



# BATAVIA PARK DISTRICT

HALL QUARRY BEACH MASTER PLAN

PROJECT NO. 2023-013

17 DECEMBER 2024



# TABLE OF CONTENTS

01	EXECUTIVE SUMMARY	2
02	EXISTING SITE AERIALS	4
03	HISTORY OF HALL QUARRY BEACH	1
04	MASTER PLAN CONCEPT DESIGN	4
05	EXAMPLE INSPIRATION PHOTOS	12
06	MASTER PLAN COST ESTIMATE	2
APPENDIX:		
0A	HALL QUARRY BEACH OPERATIONAL & FINANCIAL PLAN	
0B	EXISTING CONDITIONS ANALYSIS	

# 01

## **EXECUTIVE SUMMARY**



# EXECUTIVE SUMMARY

The Batavia Park District commissioned Williams Architects to perform a master plan study to investigate the available options for enhancing the Harold Hall Quarry Beach and review possibilities for extending the seasonal functionality of the site. This summary of the Master Planning effort is intended to communicate numerous hours of research, community engagement, and design visioning for the re-imagining of Harold Hall Quarry Beach in Batavia, Illinois.

## What Is a Master Plan?

A Master Plan creates a long-term vision that aids in future design, management, maintenance and implementation decisions. The intent is to capture “big ideas” while incorporating input from identified stakeholders and the public at large. The result of a Master Plan effort is not an engineered solution, but rather a creative solution that identifies priorities, and incorporates programmatic elements determined to be important or needed during the Master Plan process.

## Why Was This Master Plan Undertaken?

This Master Plan was undertaken to analyze the existing facility, explore the potential program opportunities at Harold Hall Quarry Beach, and provide community input on amenities desired by the public. Additionally, the District aimed to explore the creation of a multi-generational amenity that would provide year-round experiences, offering something for every season.

## Goals

At the Kick-Off meeting on August 09, 2024, the Batavia District identified several goals for the project. The primary goal of the project is to extend the season of the pool and provide upgraded amenities to patrons. Other goals for the project include the following:

1. Expand program opportunities in the Quarry.
2. Preserve the natural landscape and historic setting.
3. Provide seasonal dry amenities to expand programming in spring, fall, and winter.
4. Reclaim underutilized spaces and amenities.
5. Update aging bathing facilities.
6. Consolidate buildings and staff spaces.
7. Increase parking opportunities.
8. Expand the user age group.
9. Improve main entrance and control sequencing.
10. Increase rental opportunities.
11. Increase revenue opportunities.
12. Preserve Quarry status with IDPH.
13. Improve water street path and stairway.

## The Overall Process

Williams began the Master Plan study by analyzing the existing facility, interviewing staff, and preparing the Aquatic Facilities Assessment. The Aquatics Facilities Assessment identified key findings recommendations for the Master Plan design. These findings include reviewing code and accessibility violations, inspecting buildings, identifying underutilized areas and operational hardships.

Williams then worked with the Batavia Park District to develop an aquatics program to meet the functional needs of the Quarry. The program was reviewed with Key Stakeholders and validated by PROS Consulting.

The Aquatic Facilities Assessment and validated program were used as a guide for the reimagination of Harold Hall Quarry Beach. The Master Plan conceptual design considered improvements to the existing facilities that go beyond the remediation recommendations to modernize the existing facility, expand program opportunities, and increase revenue. The master planning process relied heavily on Community Engagement to drive the decision-making process. Williams then analyzed the cost for the proposed Master Plan and prepared a project budget that is located further on in this report.

Lastly, PROS Consulting created a Financial Plan and Proforma to support the Master Plan design. The Financial Plan and Proforma are located at the end of this report.

## Conclusion

In conclusion, the Master Plan Study has demonstrated that the Harold Hall Quarry Beach has ample opportunity for program growth and extended season amenities. The Quarry is a beloved amenity of the community and can be reimagined to provide programs and experiences to a wider range of user groups.



