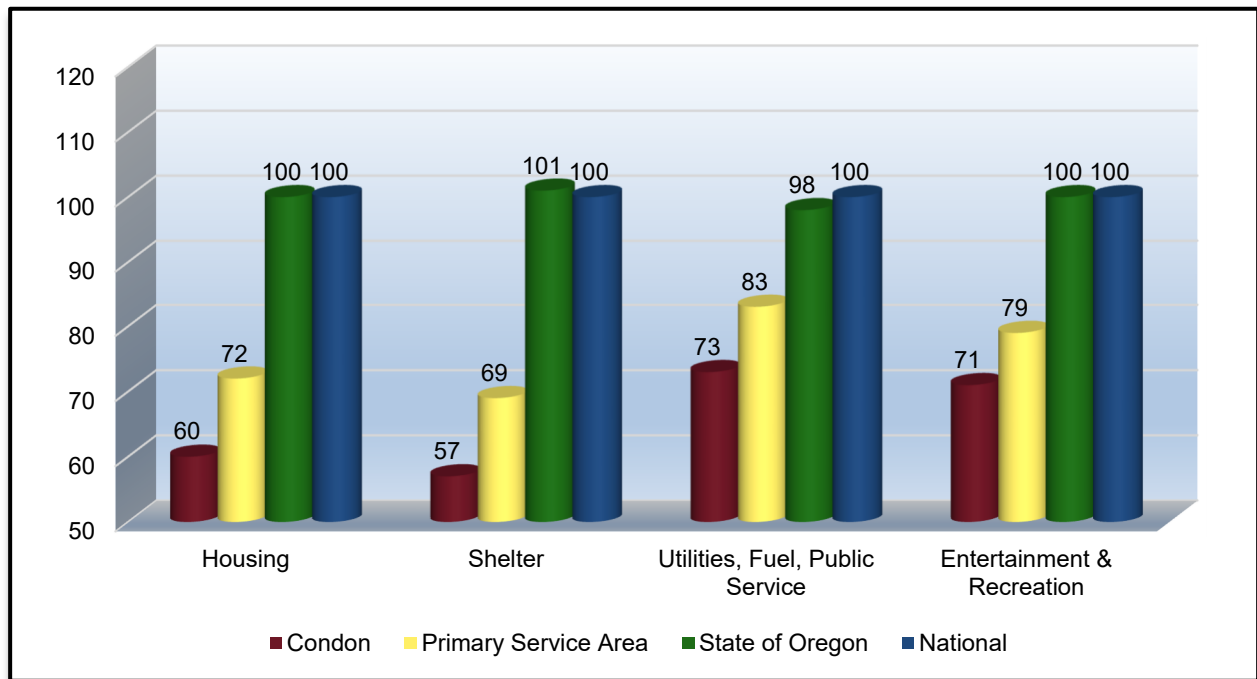
Oregon	SPI	Average Amount Spent	Percent
Housing	100	\$32,616.63	32.8%
<i>Shelter</i>	101	\$26,811.41	27.0%
<i>Utilities, Fuel, Public Service</i>	98	\$5,805.22	5.8%
Entertainment & Recreation	100	\$4,092.41	4.1%

SPI: Spending Potential Index as compared to the National number of 100.
Average Amount Spent: The average amount spent per household.
Percent: Percent of the total 100% of household expenditures.

Note: *Shelter along with Utilities, Fuel, Public Service are a portion of the Housing percentage.*

³ Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics. ESRI forecasts for 2025 and 2030.

Chart D – Household Budget Expenditures Spending Potential Index:



The consistency between the median household income and the household budget expenditures is important because it illustrates that the spending patterns of the service area are aligning with the resources available. It also points to the fact that compared to a National level the dollars available, the money being spent in the City of Condon is lower. This could point to a good ability to pay for programs and services offered at a recreation facility of any variety. This could have a negative impact on the City’s ability to achieve a significant cost recovery associated with operations.

Housing Inventory:

The total number of housing units in the Primary Service Area is 2,316 and 78.0% are occupied, or 1,806 housing units. The total vacancy rate for the service area is 22.6%. As a comparison, the vacancy rate nationally was 10.8%. Of the available units:

Primary Service Area	
For Rent	1.3%
Rented, Not Occupied	0.0%
For Sale	0.0%
Sold, Not Occupied	0.0%
For Seasonal Use	10.6%
Other vacant	10.9%

These statistics point to a stable housing market that is has underutilization due to the seasonal nature. The Other vacant could be holding down housing values.

Recreation Expenditures Spending Potential Index: Finally, through the demographic provider that B*K utilizes for the market analysis portion of the report, we can examine the overall propensity for households to spend dollars on recreation activities. The following comparisons are possible.

Table E – Recreation Expenditures Spending Potential Index⁴:

City of Condon	SPI	Average Spent
Fees for Participant Sports	50	\$82.73
Fees for Recreational Lessons	41	\$67.81
Social, Recreation, Club Membership	53	\$169.08
Exercise Equipment/Game Tables	68	\$54.40
Other Sports Equipment	55	\$4.33

Primary Service Area	SPI	Average Spent
Fees for Participant Sports	74	\$67.60
Fees for Recreational Lessons	67	\$111.19
Social, Recreation, Club Membership	53	\$88.23
Exercise Equipment/Game Tables	71	\$57.12
Other Sports Equipment	62	\$4.86

Oregon	SPI	Average Spent
Fees for Participant Sports	100	\$165.31
Fees for Recreational Lessons	100	\$167.90
Social, Recreation, Club Membership	99	\$314.17
Exercise Equipment/Game Tables	96	\$76.79
Other Sports Equipment	96	\$7.56

Average Amount Spent:

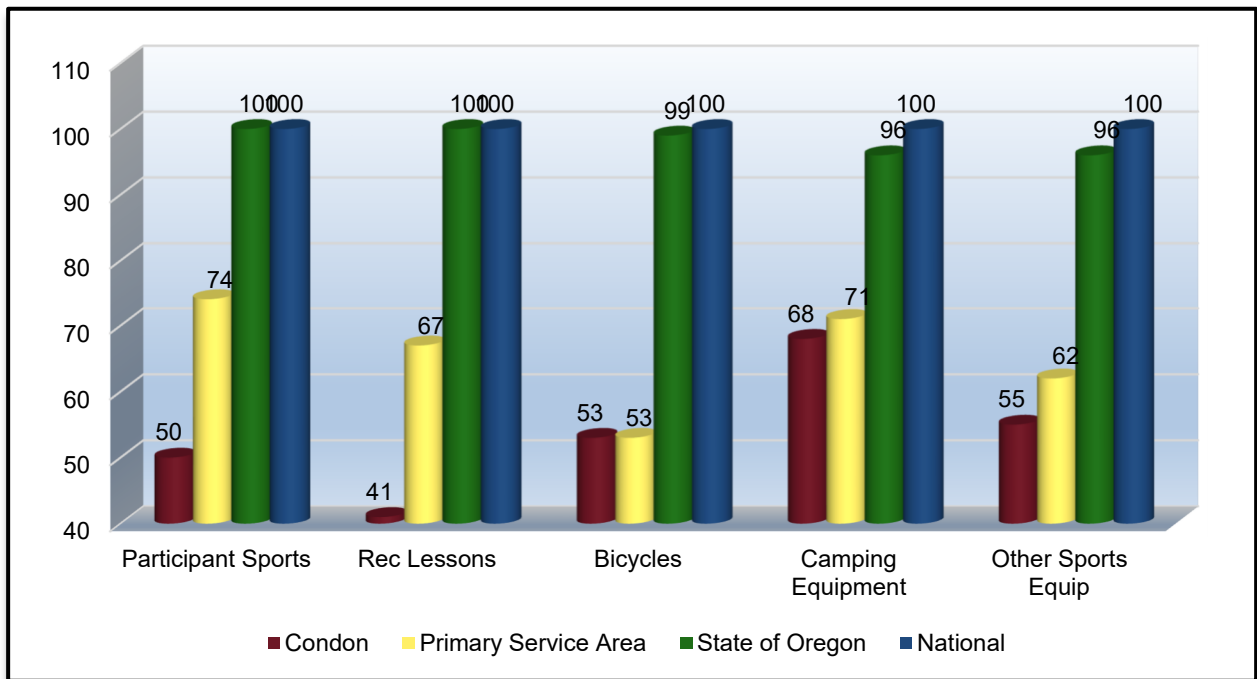
The average amount spent for the service or item in a year.

SPI:

Spending potential index as compared to the national number of 100.

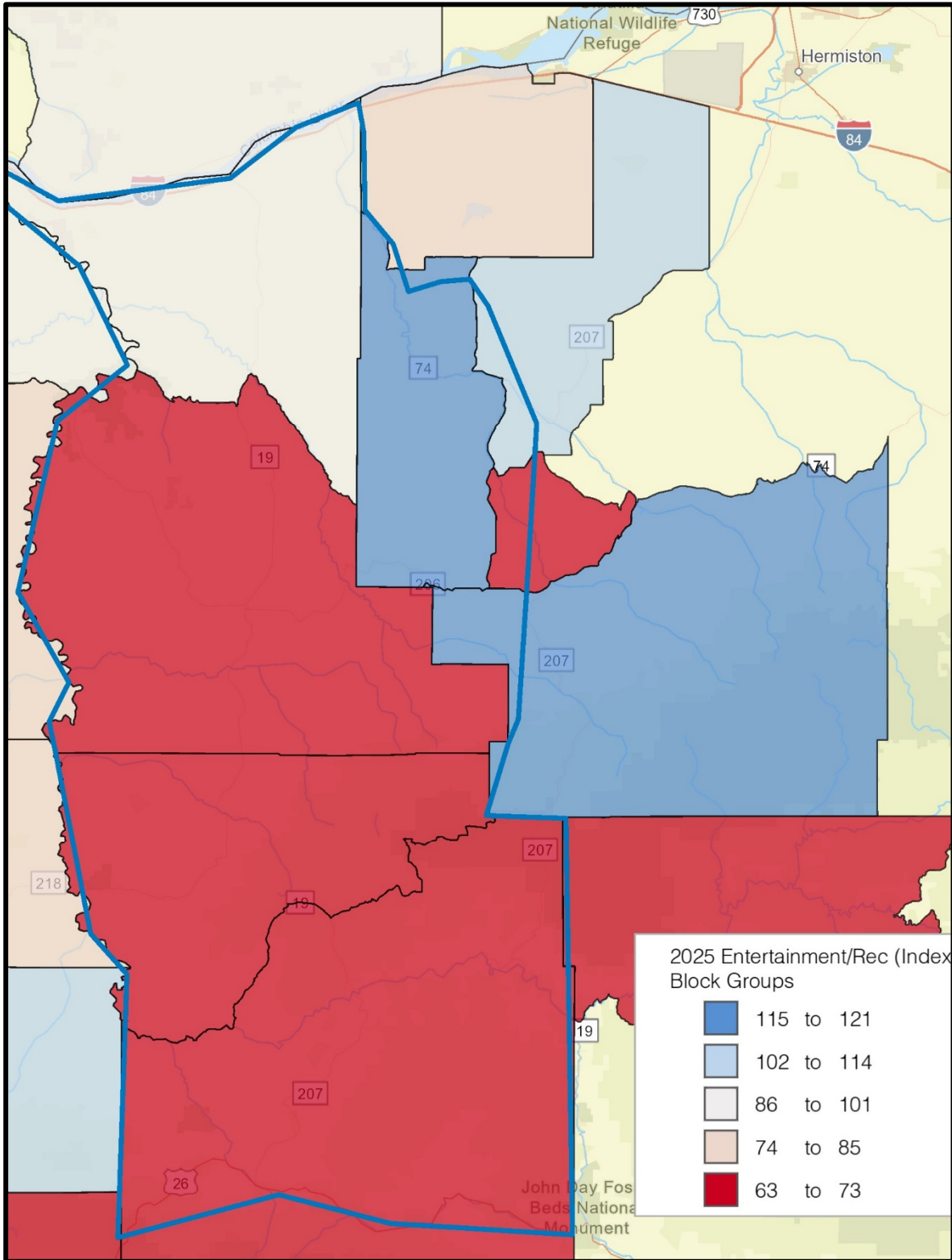
⁴ Consumer Spending data are derived from the 2022 and 2023 Consumer Expenditure Surveys, Bureau of Labor Statistics.