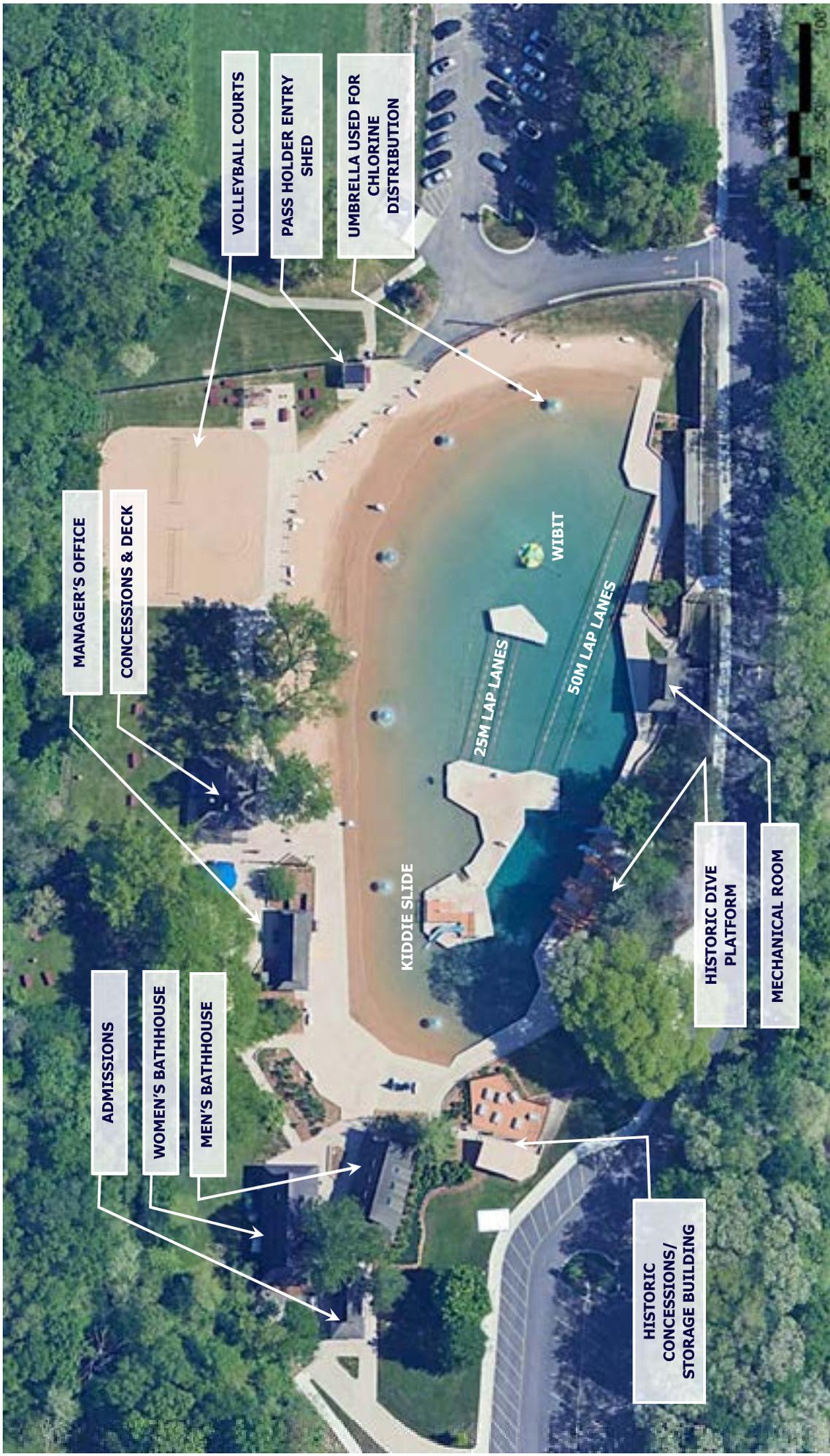
02

**EXISTING SITE  
AERIALS**





**EXISTING SITE CONTEXT AERIAL**



**EXISTING SITE AERIAL IMAGE**

03

**HISTORY OF HALL  
QUARRY BEACH**

## HISTORY OF HALL QUARRY BEACH

Harold Hall Quarry Beach, a beloved community landmark in Batavia, Illinois, has its roots in the city's quarrying industry. During the 19th and early 20th centuries, Batavia was known for its limestone quarries, which played a significant role in the local economy. One of these quarries, located along the Fox River, eventually became the site of Harold Hall Quarry Beach.

In the 1920s, the pit naturally filled with water to form six ponds formerly known as “old swimming holes”. Fredrick Beach purchased the Quarry in the 1920’s and later donated the Quarry to the Batavia Township. The township converted the six ponds into one swimming area. In 1969, the Batavia Park District was formed, and the property was transferred to the park district and later renamed.

The Quarry Beach is distinguished by its large swimming area, which combines natural and man-made features, including sandy beaches and shallow wading areas. Over the years, it has undergone various improvements, such as adding slides, diving boards, and picnic facilities, making it a family-friendly destination.

Today, Harold Hall Quarry Beach remains a cherished summer attraction, offering a glimpse into Batavia’s industrial past while serving as a recreational hub for the community.



04

**MASTER PLAN  
CONCEPTUAL DESIGN**





# CONCEPTUAL MASTER PLAN

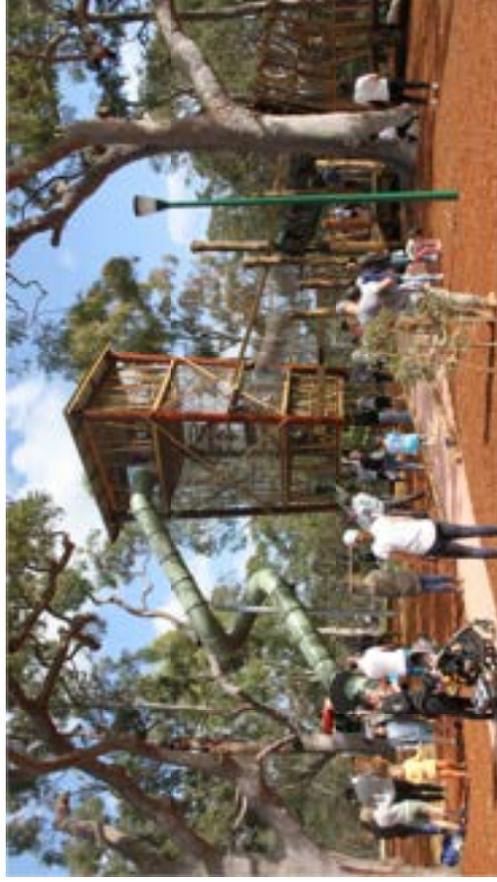


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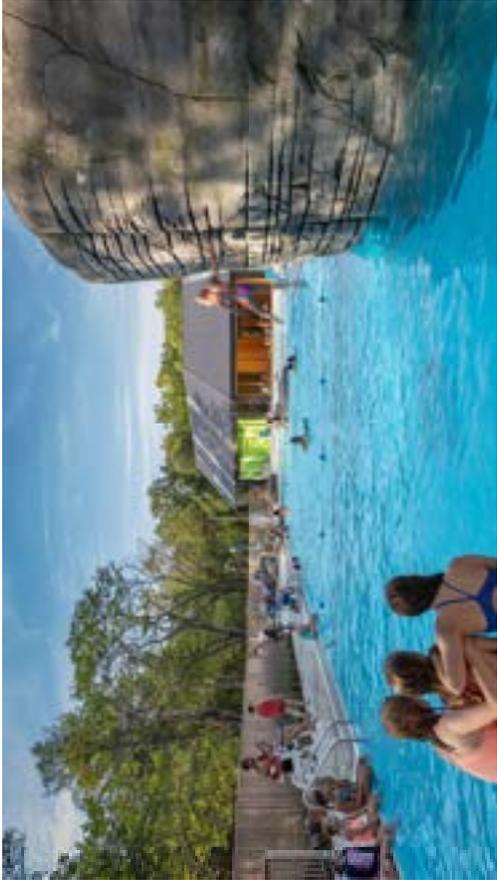
**EXAMPLE INSPIRATION  
PHOTOS**