Chart E – Recreation Spending Potential Index:



There is a strong positive ratio between median household income, household budget expenditures and recreation and spending potential. It is important to note that these dollars are already being spent in the service area.

Recreation Spending Potential Index by Census Block Group Map



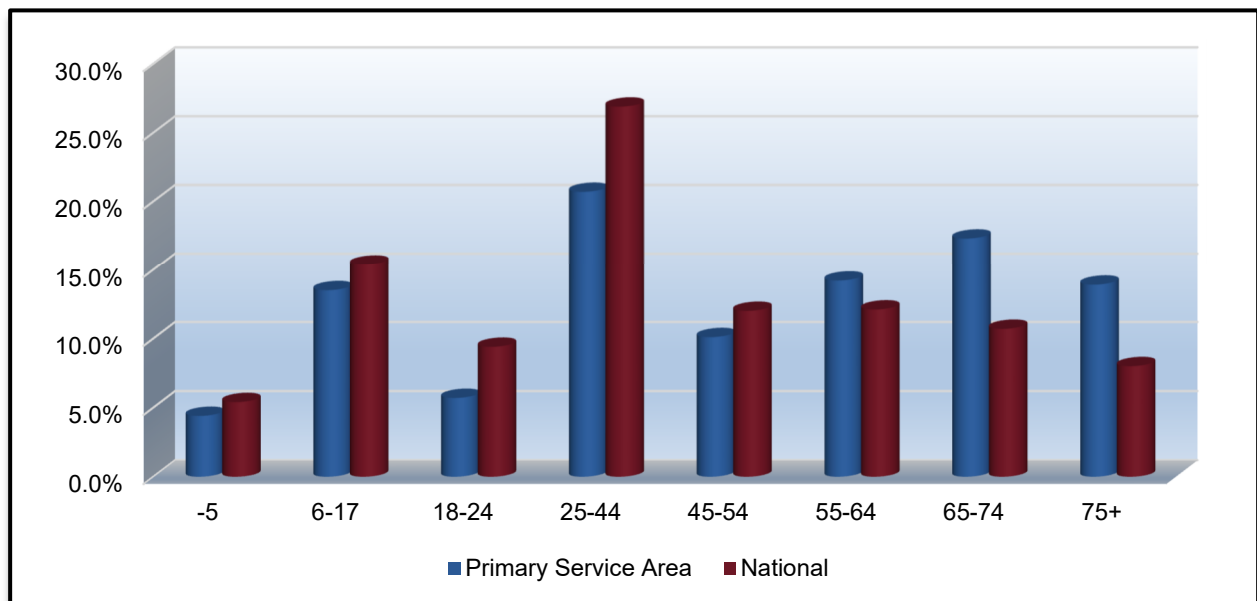
Population Distribution by Age: Utilizing census information for the Primary Service Area, the following comparisons are possible.

Table F – 2025 Primary Service Area Age Distribution (ESRI estimates)

Ages	Population	% of Total	Nat. Population	Difference
<5	182	4.4%	5.4%	-1.0%
5-17	554	13.5%	15.4%	-1.9%
18-24	236	5.7%	9.4%	-3.7%
25-44	848	20.7%	26.9%	-6.2%
45-54	415	10.1%	12.0%	-1.9%
55-64	584	14.2%	12.1%	2.1%
65-74	709	17.3%	10.7%	6.6%
75+	572	13.9%	8.0%	5.9%

Population: 2025 census estimates in the different age groups in the Primary Service Area.
% of Total: Percentage of the Primary Service Area population in the age group.
National Population: Percentage of the national population in the age group.
Difference: Percentage difference between the Primary Service Area and the national population.

Chart F – 2025 Primary Service Area Age Group Distribution



The demographic makeup of the Primary Service Area, when compared to the characteristics of the national population, indicates that there are some differences, with a larger population in the age groups 55+. The greatest positive variance is in the 65-74 age group with +6.6%, while the greatest negative variance is in the 25-44 age group with -6.2%.

Population Distribution by Age Over Time: Utilizing census information from the Primary Service Area, the following comparisons are possible.

Table G – 2025 Primary Service Area Population Estimates (U.S. Census and ESRI)

Ages	2020 Census	2025 Projection	2030 Projection	Percent Change	Percent Change Nat'l
-5	203	182	179	-11.8%	0.3%
5-17	587	554	526	-10.4%	-8.0%
18-24	237	236	215	-9.3%	2.4%
25-44	828	848	846	2.2%	7.2%
45-54	427	415	433	1.4%	4.0%
55-64	651	584	538	-17.4%	-9.6%
65-74	697	709	680	-2.4%	15.3%
75+	506	572	685	35.4%	46.0%

Chart G – Primary Service Area Population Growth

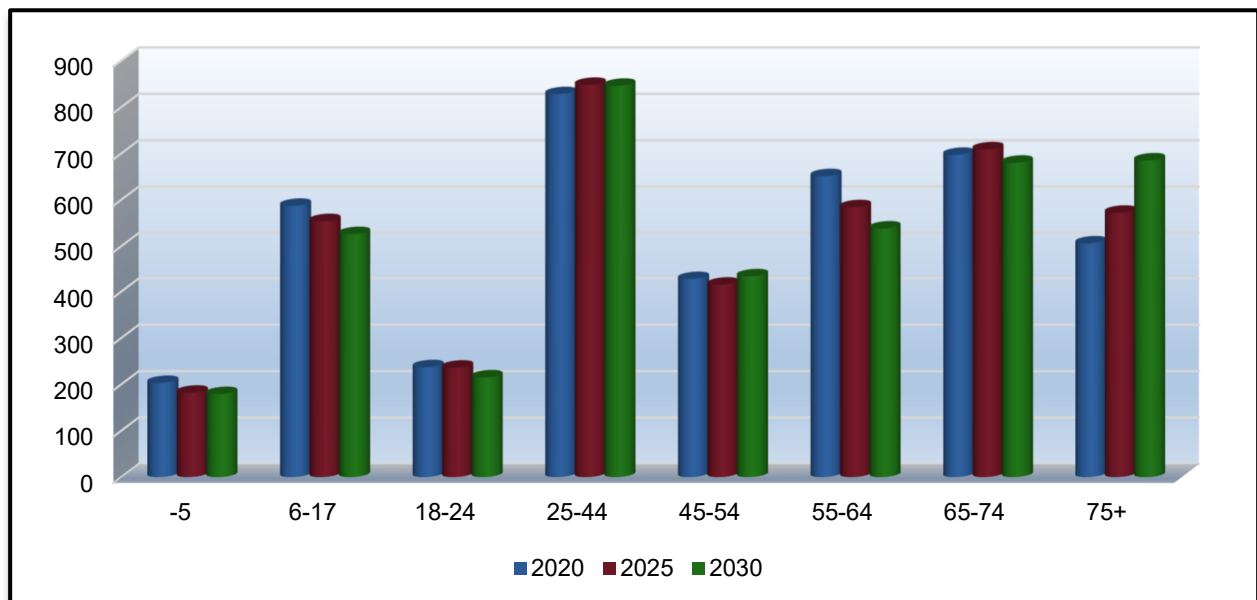


Table-G illustrates the growth or decline in age group numbers from the 2020 census until the year 2030. It is projected that age categories 25-44, 45-54, and 75+ will see an increase in population. The population of the United States is aging, and it is not unusual to find negative growth numbers in the younger age groups and significant net gains in the 45 plus age groupings in communities which are relatively stable in their population numbers.

Ethnicity and Race: Below is listed the distribution of the population by race and ethnicity for the Primary Service Area for 2025 population projections. Those numbers were developed from 2020 Census Data.

Table H – Primary Service Area Ethnic Population and Median Age 2025

(Source – U.S. Census Bureau and ESRI)

Ethnicity	Total Population	Median Age	% of Population	% of OR Population
Hispanic	301	32.3	7.4%	15.1%

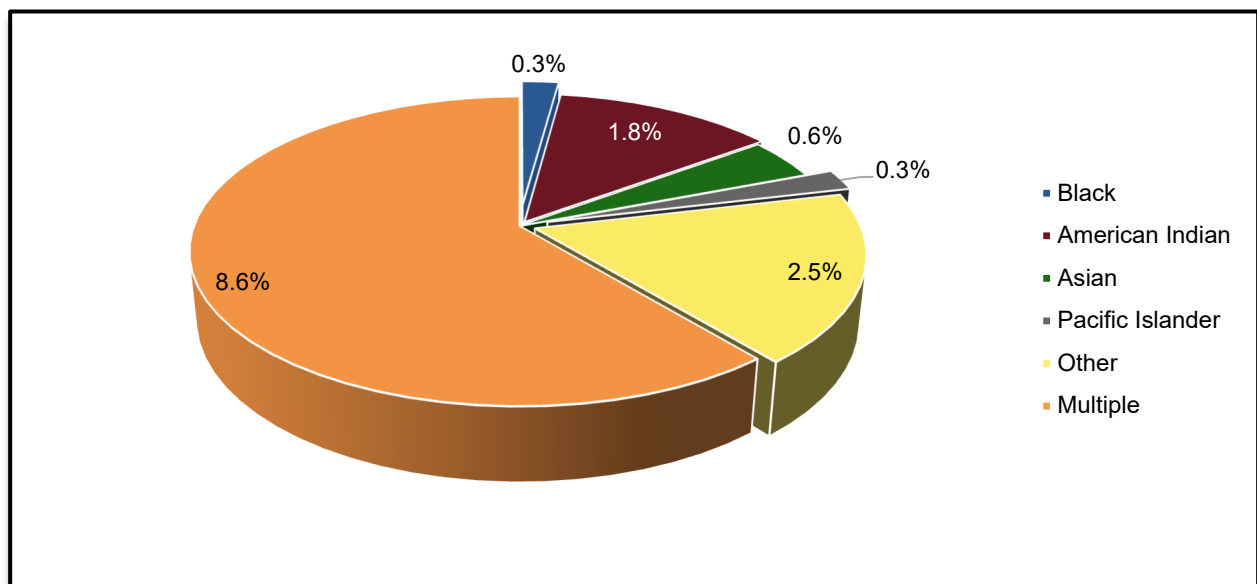
Table I – Primary Service Area by Race and Median Age 2025

(Source – U.S. Census Bureau and ESRI)

Race	Total Population	Median Age	% of Population	% of OR Population
White	3,524	53.2	85.9%	72.9%
Black	11	18.8	0.3%	2.1%
American Indian	74	32.5	1.8%	1.5%
Asian	23	41.2	0.6%	5.0%
Pacific Islander	11	42.5	0.3%	0.5%
Other	104	37.9	2.5%	6.8%
Multiple	352	30.8	8.6%	11.2%

2025 Primary Service Area Total Population: 4,098 Residents

Chart I – 2025 Primary Service Area Population by Non-White Race



Tapestry Segmentation

Tapestry segmentation represents the 4th generation of market segmentation systems that began 30 years ago. The 67-segment Tapestry Segmentation system classifies U.S. neighborhoods based on their socioeconomic and demographic compositions. While the demographic landscape of the U.S. has changed significantly since the 2020 Census, the tapestry segmentation has remained stable as neighborhoods have evolved.

There is value including this information for Condon, OR. The data assists the organization in understanding the consumers/constituents in their service area and supply them with the right products and services.

The Tapestry segmentation system classifies U.S. neighborhoods into 65 unique market segments. Neighborhoods are sorted by more than 60 attributes including; income, employment, home value, housing types, education, household composition, age and other key determinates of consumer behavior.

The following pages and tables outline the top 5 tapestry segments in each of the service areas and provide a brief description of each. This information combined with the key indicators and demographic analysis help further describe the markets that the City of Condon looks to provide with programs, services, and special events.

Table J – Primary Service Area Tapestry Segment Comparison (ESRI estimates)

	Primary Service Area		Demographics	
	Percent	Cumulative Percent	Median Age	Median HH Income
Heartland Communities (I3)	27.8%	27.8%	43.6	\$60,072
Southern Satellites (I6)	21.6%	49.5%	41.5	\$72,167
Rural Resort Dwellers (I5)	21.0%	70.5%	55.1	\$71,031
Senior Escapes (J1)	16.3%	86.8%	61.5	\$50,282
Country Charm (I7)	10.7%	97.5%	43.6	\$78,155

Heartland Communities - Neighborhoods in this segment are primarily found in outlying towns and cities across the Midwest. Nearly half of the population resides in low-density suburbs or small towns outside official metropolitan or micropolitan area boundaries, with a notable portion living in very rural settings. Households are predominantly married couples and single-person households. Commutes are generally short, and residents tend to own one or more vehicles. Residents tend to opt for domestic vacations, drive domestic trucks, perform their own vehicle maintenance, and spend time outdoors.

Southern Satellites - These communities, though within metropolitan or micropolitan boundaries, are largely concentrated on the outskirts in suburbs or very low-density areas. The population is generally older, with more than half of household heads aged 55 and above, though younger families with school-aged children are also prevalent. Both child and senior age dependency rates are higher than the national averages. The cost of living is low, and long commutes of more than 30 minutes, sometimes crossing county or state lines, are common. These individuals tend to spend time outside. Common activities include camping trips, fishing, hunting, and gardening, and residents often travel domestically.

Rural Resort Dwellers - Nearly half of households are comprised of married couples without children. Residents tend to have skilled jobs in construction and manufacturing. Rates of self-employment and government employment are higher than average, and there is a notable veteran population. There is a high number of second homes used for recreation, with one in three housing units designated for seasonal or occasional use. Residents tend to engage with their communities and regularly volunteer with local organizations.

Senior Escapes - Most neighborhoods are suburban, on the outskirts of metropolitan areas, and roughly one-quarter of residents live in rural areas. This segment is growing at approximately twice the national rate, with more than half of householders aged 65 and older. There is a notable population of retired military personnel. The majority of households earn low- to middle-tier incomes, with many supported by social security and other forms of public assistance, and about a third live on retirement income. Residents are likely to vote and contribute to religious groups.

Country Charm - These communities are evenly distributed across metropolitan, micropolitan, and nonmetropolitan areas, with the highest concentration in the Midwest. Most residents live outside defined towns or cities in very low-density regions. Agriculture is at the heart of these communities, with many residents self-employed on their own farms or working for neighboring farms. Residents tend to be older, with more married couples than singles, however, there is a higher-than-average presence of children under 18. Residents tend to own at least two vehicles.

Demographic Summary

The following summarizes the demographic characteristics of the Condon Primary Service Area.

- The median age in the City of Condon and Primary Service Area is significantly higher than the State and National numbers. While a lower median age points to young families with children, which are significant participants in recreation and aquatic programs, swimming is an activity that is enjoyed by all age groups. As such, the median age suggests some focus on health/wellness, easy-access and shaded seating areas. It may lead to lower attendance during open swim.
- The age distribution in is such that 18.7% is under the age of 18 and 45.4% is over the age of 55 in the Service Area. These are two age groups that will be significant users of parks and recreation programs and services. Additionally, it is projected that the 55+ age categories will increase substantially through 2030.
- The City of Condon has a significantly lower percentage of households with children (11.1%) than both the state and national average of about 30% but the Primary Service Area is much greater and in line with those averages. This indicates the reliance on a larger market.
- The City of Condon and Primary Service Area has a lower median household income than the state of Oregon by nearly 40%. Income level is important when it comes to price point for programs and services, subsequently the cost recovery level of a facility.
- The Household Budget Expenditures and the Recreation Spending Potential are consistent with the median household income. The consistency is important for the financial performance of parks and recreation system. It is also important to note, specific to recreation, that a portion of those dollars are currently being spent with other providers by City residents.
- Over 50% of the population is in the top 2 Tapestries, Heartland Communities and Southern Satellites. This user groups are typically married couples in rural settings with low cost of living often traveling 30 minutes or more for work. They enjoy spending time outdoors.

Section II – Participation Figures

Market Potential Index for Adult Participation: In addition to examining the participation numbers for various outdoor activities through the National Sporting Goods Association, the 2020 Survey and the Spending Potential Index for Entertainment & Recreation, B*K can access information about Sports & Leisure Market Potential. The following information illustrates participation rates for adults in a variety of activities that could be accommodated within a comprehensive parks and recreation system.

Table A - Market Potential Index (MPI) for Participation in Recreation Activities in Primary Service Area

Adults participated in:	Expected Number of Adults	Percent of Population	MPI
Aerobics	174	5.2%	69
Basketball	151	4.5%	79
Swimming	604	18.0%	110
Volleyball	82	2.4%	92
Waking for Exercise	1,060	31.5%	97

Expected # of Adults: Number of adults, 18 years of age and older, participating in the activity in Condon.
Percent of Population: Percent of the service area that participates in the activity.
MPI: Market potential index as compared to the national number of 100.

This table indicates that the overall propensity for adults to participate in activities is greater than the national number of 100. In many cases, when a participation number is lower than the National number, this is due to a lack of facilities or an inability to pay for services and programs.

In addition to analyzing the demographic realities of the service areas, it is possible to project possible participation in recreation and sport activities.

Participation Numbers: On an annual basis, the National Sporting Goods Association (NSGA) conducts an in-depth study and survey of how Americans spend their leisure time. The data is collected in one year and the report is issued in May of the following year. This information provides the data necessary to overlay rate of Indoor and Outdoor recreation participation onto the Primary Service Area to determine market potential.

B*K takes the national average and combines that with participation percentages of the Primary Service Area based upon age distribution, median income, region and National number. Those four percentages are then averaged together to create a unique participation percentage for the service area. This participation percentage, when applied to the population of the Primary Service Area then provides an idea of the market potential for a variety of recreation activities.

Table B –Participation Rates in the Primary Service Area

Indoor Activities	Age	Income	Region	Nation	Average
Aerobics	16.1%	10.6%	18.5%	15.8%	15.3%
Basketball	6.1%	5.3%	7.0%	7.7%	6.5%
Swimming	14.1%	9.9%	14.8%	15.2%	13.5%
Volleyball	2.8%	2.4%	4.6%	3.5%	3.3%
Waking for Exercise	36.0%	28.0%	38.6%	34.0%	34.1%

- Age:** Participation based on individuals ages 7 & Up of Condon.
- Income:** Participation based on the 2025 estimated median household income in Condon.
- Region:** Participation based on regional statistics (Pacific).
- National:** Participation based on national statistics.
- Average:** Average of the four columns.

Anticipated Participation Number: Utilizing the average percentage from Table B above plus the 2020 census information and census estimates for 2025 and 2030 (over age 7) the following comparisons are available.

Table C –Participation Growth or Decline for Indoor Activities in Primary Service Area

Indoor Activities	Average	2020 Population	2025 Population	2030 Population
Aerobics	15.3%	587	584	587
Basketball	6.5%	251	250	251
Swimming	13.5%	519	517	519
Volleyball	3.3%	128	127	128
Waking for Exercise	34.1%	1,314	1,308	1,315

Note: These figures do not necessarily translate into attendance figures for various activities or programs. The “Did Not Participate” statistics refers to all 58 activities outlined in the NSGA 2024 Survey Instrument.