**INSPIRATIONAL IMAGES**  
NATURE BASED PLAY



**INSPIRATIONAL IMAGES**  
NATURE BASED POOL FEATURES & INFLATABLES



**INSPIRATIONAL IMAGES**  
NATURE INSPIRED SPLASH PADS

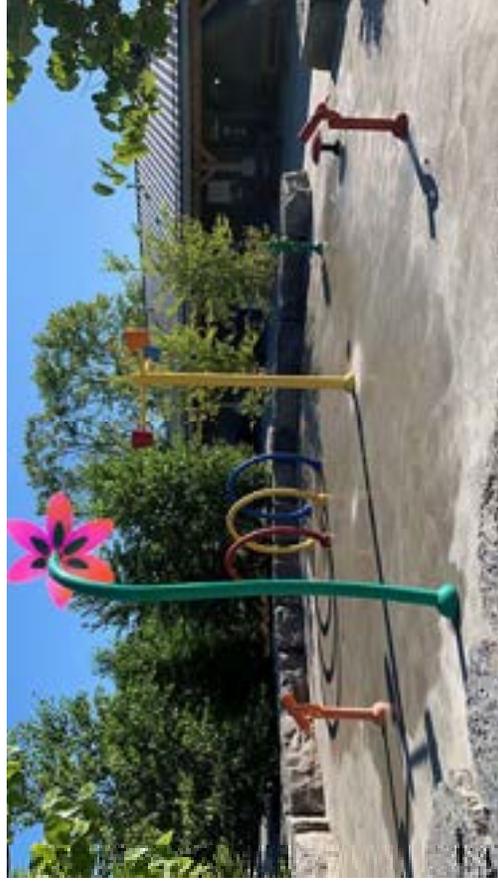


**INSPIRATIONAL IMAGES**

**SPLASH PAD & ICE RIBBON**



**FIRE PIT/ COUNCIL RING**



**INSPIRATIONAL IMAGES**  
**SITE AMENITIES**



**INSPIRATIONAL IMAGES**  
**FOOD TRUCKS IN THE PARK**



06

**MASTER PLAN COST  
ESTIMATE**



# MASTER PLAN COST ESTIMATE



OPINION OF PROBABLE COST (DRAFT)

2024 11 26

**Batavia Park District**  
Quarry Master Plan  
WA Number: 2023-013

**SITE:**  
**New Bathhouse**  
**Warming Hut/ Equipment**  
**New Filter Building**  
**Splash Pad/ Ice Ribbon**

Existing  
15,000-17,500 SF  
3,000-5,000 SF  
1100 SF  
9880 SF

**CONSTRUCTOR:** General Contractor  
**BID DATE:** TBD  
**CONST. DATE:** TBD  
**CONTINGENCIES:** As Noted

## MASTER PLAN CONCEPTUAL DESIGN PHASE DATA

	SF	COST PER SF	% OF TOTAL HARD COST	SUBTRADE COST	COMMENTS
<b>SITE DEVELOPMENT</b>					
<b>EXISTING SITE DEMOLITION</b>			3.26%	\$ 500,000	Existing pool decks, site utility demolition, existing pavement outside of enclosure.
<b>EXISTING BUILDING DEMOLITION</b>			3.26%	\$ 500,000	Demolition of existing bath houses, admissions, concessions, admissions shed, and guard building.
<b>EXISTING QUARRY SELECTIVE DEMOLITION</b>			3.26%	\$ 500,000	Existing quarry island, spray features, and quarry floor.
<b>SITE UTILITIES</b>			4.89%	\$ 750,000	Quarry deck drains, relocating utilities, new power, etc.
<b>PAVING</b>					
ENTRY PLAZA & WALKS OUTSIDE OF FENCE	17,977	\$ 25.00	2.93%	\$ 449,425	
LOWER PLAZA & QUARRY DECK	16,833	\$ 30.00	3.29%	\$ 504,990	
BOARD WALK	8,567	\$ 35.00	1.96%	\$ 299,845	
WATER STREET PATH & STAIR	1,516	\$ 75.00	0.74%	\$ 113,700	
<b>LANDSCAPING / TURF RESTORATION</b>	21,005	\$ 15.00	2.06%	\$ 315,075	
<b>QUARRY IMPROVEMENTS</b>			13.05%	\$ 2,000,000	Replace spray features, climbing wall, water walk, inflatables, lap lanes, sand beach restoration and expansion.
RESTORED DIVE PLATFORM			3.26%	\$ 500,000	Restoration of existing structure, new diving board and drop slide.
<b>SITE LIGHTING</b>			2.28%	\$ 350,000	
<b>RETAINING WALL REPAIR/ RESTORATION</b>			2.28%	\$ 350,000	
			<b>SUBTOTAL</b>	<b>\$ 7,133,035</b>	
<b>SITE PROGRAM ELEMENTS</b>					
<b>SPLASH PAD/ ICE RIBBON</b>	9,880	\$ 450.00	29.00%	\$ 4,446,000	Splash Pad/ Ice Ribbon Equipment and Pad
<b>PARKING LOT EXPANSION</b>			3.26%	\$ 500,000	
<b>HIGH ROPES COURSE</b>			13.05%	\$ 2,000,000	Allowance based on Master Plan.
<b>MOVIES IN THE PARK</b>			3.26%	\$ 500,000	Allowance based on Master Plan.
<b>COUNCIL RING/ FIRE PIT</b>			1.63%	\$ 250,000	Allowance based on Master Plan.
<b>DRY PLAY</b>			3.26%	\$ 500,000	Allowance based on Master Plan.
<b>TOTAL SITE DEVELOPMENT COST</b>			<b>100%</b>	<b>\$ 15,329,035</b>	

## BUILDINGS

<b>NEW BATHHOUSE</b>	15,000	\$ 550.00	69.3%	\$ 8,250,000	Includes admissions, concessions, party room, deck, and guard room.
<b>WARMING HUT/ EQUIPMENT FOR SPLASH &amp; ICE/ RESTROOMS</b>	5,000	\$ 500.00	21.0%	\$ 2,500,000	
<b>RENOVATE FILTER BUILDING WITH EXISTING POOL EQUIPMENT</b>	1,100	\$ 350.00	3.2%	\$ 385,000	Renovate interior and exterior of existing structure.
<b>PAVILION</b>	3,835	\$ 200.00	6.4%	\$ 767,000	Open air structure.
<b>TOTAL BUILDING COST</b>			<b>100%</b>	<b>\$ 11,902,000</b>	

<b>TOTAL SITE &amp; BUILDING COST</b>				<b>\$</b>	<b>27,231,035</b>	
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<b>GENERAL CONDITIONS</b>		% OF TOTAL SUBTRADE COST				
<b>G.C. GENERAL CONDITIONS OH &amp; P</b>			15.0%	\$	4,084,700	General Contractor Fees.
<b>DESIGN &amp; CONSTRUCTION CONTINGENCY</b>			15.0%	\$	4,084,655	Contingency Budget During Design
<b>General Conditions Sub Total</b>				<b>\$</b>	<b>8,169,355</b>	
<b>TOTAL HARD COST</b>				<b>\$</b>	<b>35,400,390</b>	

**FOOTNOTES:**  
 1. Does not include escalation. Include 5% per year.  
 2. Estimated costs are the Architect's opinion of probable construction cost. The Architect uses reasonable skill and care in preparing estimating costs, but cannot guarantee or warrant the actual cost of construction. Actual costs may differ from estimated costs. The Architect cannot control future economic or market conditions at the time of bidding.