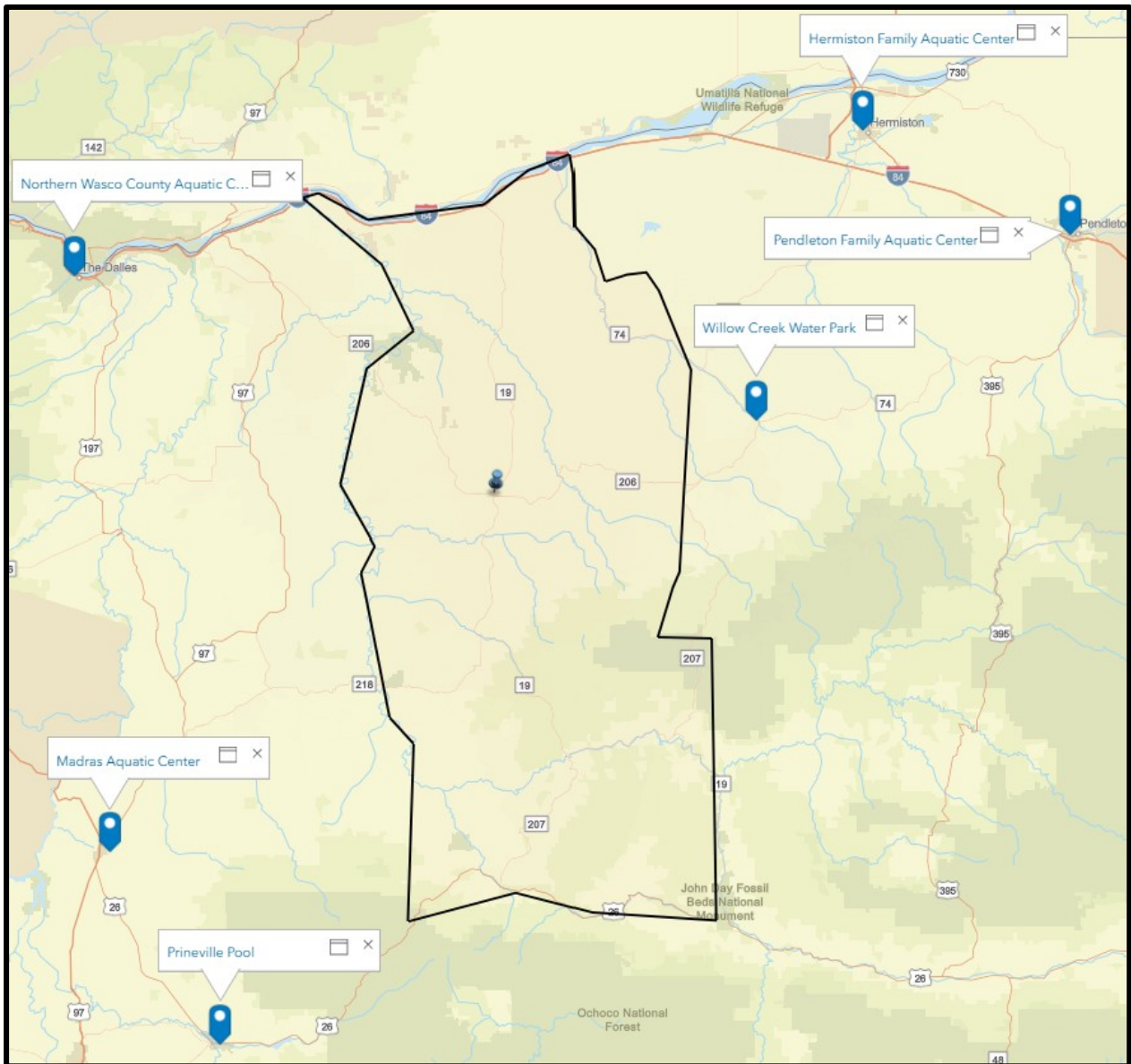
Participation by Ethnicity and Race: The table below compares the overall rate of participation nationally with the rate for Hispanics and African Americans. Utilizing information provided by the National Sporting Goods Association's 2023 survey, the following comparisons are possible.

Table D – Primary Service Area Comparison of National, African American and Hispanic Indoor Participation Rates

Indoor Activity	Primary Service Area	National Participation	African American Participation	Hispanic Participation
Aerobics	15.3%	15.8%	13.1%	17.8%
Basketball	6.5%	7.7%	13.9%	8.0%
Swimming	13.5%	15.2%	8.5%	12.4%
Volleyball	3.3%	3.5%	2.5%	3.6%
Walking for Exercise	34.1%	34.0%	28.5%	27.9%

There is a significant Black (0.3%) and Hispanic population (7.4%) in the Primary Service Area. As such, these numbers may play a factor with regards to overall participation.

Section III - Alternative Providers



Willow Creek Water Park	Hours	Mon – Sat 1-7pm Sun 1-5pm
Heppner, OR	Daily	Adults \$5 Students \$4 Seniors \$3
	Pass/Membership	Indiv. - \$85 Couple - \$120 Family - \$150
	Programs	Swim Lessons - \$35 per session
	Amenities	water slide, in-pool basketball, lap-swim lane, shallow play area and deep end
Madras Aquatic Center	Hours	Temporarily Closed
Madras, OR	Daily	Adults \$8 Students \$4 Seniors \$6
	Pass/Membership	Adults - \$33/mo Youth - \$16/mo Senior - \$28/mo
	Programs	Swim Lessons & Water Fitness
	Amenities	a competitive lap pool, an activity pool with a slide and lazy river, a relaxing spa, and versatile multi-purpose meeting/party rooms. Additional features include a diving board, rope swing, and a hot tub
Prineville Pool	Hours	Mon – Fri Open Swim 1:15-3:15pm Lap Swim 9-11am, Noon-1pm, 5:30-6:20pm Sat & Sun Open Swim 1:15-3:15pm Lap Swim 11am-1pm
Prineville, OR	Daily	\$5 In-District, \$8.75 Out of District
	Pass/Membership	Indiv. \$125 In-District, \$218.75 Out of District Senior - \$75 In-District, \$131.25 Out of District Family \$225 In-District, \$393.75 Out of District
	Programs	Swim Lessons - \$40 per session In-District, \$70 Out of District
	Amenities	a lap pool, a leisure pool with shallow play area, a water slide, and shade structures with picnic tables

Pendleton Family Aquatic Center	Hours	Mon – Fri Noon – 8pm
Pendleton, OR	Daily	\$7 per person
	Pass/Membership	\$60 per person
	Programs	Swim Lessons - \$70 per session Scuba & Jr. Lifeguard Training
	Amenities	3 Pools, Zero depth pool w/ play structures and slides, 50-meter lap pool, diving well
Hermiston Family Aquatic Center	Hours	Mon – Thu Open Swim 1:10-5pm Lap Swim 6-7am, Noon-1pm, 5:45-6:45pm Fri, Sat, Sun Open Swim 1:10-5pm Lap Swim 5:45-6:45pm
Hermiston, OR	Daily	Adult \$7 Child \$5 Youth \$6 Senior \$6
	Pass/Membership	Indiv. - \$85 Youth, \$95 Adult, \$85 Senior Family - \$200
	Programs	Swim Lessons - \$52 per session Aqua Fit \$7 per class
	Amenities	2 Pools, Zero depth pool w/ play structures and slides, 50-meter lap pool
Northern Wasco County Aquatic Center	Hours	Mon – Sun Open Swim 1-6pm Lap Swim 10am-12:30pm
The Dalles, OR	Daily	Adults \$6 In-District, \$8 Out of District Youth \$5 In-District, \$7 Out of District Senior \$5.50 In-District, \$7.50 Out of District
	Pass/Membership	Adults - \$145 In-District, \$175 Out of District Youth - \$115 In-District, \$140 Out of District Family - \$200 In-District, \$140 Out of District
	Programs	Swim Lessons - \$45 per session
	Amenities	50-meter pool, water slide, an aqua-climbing wall, and diving board

Section IV - Aquatic Trends

Swimming is one of the most popular sports and leisure activities, meaning that there is a significant market for aquatic pursuits. Approximately 15.5% of the population in the Pacific region of the country participates in aquatic activities. This is a significant segment of the population.

Despite the recent emphasis on recreational swimming the more traditional aspects of aquatics (including swim teams, instruction and aqua fitness) remain as an important part of most aquatic centers. The life safety issues associated with teaching children how to swim is a critical concern in most communities and competitive swim team programs through USA Swimming, high schools, masters, and other community-based organizations continue to be important. Aqua fitness, from aqua exercise to lap swimming, has enjoyed strong growth during the last ten years with the realization of the benefits of water-based exercise.

A competitive pool allows for a variety of aquatic activities to take place simultaneously and can handle aqua exercise classes, learn to swim programs as well competitive swim training and meets (short course and possibly long course). In communities where there are several competitive swim programs, utilizing a pool with 8 lanes or more is usually important. A competitive pool that is designed for hosting meets will allow a community to build a more regional or even national identity as a site for competitive swimming. However, it should be realized that regional and national swim meets are difficult to obtain on a regular basis, take a considerable amount of time, effort and money to run; can be disruptive to the regular user groups and can be financial losers for the facility itself. On the other side, such events can provide a strong economic stimulus to the overall community.

There are a couple of other aquatic sports that are often competing for pool time at competitive aquatic centers nationwide. However, their competition base and number of participants is often smaller and face barriers of entry fighting for pool time including a more organized competitive swimming community and existing agreements for pool space at facilities with pools large enough and deep enough to host them. These include water polo and water polo and artistic swimming.

Without doubt the hottest trend in aquatics is the leisure pool concept. This idea of incorporating slides, lazy rivers (or current channels), fountains, zero depth entry and other water features into a pool's design has proved to be extremely popular for the recreational user. The age of the conventional pool in most recreational settings has greatly diminished. Leisure pools appeal to the younger kids (who are the largest segment of the population that swims) and to families. These types of facilities are able to attract and draw larger crowds and people tend to come from a further distance and stay longer to utilize such pools. This all translates into the potential to sell more admissions and increase revenues. It is estimated conservatively that a leisure pool can generate up to 30% more revenue than a comparable conventional pool and the cost of

operation while being higher, has been offset through increased revenues. Of note is the fact that patrons seem willing to pay a higher user fee with this type of pool that is in a park like setting than a conventional aquatics facility.

Another trend that is growing more popular in the aquatic's field is the development of a raised temperature therapy pool for relaxation, socialization, and rehabilitation. This has been effective in bringing in swimmers who are looking for a different experience and non-swimmers who want the advantages of warm water in a different setting. The development of natural landscapes has enhanced this type of amenity and created a pleasant atmosphere for adult socialization.