<b>SOFT COSTS</b>		% OF TOTAL HARD COST				
<b>PROFESSIONAL SERVICE FEES</b>		10%	\$	3,540,000	All project professional fees by owner. ( Professional & Legal fees)	
<b>OWNER'S DIRECT COSTS</b>		3%	\$	1,062,000	Permits, Utilities Connections Fees, Computers, Communications, Survey, Construction Special Inspections & Testing, and Commissioning.	
<b>OWNER'S FF&amp;E</b>		3%	\$	1,062,000	FF&E (Signage, Furnishings, Tables, Chairs) Note: Based on Percentage of Building Subtrade Costs	
<b>TOTAL OWNERS COSTS</b>		<b>16%</b>	<b>\$</b>	<b>5,664,000</b>		
<b>TOTAL PROJECT COST</b>		<b>100%</b>	<b>\$</b>	<b>41,064,390</b>		

# OA

**APPENDIX A:  
HALL QUARRY BEACH  
OPERATIONAL &  
FINANCIAL PLAN**

PROS CONSULTING



# HALL QUARRY OPERATIONAL & FINANCIAL PLAN

## INTRODUCTION

Developing an operational and financial plan is essential when considering renovations to an existing facility to ensure the project is feasible and aligns with the Batavia Park District's ("District") strategic goals. These plans are based off of a site master plan (**Figure 1**) that visualizes the potential of the Hall Quarry ("Quarry") once renovated. The operational plan outlines the day-to-day operations including hours of operation, maintenance standards, staffing levels needed, technology requirements and customer service requirements based on established and agreed upon outcomes. The intent is to identify efficient service delivery maximizing visitor satisfaction by aligning with community and member needs. The financial plan forecasts revenue from the core program in a model and ongoing expenditures using details from the operational plan to ensure financial sustainability.

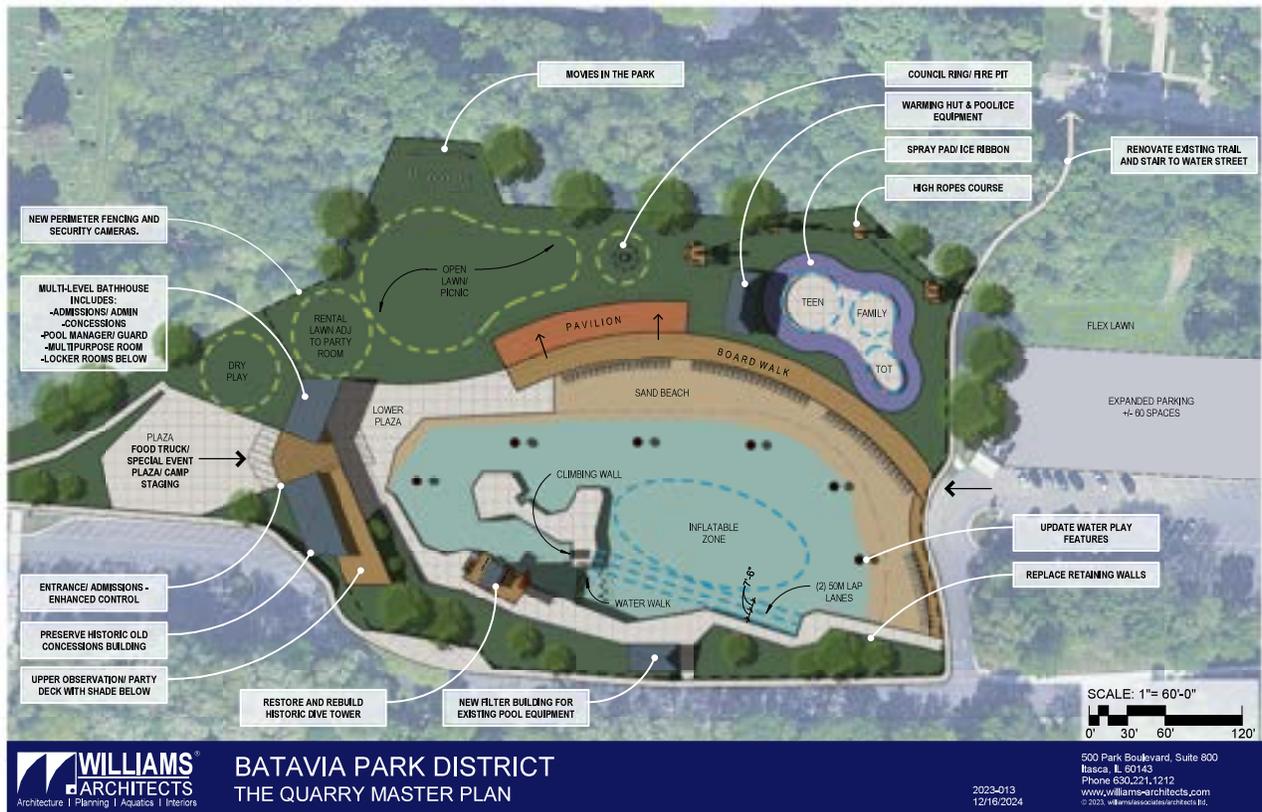


Figure 1: The Quarry Master Plan

OPERATIONAL ZONES

Zones		
Wet	Dry	Ancillary
Beach	Council Ring / Fire Pit	Concession Stand
Climbing Wall	Dry Play Area	Flex Lawn
Dive Tower	High Ropes	Ice Ribbon
Lap Lanes	Lower Plaza	Inflatable Area
Spray Pad	Movie Area	Observation/Party Deck
Updated Water Features	Pavilion	Party Room
Water Walk	Rental Lawn	Plaza (Food Trucks, Events, Staging, Entrance)
		Warming Hut

BATAVIA PARK DISTRICT MISSION, VISION, AND CORE VALUES

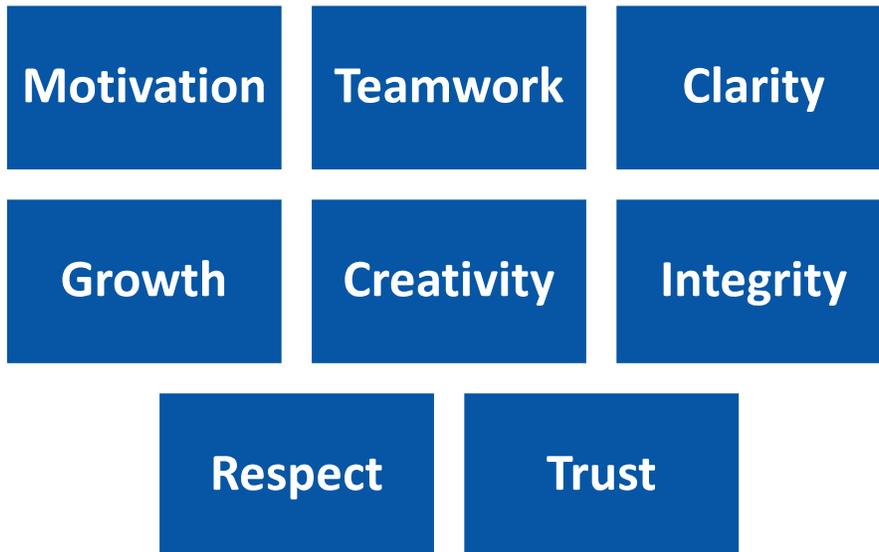
MISSION

“Batavia Park District’s mission is committed to providing fun, safe, innovative and recreation opportunities that will enrich the quality of life for our residents.”