The multi-function indoor aquatic center concept of delivering aquatics services continues to grow in acceptance with the idea of providing for a variety of aquatics activities and programs in an open design setting that features a lot of natural light, interactive play features and access to an outdoor sun deck. The placing of traditional instructional/competitive pools, with shallow depth/interactive leisure pools and therapy water, in the same facility has been well received in the market. This idea has proven to be financially successful by centralizing pool operations for recreation service providers and through increased generation of revenues from patrons willing to pay for an aquatics experience that is new and exciting. Indoor aquatic centers have been instrumental in developing a true family appeal for community-based facilities. The keys to success for this type of center revolve around the concept of intergenerational use in a quality facility that has an exciting and vibrant feel in an outdoor like atmosphere.

Also changing is the orientation of aquatic centers from stand-alone facilities that only have aquatic features to more of a full-service recreation center that has fitness, sports and community based amenities. This change has allowed for a better rate of cost recovery and stronger rates of use of the aquatic portion of the facility as well as the other "dry side" amenities.

Lastly, a newer concept is the splash pad or spray ground. This provides a fun yet safe environment where drowning is not a concern and lifeguards are not necessary. While most spray grounds are outdoor amenities, they are now being integrated into indoor facilities as well. In many communities outdoor spray grounds have replaced older traditional neighborhood pools as they are less expensive to build and to operate.

Aquatic Facilities Market Orientation: Based on the market information, the existing pools, and typical aquatic needs within a community, there are specific market areas that need to be addressed with any aquatic facility. These include:

- 1. Leisure/recreation aquatic activities** - This includes a variety of activities found at leisure pools with zero depth entry, warm water, play apparatus, slides, seating areas and deck space. These are often combined with other non-aquatic areas such as concessions and birthday party or other group event areas.
- 2. Instructional programming** – The Immediate emphasis is on teaching swimming and lifesaving skills to many different age groups. These activities have traditionally taken place in more conventional pool configurations but should not be confined to just these spaces. Reasonably warm water, shallow depth with deeper water (4 ft. or more), and open expanses of water are necessary for instructional activities. Easy pool access, a viewing area for parents, and deck space for instructors is also crucial.
- 3. Fitness programming** – These types of activities continue to grow in popularity among a large segment of the population. From aqua exercise classes, to lap swimming times, these programs take place in more traditional settings that have lap lanes and large open expanses of water available at a 3 1/2 to 5 ft. depth.
- 4. Therapy** – A growing market segment for many aquatic centers is the use of warm, shallow water for therapy and rehabilitation purposes. Many of these services are offered by medically based organizations that partner with the center for this purpose.
- 5. Social/relaxation** - The appeal of using an aquatics area for relaxation has become a primary focus of many aquatic facilities. This concept has been very effective in drawing non-swimmers to aquatic facilities and expanding the market beyond the traditional swimming boundaries. The use of natural landscapes and creative pool designs that integrate the social elements with swimming activities has been most effective in reaching this market segment.
- 6. Special events/rentals** - There is a market for special events including kid's birthday parties, corporate events, community organization functions, and general rentals to outside groups. The development of this market will aid in the generation of additional revenues and these events/rentals can often be planned for after or before regular hours or during slow use times. It is important that special events or rentals not adversely affect daily operations or overall center use.

Specific market segments include:

1. **Families** – Within this market, an orientation towards family activities is essential. The ability to have family members of different ages participate in a fun and vibrant facility is essential.
2. **Pre-school children** – The needs of pre-school age children need to be met with very shallow or zero depth water which is warm and has play apparatus designed for their use. Interactive programming involving parents and toddlers can also be conducted in more traditional aquatic areas as well.
3. **School age youth** – A major focus of most pools is to meet the needs of this age group from recreational swimming to competitive aquatics. The leisure components such as slides, fountains, lazy rivers and zero depth will help to bring these individuals to the pool on a regular basis for drop-in recreational swimming. The lap lanes provide the opportunity and space necessary for instructional programs and aquatic team use.
4. **Teens** – Another aspect of many pools is meeting the needs of the teenage population. Serving the needs of this age group will require leisure pool amenities that will keep their interest (slides) as well as the designation of certain “teen” times of use.
5. **Adults** – This age group has a variety of needs from aquatic exercise classes to lap swimming, triathlon training and competitive swimming through the master’s program.
6. **Seniors** – As the population of the United States and the service area continues to age, meeting the needs of an older senior population will be essential. A more active and physically oriented senior is now demanding services to ensure their continued health. Aqua exercise, lap swimming, therapeutic conditioning and even learn to swim classes have proven to be popular with this age group.
7. **Special needs population** – This is a secondary market, but with the A.D.A. requirements and the existence of shallow warm water and other components, the amenities are present to develop programs for this population segment. Association with a hospital and other therapeutic and social service agencies will be necessary to reach this market.
8. **Special interest groups** – These include swim teams (and other aquatic teams), school district teams, day care centers and social service organizations. While the needs of these groups can be great, their demands on an aquatics center can often be incompatible with the overall mission of the facility. Care must be taken to ensure that special interest groups are not allowed to dictate use patterns for the center.

With the proper pools and strong utilization of the aquatics area, it is possible to meet most of the varied market orientations as outlined above.

Level of Service

According to ESRI and NSGA participation data, it is estimated the Condon Service Area has in 25,000 pool visits annually. Those visits are distributed across all pools within Condon between the City facility and any alternative providers. Regardless, that number of visits is significant. Most communities hope to capture around 10% of this total.

Based on the National Recreation & Park Association and their 2024 Park Metrics, a community the size of Fayetteville has approximately 0.3 splash pads, .5 outdoor pools, and 0.0 indoor aquatic centers. In addition, it is important to consider the service area of pools. For neighborhood pools, a typical service area is 1 to 2 miles as the amenities available attract users immediately surrounding the pool. Larger regional facilities can attract users from a greater distance with the bulk of the attendance from within 30-60 minutes.

Aquatic centers or swimming pools are usually developed on three levels.

Neighborhood – smaller pools that are designed to serve specific neighborhoods. The bather load is often less than 500. The usual standard is 1 per 25,000. These amenities in the past have been provided by cities but now are usually built and maintained by a developer or HOA next to a small neighborhood park.

Regional/Community – larger pools that serve a specific region within a community or an entire community. These vary in size and amenities (competitive to recreational) and can range from a bather load of 700 to over 1,500. They are developed as part of a community park. A usual standard is 1 per 50,000 population.

Metro Area – these are large water parks that are designed to serve a significant geographic area. They usually contain an expansive recreational pool but can also have a strong competitive focus. Bather loads are 1,500 or more. These are often developed through a partnership with other organizations or the private sector. They would be located in a regional park or as a stand-alone facility. A usual standard is 1 per 250,000 or more.



B*K Condon Operations Report

Operational Analysis

All the information gathered to this point is used to develop an operational plan for the proposed facility. It is important to note again that B*K is an operational and planning firm. As such we provide third party, independent analysis regarding operations, and have no financial gain associated with the facility being built and/or operated.

B*K developed operational plans for the concept plan currently being developed by Opsis and Water Technology, Inc.. The concept includes a single body of water with a zero depth entry, underwater pool bench, basketball goals, slide, diving boards and 6 lap lanes. In addition the facility would have an office, lifeguard space, restrooms, storage, and mechanical room.

B*K takes a conservative approach when developing operational plans for proposed facilities and consideration of the market. While there are not alternative facilities within the primary service area that have an impact on the operations, others in the region might. Also, this would not be a new pool in Condon, however, it is replacing a pool previously operated by the City. The new facility provides a greater user experience, however the preconceived notion of what a pool costs may challenge the operations. For the operational portion of the study with the City of Condon the following assumptions were made.

- The final concept plan could impact part-time staffing levels and site could influence revenue.
- The first year of operation will be 2028 or later.
- Seasons:
 - Outdoor Pool – 10 Weeks
- There is an admission fee (or season pass) for using the outdoor pool.
- The presence of other providers in the market will remain the same.
- The operator of the facility is the City of Condon through a contractor. As such there is no full-time staff associated with the facility.
- Part-time rates are based on front desk at \$16.00/hr and lifeguards at \$16.00/hr.
- Condon pays for water/sewer.
- No internal charge backs have been factored into this plan to account for; HR, IT Support, Building & Grounds, Marketing, etc.
- The operational plan is built from industry standards regarding staffing and best practices associated with aquatic operations.
- Bank charges are calculated at 3% of revenue generation expected to be from credit card usage.

Using the concept provided by Opsis, B*K developed an operational plan for the aquatic center. Using the best information available, combined with the City's operational goals, B*K created the following 5-year projection.

	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	\$76,728	\$78,262	\$80,610	\$83,028	\$85,519
Revenue	\$20,075	\$21,079	\$22,133	\$22,797	\$23,481
	(\$56,653)	(\$57,184)	(\$58,477)	(\$60,232)	(\$62,039)
Percentage w/ Equipment Replacement	26.2%	26.9%	27.5%	27.5%	27.5%
Capital (cumulative)	\$6,490	\$12,980	\$19,470	\$25,960	\$32,450

It is important to note that total expenses in this model reflect a \$6,490 annual allocation to a capital sinking fund. That fund is dedicated to improvements/repairs needed at the aquatic center, not a full facility replacement.

Additional Recommendations

- Fees should be reviewed annually, especially pass rates. Adjustments should be made consistently to keep up with inflation and maintain the quality of service.
- In addition, due to the complexity and size of the maintenance and operations associated with this size of an aquatic center, maintenance should have a designated staff to respond to issues.
- Annual allocation for capital/equipment replacement. These funds would be set aside annually to accumulate allowing Condon to replace critical components of the pool operation without impacting the overall City budget. Items typically include pumps, motors, heaters and other mechanical systems.
- Purchase/Lease recreation management software. A solution should be implemented to assist with program registration, admission management, facility reservations, and point-of-sale transactions. Many of these fully integrate to financial software and/or City websites.
- Develop aquatic operations manual. The document should include items such as:
 - Staff schedules and attendance policy
 - Lifeguard expectations and rotations
 - Inservice training requirements
 - Incident management and reporting
 - Cash handling procedures

Additional Comments

There are potential ways to narrow the associated expenses, but not significantly. There are also ways to increase the revenue, but regardless of the methods employed it is the opinion of B*K that it will be extremely difficult in this market to recover the operating costs, let alone the operating costs plus the debt service. That is not to say that there isn't a market for this facility and service, quite the contrary, but the market will struggle to financially support a facility.