VISION

“The Batavia Park District is recognized as an industry leader in providing innovative experiences and providing exceptional care and attention to parks and facilities.”

CORE VALUES



## OPERATIONAL PLAN

The operational plan describes the philosophy and approach to managing the Quarry and key areas of focus to ensure the culture of the team is driving the member and visitor experience to generate revenues for a more sustainable operation. The operational plan includes maintenance standards (Appendix) and builds in the highest standard for member/visitor satisfaction.

The following operational assumptions were used to develop the pro forma and help decide the management of the Quarry to defined outcomes.

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### OPERATIONAL ASSUMPTIONS

- The Batavia Park District will continue to implement an owner/operator model for the Quarry. This model allows for the Agency to contract services for areas requiring expertise, such as HVAC systems and food and beverage services.
- The general state of the national, state, and local economies will remain at current levels or improve during the process of developing the site.
- Maintenance standards will be at the highest level for revenue generating facilities.
- All sources of information and research provided are credible, the information is accurate, and conclusions drawn from existing documents are complete and acceptable to the Organization.

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### AQUATICS SEASON:

- Daily - Memorial Day weekend to 2<sup>nd</sup> weekend in August (~79 days)
- 49 hours a week - Public Swim
  - 9-11:30 a.m. Swim lessons
  - 12-7 p.m. Public swim
- Quarry Hours of Operation:
  - Daily: Opens for season pass holders at 11:30 a.m.
  - Mondays, Wednesday and Fridays: 12:00-7:00 p.m.
  - Sundays, Tuesdays, Thursdays and Saturdays: 12:00-7:00 p.m.
  - Twilight hours: 5:00-7:00 p.m.
- Weekends Only
  - 3-4 weeks of aquatics (3<sup>rd</sup> weekend in August to 2<sup>nd</sup> weekend in September, weather permitting)

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### ICE RIBBON AND LIGHTS HOURS OF OPERATION:

- Regular Season - Nov. 24-Mar. 23 (~18 weeks)
- Average of 20 hours a week
  - Thursday-Friday: 4 p.m. - 7 p.m.
  - Saturday: 12 p.m. - 7 p.m.
  - Sunday: 12 p.m. - 7 p.m.
- Holiday Season Hours (total of 174 hours)

- November 24-30 - Weekday 4-7 p.m. Weekend 12 p.m. - 8 p.m.
- December 18-23: 4 p.m. - 7 p.m.
- December 24: 11 a.m. - 2 p.m.
- December 25: Closed
- December 26-30: 12 p.m. - 8 p.m.
- December 31: 1 p.m. - 4 p.m.
- January 1: 11 a.m. - 4 p.m.
- January 2-5: 12 p.m. - 7 p.m.
- \*Warming House and Ice Rink are subject to closing during severe weather conditions and/or due to low attendance.

#### HIGH ROPES HOURS OF OPERATION:

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- Regular Season - Memorial Day Weekend to 2<sup>nd</sup> weekend in August (~79 days)
- Average of 39 hours a week
  - Monday-Friday: 2 p.m. - 7 p.m.
  - Saturday: 12 p.m. - 7 p.m.
  - Sunday: 12 p.m. - 7 p.m.\
- Extended Season - 3<sup>rd</sup> weekend in August - November 1<sup>st</sup> (~11 weeks)
  - Saturday & Sunday during district programs and events

#### CAPACITY:

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- Full Capacity = 1,500 visitors/bathers
- Three/Fourths Capacity = 1,125 visitors/bathers
- One Half Capacity = 750 visitors/bathers
- Average daily attendance anticipated to 500 (members and daily admissions)

#### TECHNOLOGY STRATEGY

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Technology integration is becoming increasingly important in operations, as it can help to improve efficiency, sustainability, and member services. The specific technologies that will be integrated into the Quarry renovations should complement programs and services. Some common technologies that should be integrated include:

**Operational software:** Operational software is essential to simplify tracking of services to be offered at the Quarry. The District should operate with industry specific software that would be collecting data valuable to member retention with automation built into expiring memberships, and gaps in visitation to entice members to return and use their benefits. Consider software that collects data from multiple different operational software including sales, program participation, and satisfaction surveys.

**Building automation systems:** Building automation systems should be used to control HVAC (party room/warming hut), lighting, humidity control, and irrigation system. It is important considering the different environments at the Quarry (indoor/outdoor) to integrate these systems for improved efficiency and comfort. This should help to reduce energy costs and improve sustainability.

Security systems: Security systems can be used to protect the Quarry from unauthorized access, theft, and vandalism.

Member experience: Live visitor counts on the District's website can give members a view at peak usage before leaving home to head to the Quarry. Staff can also consider interactive kiosks to collect input on the user experience and to deliver information on programming. Lastly, staff can create gamified challenges for members to encourage friendly competition and content for social media.

Additional specific technology considerations:

- High-speed cable internet; ideally fiber optics.
- Audio/Video equipment, including large screen sharing capability in the Party Room.
- Water quality monitoring system with real time analytics app.
- Automated irrigation system with app.
- Sound system at the Quarry (entrance, party room, warming hut and exterior with capabilities to isolate the location of the sound system to a specific area
- Technology should be reviewed regularly for opportunities to enhance the member experience.

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## MEMBER/GUEST SERVICES STRATEGY

The Quarry will prioritize connecting members to the facility and recreational opportunities through outstanding customer service. By engaging with members and understanding their interests, staff can evolve programs and services to meet changing needs and interests. A commitment to internal and external customer service is essential to ensure a high-quality member experience. Key aspects of this strategy include:

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### CONSISTENT COMMUNICATION STANDARDS:

- Internal Communication: Staff should maintain consistent interactions with each other and with members, aligning with defined expectations for branding, messaging, and communication style.
- External Communication: Establish standards for written and verbal communication, promotional materials, and signage. This ensures that every touchpoint with members reflects the desired experience and reinforces the District's and facility brand.