Operation Detail

This section of the report analyzes the operation of the concept plan provided to B*K by Opsis.

Outdoor Seasonal Family Aquatic Center

- Activity Pool (approximately 5,500 square feet)
 - Zero Depth Entry
 - Underwater Pool Bench
 - Basketball Goals
 - Climbing Wall
 - Slide
 - Diving Board
 - 6-lane 25-yard Course
- Entry Building
 - Ticketing/Vending
 - Lifeguard/First Aid
 - Restrooms
 - Storage
 - Mechanical/Chemical
- Covered Shade
- Social Patio/Deck
- Lawn Area

The assumptions above have been incorporated into the operations plan for the City of Condon. Again, B*K takes a conservative approach when developing operational plans for proposed facilities.

In addition:

- 10 Weeks (include Memorial Day to mid-August)
 - Mon – Sat 1 – 6pm
 - Sun 1 – 5pm
- Season Pass Structure
 - Resident Individual \$40
 - Resident Family of 4 \$100
- Daily Admission Structure
 - Resident Under 3 Free
 - Resident Youth \$4
 - Resident Adult \$4
 - Resident Senior \$4
- Program Fees
 - Water Exercise Session \$30
 - Learn to Swim \$45
 - Special Events \$5.00/person
- Rental Structure
 - Recreation Pool \$400 for 2 hours
- Most of the maintenance would be handled by City of Condon staff. B*K would recommend including winterizing and de-winterizing the new pool into the construction contract for at least the first 2 seasons.
- Full-time positions associated with maintenance are not factored into the cost accounting model.
- A Capital Improvement/Renovation Sinking Allocation of \$6,490 annually has been included.
- The utilities were factored based on 5,500 sq. ft of water surface and 3,400 indoor sq. ft. space (entry building and mechanical).
- Expenses for water and trash were included.

Expense Model: The expense model has been built with the best information available at the time of the study. The model reflects recommendations from B*K as to how the City might operate the facility in an efficient and effective manner.

Category	
Personnel	\$45,934
Commodities	\$11,454
Contractual	\$12,850
Sub-Total	\$70,238
Capital Replacement Allocation ¹	\$6,490
Total Expense	\$76,728

Revenue Model: The revenue model was built with the best information available at the time of the study. The model reflects how the City might operate the facility with the intent of balancing cost recovery along with accessibility. It is important to note that the revenue figures do not reflect capacity.

Category	
Fees (passes/admissions)	\$11,460
Programs	\$5,440
Other ²	\$3,175
Total Revenue	\$20,075

5-Year Projection: The following is a 5-year projection for the future operation. Year 1 is the first full season that the pool is available. The operation reflects reasonable weather patterns for all 5 years. The total operational expense includes the \$6,490 allocated to improvement allocation.

	Year 1	Year 2	Year 3	Year 4	Year 5
Expenses	\$76,728	\$78,262	\$80,610	\$83,028	\$85,519
Revenue	\$20,075	\$21,079	\$22,133	\$22,797	\$23,481
	(\$56,653)	(\$57,184)	(\$58,477)	(\$60,232)	(\$62,039)
Percentage w/ Capital	26.2%	26.9%	27.5%	27.5%	27.5%
Capital (cumulative)	\$6,490	\$12,980	\$19,470	\$25,960	\$32,450

¹ B*K would recommend the City begin an improvement account for outdoor pool. \$14,400 would be allocated annually to the account to build a balance that the City could then access for pool improvements/repairs.

² The Other category includes concessions and rentals.

Full Time Staffing

It is the opinion of B*K that a full-time recreation position for aquatics is not needed to accommodate the full operation. If one were added, this position would spend the summer months overseeing the operations, and the shoulder seasons with start-up and shut down. During the off-seasons the position would recruit and retain staff and coordinate other programs, activities and events for the City.

The operations will also have an impact on Public Works, and a position may be necessary to adequately maintain the facility and surrounding area. One has not been included in the overall expenses of the operation although this position may be found in a different budget.

This assumes that the facility is aligned with the current City operations. As such there are no fees associated with HR, IT, landscaping, security, etc. If the facility were to operate as a true stand along operation, those numbers will need to be calculated into the operational expenses.

Part Time Staffing

Positions	Hourly Rate	Hours/Week	Total
Pool Manager	\$20.00	39	\$9,240
Lifeguard	\$16.00	153	\$24,400
Lead Front Desk	\$16.00	38	\$6,000
Rentals Staff			\$950
Aquatic Programs			\$2,080
Benefit Factor	7.65%		\$3,264
Total			\$45,934

- B*K factored early arrival, late departure, for part-time staff to allow for setting the pool deck and provide training windows for lifeguards.
- In developing the operational plan B*K accounted for lifeguards being present whenever individuals were in the pool, regardless of if they were part of a practice, lesson, group exercise, etc.

NOTES:

- Although the season typically is 12 weeks, days are often lost due to weather and school beginning in mid-August.
- Lifeguard training was not factored into the operational plan.
- Programs are not factored at capacity.
- Rentals are not factored in at capacity.
- It is the belief of B*K that Condon, or operator of the facility will be well versed in these programs and rental opportunities. As such the initial focus of the operation should be to provide these programs and services with excellent customer service. As the facility moves into years 2 and 3, they can add other specialty programs.

Projected Expenditures

Commodities/Service & Supplies	
Office supplies (forms, ID, etc.)	\$500
Chemicals	\$5,400
Maintenance/Repair/Materials	\$1,000
Janitor Supplies	\$1,000
Recreation supplies (LTS, Water Ex, Lap)	\$500
Safety supplies (First Aid, rescue tubes)	\$200
Uniforms	\$1,267
Printing/Postage	\$100
Concessions (food/supplies) ³	\$788
Vending/Re-sale	\$200
Other Misc. Exp.	\$500
Sub-Total	\$11,454

Contractual	
Utilities	\$6,559
Water/Sewer	\$2,189
Communications (phone)	\$500
Contract services (HVAC, Fire Alarm, Misc)	\$500
Equipment Maintenance	\$500
Advertising	\$500
Training	\$1,500
Membership Dues/subscriptions	\$500
Bank charges	\$602
Sub-Total	\$12,850

Capital Replacement Fund	
Annual Allocation	\$6,490
Sub-Total	\$6,490

Totals	
Staffing	\$45,934
Commodities	\$11,454
Contractual	\$12,850
Replacement Fund	\$70,238
Total⁴	\$6,490

³ Factored at 25% of total revenue generation.

⁴ This total does not include debt service.

The following revenue opportunities developed by B*K, are based on information provided by Condon, familiarity with the market, and experience as facility operators. The projections are what B*K feels the department could anticipate achieving in year 1 of the operation.

Revenues

Category	
Fees	
Daily Admission	\$4,860
Season Pass	\$6,600
Sub-Total	\$11,460
Aquatic Programs	\$5,440
Sub-Total	\$5,440
Other	
Concessions	\$1,575
Pool Rentals	\$1,600
Sub-Total	\$3,175
Total	\$20,075

In 2024, the Condon Primary Service Area had approximately 1,817 households for a population of 4,100. The penetration rate utilized for the operation plan was 21.0% of households purchasing a season pass. Total annual attendance would be approximately 6,300.



WTI Evaluation Report



Condon Community Pool Evaluation

WTI #24505

Wednesday, 09 October 2024

Prepared For City of Condon

A handwritten signature in black ink that reads "R. Nachreiner".

Ryan Nachreiner

Water Technology, Inc. (WTI)

INTRODUCTION

WTI has been commissioned by the City of Condon to report on the current condition of the existing outdoor pool. WTI visited the facility on October 9, 2024, toured the pool and related amenities, and met with staff to discuss operations. The enclosed report documents the observations from the site visit and outlines recommended capital and operational changes.

The condition of a facility is a major determination of the effort and cost of maintaining the utility and value of the amenities. A deteriorated facility will demand higher annual operating expenses over time as parts break, systems fail, finishes deteriorate, and structures weaken. There are also efficiencies lost when operating aging systems or equipment which are unable to take advantage of current methods and financially sustainable practices. The recommended repairs, replacements and renovations described in this report seek to modernize aquatic components and renew the efficient lifespan of the facility.

The purpose of this evaluation is to observe the present condition of the aquatic amenities and aquatic mechanical systems at the existing pool. The evaluation consists of visual examination of the pool and associated mechanical equipment. The report outlines the present condition of the systems, equipment, and components and provides recommendations for repairs or replacements. Potential options for facility repair or replacements are given an estimated range of the probable cost of construction.

Aquatic elements include pool vessels, water features, pool filtration systems, pool circulation pumps, piping, valves and controls, and water treatment systems. Observations were conducted in a non-destructive manner and did not involve the removal of any structures or disassembly of any equipment.

Included in the report are observations and indications of the condition of the accessible means of pool entry and exit. WTI has endeavored to identify problems with the means of access and potential non-compliance with the Americans with Disabilities Act (ADA). Observations and evaluations included in this report do not constitute certification or verification of compliance with ADA requirements. ADA compliance is a legal opinion, and WTI is not able to anticipate or guarantee judicial interpretation with respect to a facility's legal compliance. WTI recommendations are based on a current understanding of the technical requirements of ADA regulations on aquatic amenities.

Compliance with Virginia Graeme Baker Pool and Spa Safety Act (VGBA) regulations has not been verified or investigated as a part of this evaluation and report. Any statements regarding

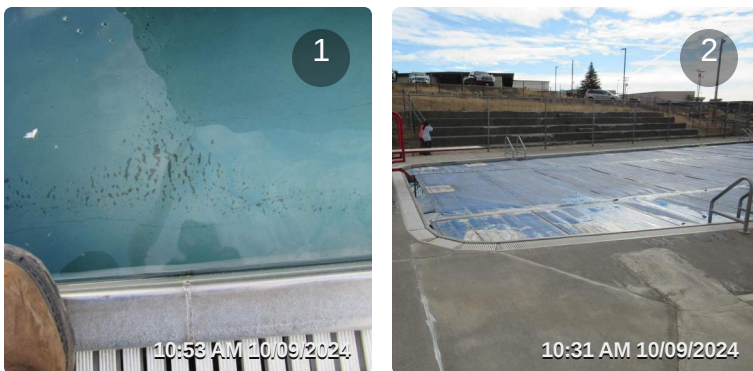
drains, suction fittings, or any other component pertaining to VGBA are preliminary observations only, and further inspection to substantiate compliance is necessary.

The cost amounts associated with the provided recommendations are the opinion of WTI based on a professional understanding of market conditions. Cost amounts have not been trade or contractor verified, and are intended only to provide guidance for a preliminary aquatic budget.

OBSERVATIONS

Observation - Vessel

The pool vessel is constructed of concrete. While there are no visible signs of structure failure, there are several visible cracks in the interior surface of the pool.



Observation - Finishes

The interior finish of the pool is in moderate condition; aside from some cracking, which is likely a concrete vessel issue rather than solely interior finish related.



Observation - Perimeter Skimming

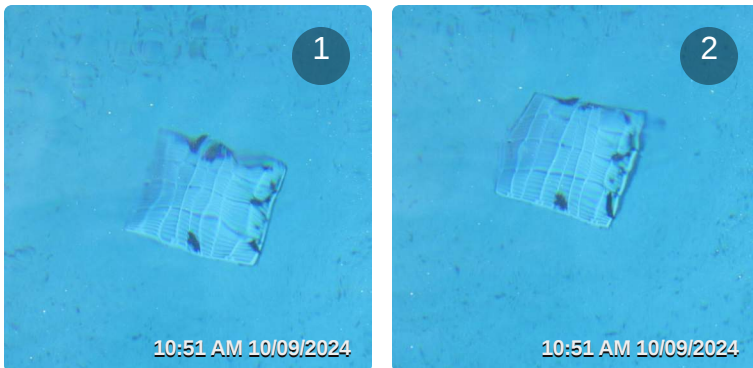
The water is removed from the surface of the pool by a stainless-steel perimeter gutter. The gutter is not functioning properly and skimming over the rim of the gutter is not able to be

achieved. The water level is too low and staff is unable to bring the water level up to appropriate levels due to excessive water leaks. This is a significant detriment to the proper distribution of the pool water and overall water quality.



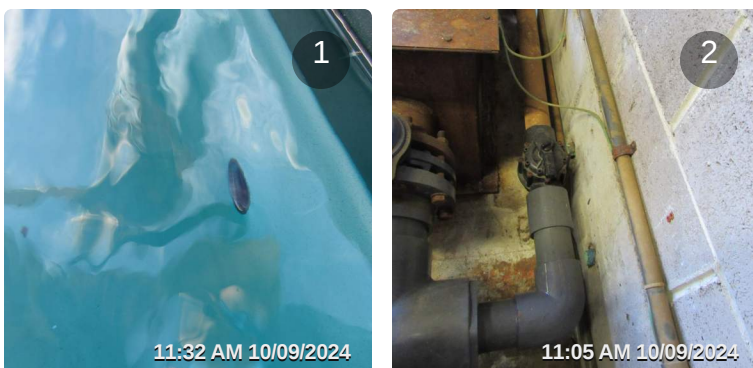
Observation - Submerged Outlets - Main Drains

While the main drains were not specifically evaluated for VGBA SOFA requirement compliance, the drain covers appear to be compliant.



Observation - Submerged Outlets - Vacuum Port

There is a piping connection to the pool wall which is believed to be a vacuum port for vacuum cleaning the pool. This connection is assumed to have a direct piping to the circulation pump. This is a regulated submerged suction fitting and is not compliant with current SOFA requirements. If suction forces were to activate on this piping it is an entrapment hazard.



Observation - Accessibility

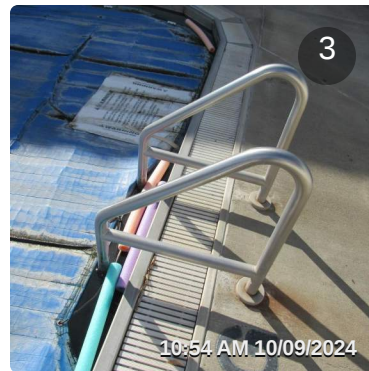
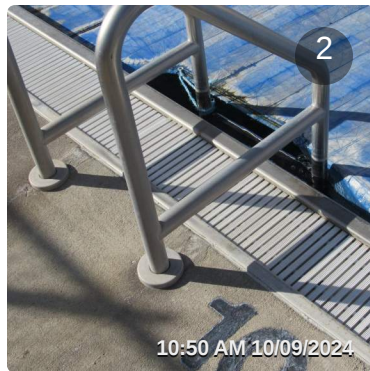
The pool does not have an ADA compliant means of access, such as a chairlift. While beyond the scope of this evaluation, the pool deck and facility in general does not appear to be ADA compliant.

Observation - Deck Equipment

A single fixed lifeguard chair/station is installed on the pool deck. The station is mildly corroded.

A pool cover was placed on the pool water at the time of observation. A pool cover storage reel is located on the deck and is severely corroded.

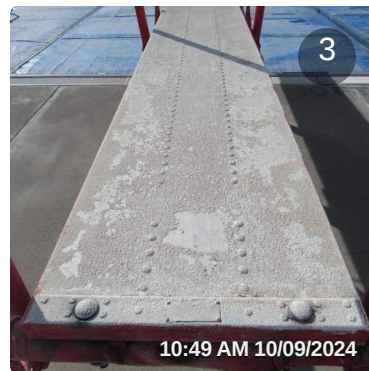
The pool is accessed with four in-pool stainless steel ladders. The ladders have some mild scaling and are in good condition.



Observation - Competition Equipment

The pool does not have starting platforms, lane lines, or lane dividers.

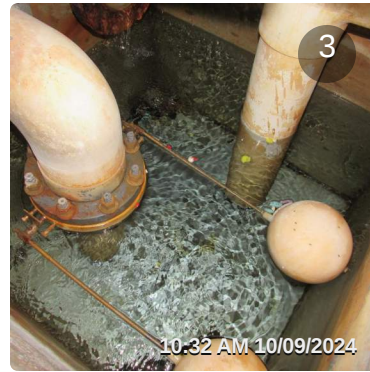
A single springboard diving board resides in the deep end of the pool. The stand is heavily corroded. The board surface is worn and chipping. The pool vessel, with a depth of 10', is no longer compliant with current code requirements for water depth for 1-meter springboard diving.



Observation - Surge Tank

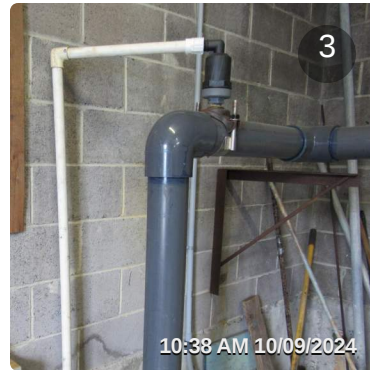
The surge tank is a steel tank within the pool mechanical room. The tank is severely corroded, to the extent it should be expected to soon fail to be waterproof.

The tank is also insufficient in size to properly hold the potential surge capacity of the pool.



Observation - Circulation Pump

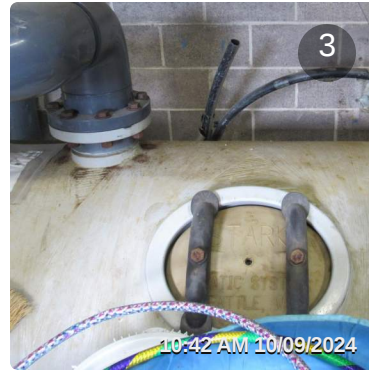
The pool water is moved with a flooded suction centrifugal pump. Prior to the pump is a strainer with stainless steel basket and acrylic lid. The pump body has mild corrosion. No variable frequency drive was observed. The pump is a flooded suction horizontal centrifugal pump, however, is not at a sufficient elevation to convey positive head pressure to the pump. Staff reports an inability to achieve 300 GPM of circulation flow rate. This may be an insufficiency in the pump/impeller, blockage in piping, or filter flow dynamics. A large amount of air is building in the system and is evident in the stainer body prior to the pump. An air bleed has been added on the pressure side of the pump but may be insufficient in preventing air from reaching the filter.



Observation - Filtration

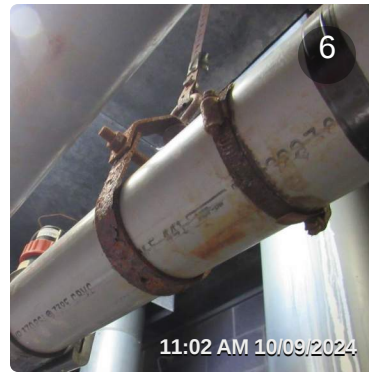
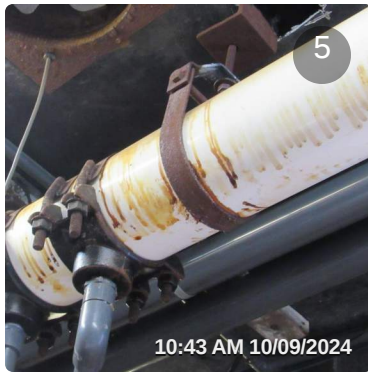
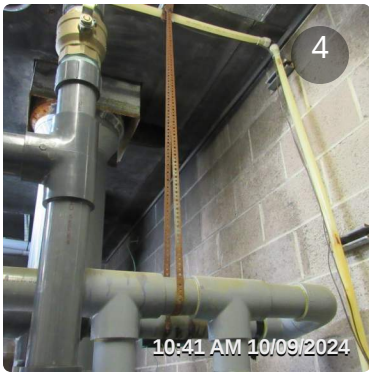
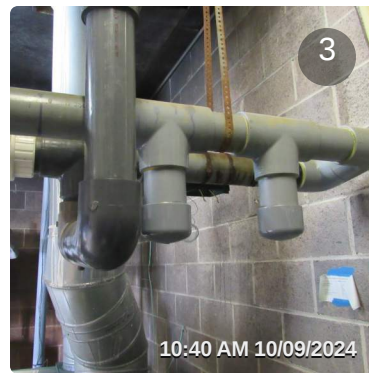
The pool water is filtered with a horizontal high rate sand filter. The fiberglass body of the filter appears to be in good condition. The age of the sand media is understood to be approximately 5 years.

The pressure differential between the existing influent and effluent gauges is approximately 5 PSI, which depending on the timing within the backwash cycle is likely appropriate.



Observation - Observable Piping

All observed piping in the mechanical room was PVC. There are several stubbed, or deadheaded, pipes in the system. Some piping hangers and straps are heavily corroded.



Observation - Underground Piping

The unobservable piping buried under the pool and pool deck is assumed to be broken, cracked, or otherwise leaking. This is due to the amount continuous water loss and the need for near constant filling of the pool with fresh water. A garden hose runs almost continuously and has trouble keeping the pool filled. The majority of the water loss is assumed to be in the underground piping, likely in the main drain line as the pool completely drains if left without fresh water fill.