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### TELEPHONE AND VOICEMAIL ETIQUETTE:

- Telephone Greeting: Implement a standardized, welcoming greeting for phone calls that reflects the Quarry's commitment to an exceptional experience.
- Voicemail Greeting: Create a uniform voicemail message for the Quarry that is clear, professional, and provides instructions for reaching team members or finding information.

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### EMAIL COMMUNICATION:

Develop a standard email signature for all staff, including name, title, contact information, and a link to the District's website/ Quarry landing page. Staff can also use signature banners to promote upcoming events and activities at the Quarry.

**TRAINING AND DEVELOPMENT:**

Provide training on customer service standards to all staff, partners, and volunteers. Incorporate program-specific training and cross-training for key positions to maintain service consistency across seasons.

**PERFORMANCE TRACKING:**

Develop Key Performance Indicators (KPIs) to evaluate the success of member experience initiatives, focusing on metrics like member retention, satisfaction, program/event participation, and engagement on social media.

**ONBOARDING PROCESS:**

Ensure new staff are familiar with member service standards and ready to deliver a positive experience from the start with an onboarding checklist.

**CUSTOMER-CENTRIC CULTURE:**

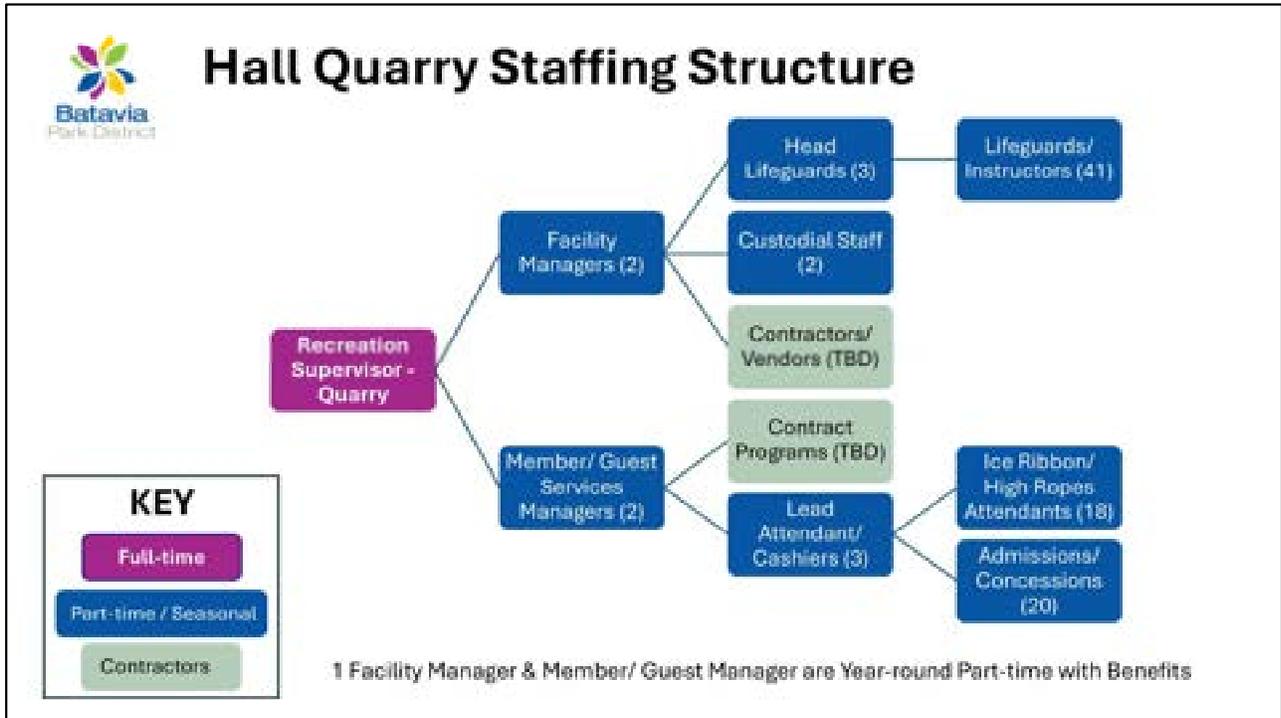
By embedding a customer-centric approach, the Quarry can provide memorable experiences, fostering loyalty and satisfaction among members. This strategy positions the Quarry as a welcoming, service-focused destination where members feel valued and supported in their outdoor recreation journey.

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**STAFFING LEVELS**

- Operational Requirements:
  - Quarry Recreation Supervisor - 1
  - Facility Managers - 2
  - Member/ Guest Service Managers - 2
  - Lead Lifeguards - 3
  - Lifeguards - 41
  - Head Cashiers -3
  - Admissions/Concessions - 20
  - Ice Ribbon Attendants -12
  - High Ropes Attendants - 12
  - Custodial - 2
  - Contractual Program Staff (fitness instructors, arts & crafts, etc.)
  - Security - 2 (after-hours rentals and events)
  - District support from Human Resources, facilities, and Finance for extended season (1 FTE total)
  - Existing staff assist with event planning and implementation
  
- Enhanced facility is based on “Comprehensive Management” practices where one position oversees the outcomes and ensures a cohesive approach to operations.
- All positions/human resources expended for any goal other than the creation of value for the customer base are considered nonessential.

- Cost containment measures will be implemented daily where level of activity defines staffing levels and the agency reserves the right to decrease staffing levels during operations when facility use is low.
- Staffing salary/wages are based on market rates within the region. These do not include any proposed wage increases.
- Staff salaries and benefits of existing full-time staff are not included, only direct expenses for Recreation Supervisor, one year-round part-time Facility Manager, and one Member/ Guest Services Manager.



It will be important for the District to establish partnerships with local colleges and universities to gain access to students in specific degrees that can fill staff positions for the Quarry as potential internships. This is including year-round part-time positions that will assist the Recreation Supervisor of the Quarry in planning and implementing programming and events. Existing full-time staff may be needed to assist with newly developed special events. Here are some partnerships to explore:

- Aurora University - Sport and fitness administration/management, Parks, recreation and leisure facilities management, and General studies
- Benedictine University (Lisle, Ill) - Business, management, marketing, and related support services, Business administration- management and operations, Foodservice systems administration/management
- North Central College Naperville, Ill - Sport and fitness administration/management, Business administration- management and operations

## FINANCIAL PLAN

The financial plan for the Quarry is built upon a series of well-defined operational assumptions, ensuring financial stability and high service quality throughout the projected operational period. Operations are designed to maximize seasonal offerings, with the aquatics season running daily from Memorial Day to August and weekends extending into September, while the ice ribbon operates from late November through March. With an anticipated mean daily attendance of 500 visitors (aquatic season), capacity and staffing have been strategically planned to provide high-quality service while containing costs. A customer-centric service strategy is central to the plan, emphasizing communication standards, training, and performance tracking to deliver consistent, exceptional service. Staffing levels have been calibrated to match activity levels, ensuring lean, efficient management practices while meeting market wage standards. This approach positions the Quarry to offer a memorable, high-quality experience for members and visitors while achieving financial goals.

### FINANCIAL ASSUMPTIONS

- The Core Program is driven by Admissions and includes:
  - Adult, youth, family of two, additional person all as rate and resident discount
  - Special Event fee is admission fee (free to members)
  - Twilight hours
  - Regular season May-August
  - Swim Lessons
- The Ancillary Services support the core program and includes:
  - Concession Stand
  - Rentals
    - Private after hours
    - Party Deck
    - Party Room
  - Special Events
  - Ice Ribbon
    - Skate Lessons
  - High Ropes
- Utility costs based on past actuals and include electric, gas, and other utilities.
- Equipment and supplies are included to provide program services and maintain the Quarry on an annual basis.
- Maintenance costs based on established units to take care of each program and support space are included in expenditures, which also includes estimated supply costs.
- Marketing costs to promote the programs and services of the Quarry are assumed to be 2.5% of the cost of operations. Given the historical significance of the facility, it is anticipated there will be significant free media coverage leading up to the re-grand opening.
- General liability insurance for the facility is assumed to be 2% of the cost of operations.
- Credit card fees are estimated at 3% of revenues. Registration software and credit card fees will be passed on to the customer through registration fees.
- Members are estimated to be 80% residents and 20% as non-residents

- Pricing and participation for programs is based on rates from existing organization offerings, along with consideration of the local market for programs. In some cases, pricing may be higher than the District’s existing rates due to the fact the facility will provide a new and higher quality experience.

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## PROGRAMMING

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### SWIM LESSONS

- Summer: Will occur Monday - Friday mornings and Saturday morning
- Minimum of six participants per lesson (by skill level)
- Total number of sessions offered per summer = 17 at various skill levels

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### SKATING LESSONS

- Winter: Will occur two to three evenings a week for six weeks, can include roller skating lessons during the summer and fall
- Minimum of six participants per lesson (by skill level)
- Total number of classes offered per summer = 9 at various skill levels

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### OTHER PROGRAMS AND CLASSES OFFERED

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li>• Swim Lessons</li> <li>• Skating Lessons (ice &amp; roller)</li> <li>• Aqua Fitness</li> <li>• Paddleboard Yoga</li> <li>• Kayaking/Canoeing 101 (Safety)</li> <li>• Paddleboarding 101</li> <li>• Curling 101</li> <li>• Curling Leagues</li> <li>• Family Adventure Days - high ropes</li> </ul> | <ul style="list-style-type: none"> <li>• Fall Yoga Series (dry)</li> <li>• Aqua Ninja Competition (Wibit)</li> <li>• The Rocky Quarry Picture Series</li> <li>• Non-peak Season program packages - Company party, birthday party (rental)</li> <li>• Team Building and corporate challenges</li> <li>• Treasure hunt on the ropes</li> </ul> |
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### EVENTS

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li>• Water Olympics</li> <li>• Christmas in July</li> <li>• So Long Summer</li> <li>• Holiday Light Festival</li> <li>• Artisan Fair</li> <li>• Glow Skate Night</li> <li>• Skate &amp; Sip</li> <li>• Character Meet and Skate</li> <li>• Christmas Market (Holidays)</li> <li>• Ice Crystal Carnival (Ice Carving)</li> </ul> | <ul style="list-style-type: none"> <li>• Friday Night Food Trucks</li> <li>• Scary Story at the Quarry (trick or treat?)</li> <li>• Harvest Moon Market</li> <li>• My Valentine Couples Skate</li> <li>• Ice Ribbon Races</li> <li>• Polar Plunge</li> <li>• Ice Gala fundraising event - evening of ice carvings</li> <li>• Color Climb (glow in the dark)</li> </ul> |
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**PRICING STRATEGY**

The pricing strategy for the Quarry offers a dynamic and varied approach. The admissions and membership options include annual, seasonal, and daily rates, with discounted rates for youth, seniors, families, and additional family members that are residents, reflecting a focus on affordability and inclusivity. The winter pass pricing structure mirrors this approach, ensuring year-round engagement opportunities. Program and event pricing varies from paid sessions like swim and skating lessons to free admission-based events, encouraging attendance and enhancing a community-centered value to members. Additionally, the facility offers reservations and rentals, such as private after-hour and party room rentals with resident discounts, creating added revenue streams and catering to community needs for event spaces.

Other revenue sources, including concessions and sponsorships, further diversify income and support operational sustainability.

 <b>Pricing Strategy</b> Batavia Park District - Hall Quarry Beach			
DIVISION	ACCOUNT TITLE/REVENUES	PRICE	UNIT
Admissions/Membership	All Seasons Pass - Youth Rate	\$189.00	Annual
Admissions/Membership	All Seasons Pass - Youth Resident Discount	\$145.80	Annual
Admissions/Membership	All Seasons Pass - Adult Rate	\$189.00	Annual
Admissions/Membership	All Seasons Pass - Adult Resident Discount	\$145.80	Annual
Admissions/Membership	All Seasons Pass - Senior Rate	\$51.30	Annual
Admissions/Membership	All Seasons Pass - Senior Resident Discount	\$36.45	Annual
Admissions/Membership	All Seasons Pass - Family Rate (2 People)	\$345.60	Annual
Admissions/Membership	All Seasons Pass - Family Resident Discount (2 People)	\$261.90	Annual
Admissions/Membership	All Seasons Pass - Additional Person Rate	\$105.30	Annual
Admissions/Membership	All Seasons Pass - Additional Person Resident Discount	\$81.00	Annual
Admissions/Membership	Regular Season Pass - Youth Rate	\$140.00	Season
Admissions/Membership	Regular Season Pass - Youth Resident Discount	\$108.00	Season
Admissions/Membership	Regular Season Pass - Adult Rate	\$140.00	Season
Admissions/Membership	Regular Season Pass - Adult Resident Discount	\$108.00	Season
Admissions/Membership	Regular Season Pass - Senior Rate	\$38.00	Season
Admissions/Membership	Regular Season Pass - Senior Resident Discount	\$27.00	Season
Admissions/Membership	Regular Season Pass - Family Rate (2 People)	\$256.00	Season
Admissions/Membership	Regular Season Pass - Family Resident Discount (2 People)	\$194.00	Season
Admissions/Membership	Regular Season Pass - Additional Person Rate	\$78.00	Season
Admissions/Membership	Regular Season Pass - Additional Person Resident Discount	\$60.00	Season
Admissions/Membership	Daily Admission - Rate	\$17.00	Daily
Admissions/Membership	Daily Admission - Resident Discount	\$12.00	Daily
Admissions/Membership	Twilight - Rate	\$8.00	Daily
Admissions/Membership	Twilight - Resident Discount	\$6.00	Daily
Admissions/Membership	Group Admission (10 or more)	\$10.00	Daily