Observation - Valves

Valves on the main pool lines are butterfly valves, while valves on the heater loop are ball valves. All valves appear to be in working order.



Observation - Chemical Control

Disinfection and pH control chemicals are injected by digital automatic chemical controller. The controller, flow cell, and probes appear in good condition.

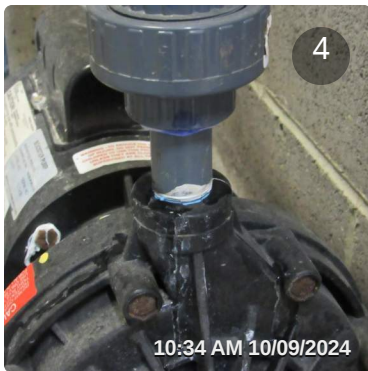
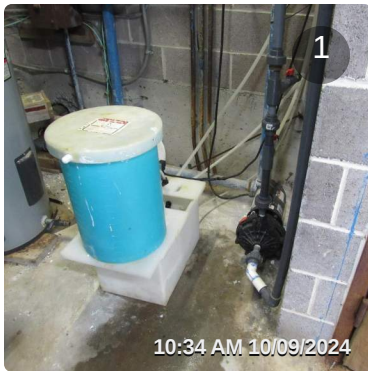


Observation - Primary Disinfection

The pool is disinfected using the addition of calcium hypochlorite. Tablets are added to a spray erosion feeder and the dissolved chemical is injected into the pool circulation system. The feeder and stored buckets of tablets are located in the common open area of the pool mechanical room, exposing other equipment to the fumes of the chlorine tablets. The feeder is immediately adjacent to the pool heater, which is particularly susceptible to damage from

chemical fumes. Furthermore, adjacency to gas-fired heaters is dangerous as calcium hypochlorite is a Class 3 Oxidizer.

The booster pump on the feeder bypass has a small leak on the pressure side of the pump.



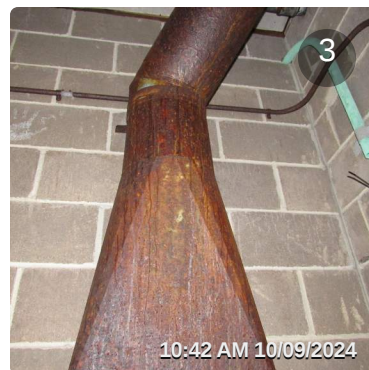
Observation - Supplemental Systems

The pool does not have a supplemental sanitation system, such as ultraviolet disinfection.

Observation - pH Balance

The pool is balanced using the addition of hydrochloric acid, or muriatic acid. The acid is delivered and stored in 15 gallon drums. Injection of the acid, governed by the chemical controller, is performed with a peristaltic chemical pump.

The acid is stored in a chemical closet with ventilation. The door and metal ventilation ductwork are extremely corroded, suggesting excessive exposure to acid fumes from unsealed containers.



Observation - Chemical Storage and Safety

As discussed, chlorine is stored in the common area of the mechanical room and acid fumes have corroded components of the acid storage closet.

Neither chemical has spill containment or secondary containment.

All other dry chemicals are stored in the common area of the mechanical room.

There is no chemical shower or eyewash station available in the mechanical room.



Observation - Pool Heating

Pool water heating is provided by a gas fired pool heater. The pool heater appears in good condition.



Observation - Mechanical General

A flow meter is present and appears to be working.

There is no Valve Legend or system operating chart in the mechanical room. However, piping flow direction is well labeled.

The mechanical room does not have good access for repairs or heavy equipment replacements. Access is only out to the pool deck.

DEFICIENCIES

D01: Cracking and potentially leaking pool vessel concrete

D02: Non-functioning gutter / water level

D03: Non-compliant vacuum port

D04: Lack of ADA compliant access

D05: Corroded pool cover storage reel

D06: Corroded and worn diving stand and board

D07: Non-compliant water depth for springboard diving

D08: Corroded surge tank

D09: Insufficiently sized surge tank

D10: Lack of Variable Frequency Drive (VFD)

D11: Insufficient pump elevation depth

D12: Insufficient flow rate (<300 GPM)

D13: Excessive air in circulation system

D14: Significant water loss / leaking

D15: Lack of isolated ventilated chlorine storage

D16: Leaking chlorine booster pump

D17: Corrosion in acid chemical room

D18: Lack of chemical spill containment

D19: Lack of chemical shower or eyewash

RECOMMENDATIONS - Repairs and Renovation

The following repairs are recommended, at a minimum, to allow the facility to continue operating in an effective manner and correct the deficiencies defined above.

R01: Repair concrete cracks in the pool vessel

R02: Remove/decommission vacuum port line

R03: Replace underground pool piping

R04: Replace pool gutter

R05: Install chair lift

R06: Replace pool cover storage reel

R07: Remove diving stand and board

R08: Construct new surge tank and pump pit

R09: Install a Variable Frequency Drive on the circulation pump

R10: Construct isolated and ventilated chlorine storage room with spill containment

R11: Replace corroded vents and components in acid room and add spill containment

R12: Replace filter sand media

R13: Add medium pressure ultraviolet supplemental sanitation

Opinion of Probable Construction Cost of Pool Repair and Renovation: \$775,000 to \$1,250,000 USD

RECOMMENDATIONS - Replacement

The previously discussed recommendations are necessary to maintain the aquatic components of the facility in proper working order. When a significant capital investment is considered for components of an asset, the cost to replace the complete asset is often a valuable comparative consideration. Therefore, an estimated probable construction cost for the complete reconstruction of the pool and associated pool systems with newly a constructed pool vessel, pool piping and pool mechanical systems is provided below. The newly constructed pool vessel will be designed and engineered to modern standards of quality and compliance and be supported by today's advanced mechanical, filtration and water treatment systems.

New Lap Pool, approximately 3,400 SF

- Water Depth: 3'6" to 7'0"
- Quartz Aggregate Finish with Tile Border and Markings
- Deck Level Perimeter Gutter
- Six Lap Lanes with Starting Platforms
- Shallow Water Program Area

Opinion of Probable Construction Cost of Pool Replacement: \$1,320,000 to \$1,850,000 USD

Complete pool replacement as defined above does NOT include replacement or improvements to the bathhouse/buildings, mechanical rooms, site work, excavation, site drainage, utilities, decks and walkways, turf and landscaping, lighting, and fences and barriers.

CONCLUSION

There is a significant investment required to provide aquatic amenities to the community which are maintainable long-term. However, lower levels of capital inputs for repairs or renovations in the short-term often result in higher total expenditures in the long-term. This report finds the Condon community would be best served, both programmatically and financially, with a new aquatic facility. A modern aquatic center can provide the durability and efficiencies to enable a more effective and sustainable facility over a lifespan measured in decades than the existing facility after repairs and renovations.

Furthermore, the construction of a completely new pool provides an opportunity to refine the facility's ability to accommodate users. The program offerings of new aquatic amenities can meet and exceed those available in the current facility. New aquatic amenities allow separate bodies of water, new features, and a wider range of programs resulting in increased community participation. A new aquatic facility allows for the reconsideration of aquatic program offerings and realignment of how to best serve the needs of the community.



Cost Estimate

**CONDON OUTDOOR POOL - CONDON, OR
SCHEMATIC DESIGN ESTIMATE**

3,665 SF NEW

12-30-25

		QUANTITY	UNIT	RATE	TOTAL	
DIVISION 1	GENERAL					
	GENERAL CONDITIONS	1	LS	800,000.00	800,000	
	BUILDERS RISK INSURANCE POLICY			BY OWNER	BY OWNER	
	FORKLIFT	9	MO	3,500.00	31,500	
	FINAL CLEANING	1	LS	7,000.00	7,000	
	WAREHOUSE / LOGISTICS MANAGER	1	LS	15,000.00	15,000	
	CONSTRUCTION FENCING	2,000	LF	6.00	12,000	
	TEMPORARY HEATING EQUIPMENT & UTILITY FEES	2	MO	5,000.00	10,000	
	COLD-WEATHER SLAB PROTECTION ALLOWANCE	15,000	SF	1.00	15,000	
	FIELD ENGINEERING / SURVEY	1	LS	49,000.00	49,000	
						939,500
DIVISION 3	CONCRETE					
032000	REINFORCING STEEL SUPPLY & INSTALL	40,000	LB	1.45	58,000	
033000	CAST-IN-PLACE CONCRETE	1	LS	150,000.00	150,000	
						208,000
DIVISION 4	MASONRY					
042000	MASONRY - CMU	1	LS	274,600.00	274,600	
						274,600
DIVISION 5	METALS					
051200	STRUCTURAL STEEL & METAL FABRICATIONS	1	LS	80,000.00	80,000	
058000	STEEL ERECTION/INSTALLATION	1	LS	40,000.00	40,000	
						120,000
DIVISION 6	WOODS/PLASTICS/COMPOSITES					
061000	ROUGH CARPENTRY - MISC BACKING BLOCKING INSTALLATION, ETC.	3,665	SF	4.00	14,660	
062000	FINISH CARPENTRY					
	FINISH CARPENTRY ALLOWANCE	1	LS	5,000.00	5,000	
064100	CASEWORK					
	SOLID SURFACE COUNTERS	35	LF	500.00	17,500	
	LOWERS	8	LF	400.00	3,200	
	UPPERS	8	LF	325.00	2,600	
	RECEPTION DESK	9	LF	600.00	5,400	
						48,360
DIVISION 7	THERMAL & MOISTURE PROTECTION					
071400	FLUID APPLIED WATERPROOFING	1	LS	14,000.00	14,000	
075400	STANDING SEAM METAL ROOF	4,503	SF	60.00	270,180	
076200	SHEETMETAL FLASHINGS	1	LS	8,000.00	8,000	
079200	JOINT SEALANTS	3,600	SF	0.70	2,520	
						294,700
DIVISION 8	OPENINGS					
081000	NEW DOORS / FRAMES / HARDWARE	7	EA	3,600.00	25,200	
083100	ACCESS DOORS	1	LS	1,500.00	1,500	
083323	BARN DOOR - STEEL & LOCKABLE	1	LS	9,200.00	9,200	
083613	LOCKABLE BIFOLD GATE	1	EA	4,500.00	4,500	
084313	STOREFRONT EXTERIOR, VESTIBULES, CLERESTORY	1	LS	104,700.00	104,700	
088001	MIRRORS	1	LS	2,200.00	2,200	