 <b>Pricing Strategy</b> Batavia Park District - Hall Quarry Beach			
DIVISION	ACCOUNT TITLE/REVENUES	PRICE	UNIT
Admissions/Membership	Winter Pass - Youth Rate	\$70.00	Season
Admissions/Membership	Winter Pass - Youth Resident Discount	\$54.00	Season
Admissions/Membership	Winter Pass - Adult Rate	\$70.00	Season
Admissions/Membership	Winter Pass - Adult Resident Discount	\$54.00	Season
Admissions/Membership	Winter Pass - Senior Rate	\$19.00	Season
Admissions/Membership	Winter Pass - Senior Resident Discount	\$13.50	Season
Admissions/Membership	Winter Pass - Family Rate (2 People)	\$128.00	Season
Admissions/Membership	Winter Pass - Family Resident Discount (2 People)	\$97.00	Season
Admissions/Membership	Winter Pass - Additional Person Rate	\$39.00	Season
Admissions/Membership	Winter Pass - Additional Person Resident Discount	\$30.00	Season
Admissions/Membership	Winter Daily Admission - Rate	\$12.00	Daily
Admissions/Membership	Winter Daily Admission - Resident Discount	\$8.00	Daily
Admissions/Membership	Winter Group Admission	\$5.00	Daily
DIVISION	REVENUES	AVG PRICE	SESSIONS
Programs/Events	Swim Lessons	\$60.00	17
Programs/Events	Skating Lessons	\$60.00	9
Programs/Events	Aqua Fitness	\$8.00	33
Programs/Events	Boot Camp Fitness	\$8.00	45
Programs/Events	Fall Yoga Series	\$8.00	12
Programs/Events	Paddleboard Yoga	\$12.00	11
Programs/Events	Kayaking/Canoeing Safety & Enjoyment	\$20.00	6
Programs/Events	Paddleboarding Safety & Enjoyment	\$20.00	5
Programs/Events	Curling 101	\$75.00	6
Programs/Events	Curling Leagues (2v2)	\$200.00	1
Programs/Events	Curling Leagues (4v4)	\$400.00	1
Programs/Events	Family Adventure Days (up to 5 people) – high rope	\$20.00	6
Programs/Events	Aqua Ninja Competition (Wibit)	\$20.00	2
Programs/Events	Team Building - High Ropes (facilitated)	\$300.00	8
Programs/Events	Treasure hunt on the ropes	\$20.00	1
Programs/Events	Ice Ribbon Races (admission and entry fee)	\$20.00	1
Programs/Events	Light Tunnel (glow in the dark) (free with admission)	\$20.00	1
Programs/Events	The Rocky Quarry Picture Series	admission	1
Programs/Events	Water Olympics (free with admission)	admission	1
Programs/Events	Christmas in July (free with admission)	admission	1
Programs/Events	So Long Summer Swim (free with admission)	admission	1
Programs/Events	Holiday Nostalgia (Thanksgiving weekend - first weekend in January)	admission	1
Programs/Events	Tree Lighting Ceremony (free with admission)	admission	1
Programs/Events	Glow Skate Night (free with admission)	admission	1

 <b>Pricing Strategy</b> Batavia Park District - Hall Quarry Beach			
DIVISION	ACCOUNT TITLE/REVENUES	PRICE	UNIT
Programs/Events	Character Meet and Skate (free with admission)	admission	1
Programs/Events	Christmas Craft Market (free with admission, purchase of crafts is extra)	admission	1
Programs/Events	Ice Crystal Carnival (Ice Carving) (free with admission)	admission	1
Programs/Events	Friday Night Food Trucks	admission	8
Programs/Events	Scary Story at the Quarry (trick or treat?) (free with admission)	admission	1
Programs/Events	Harvest Moon Market	admission	1
Programs/Events	My Valentine Couples Skate (free with admission)	admission	1
Programs/Events	Polar Plunge (free with admission)	admission	1
DIVISION	REVENUES	AVG PRICE	SESSIONS
Reservations/Rentals	Private After-hour Rental - Rate	\$600.00	5
Reservations/Rentals	Private After-hour Rental - Resident Discount	\$550.00	19
Reservations/Rentals	Party Deck - Rate	\$150.00	7
Reservations/Rentals	Party Deck - Resident Discount	\$125.00	28
Reservations/Rentals	Party Room - Rate	\$225.00	11
Reservations/Rentals	Party Room - Resident Discount	\$200.00	36
Reservations/Rentals	Skate Rental	\$8.00	2,875
DIVISION	REVENUES	AVG PRICE	SESSIONS
Other	Concessions	Varies	Attendance
Other	Sponsorship/Advertising	Varies	36
Other	Ice Gala fundraising event – ice carvings (ticketed)	\$100.00	1

## OPERATIONAL FIVE-YEAR PRO FORMA

The Five-Year Pro Forma projects a positive financial outlook over five years, with revenues and net income steadily increasing each year. Admissions and memberships are the primary revenue drivers, and while expenditures also rise—particularly in personnel services—revenue growth outpaces these costs. Starting with a balanced budget in the first year following renovations (100% cost recovery). It is important to activate the property with programming and events in the fall/winter months to maintain the Quarry’s financial efficiency and improve annually. With proven leadership, well-trained staff and the right culture, the Quarry will achieve effective financial management and sustainability. More importantly it will be a renewed attraction and continue to be a cherished asset to many.

Staff will need to plan the facility programs and events while the Quarry improvements are under construction. The pro forma shows a ramp-up period, with a sizable increase in year two and again in year four. This is from considering the strong culture of program creativity in responding to underperforming areas and staff innovation to contain costs when unanticipated cost increases may happen. It will be important for staff to use key performance indicators to manage the facility proactively. Specific Key Performance Indicators to track include member retention rates, total visitation, total daily admissions (by season), skate rentals, program participation, rentals by space and season, total revenue by category, and expenses to implement cost containment measures.

 <b>Proforma Revenues &amp; Expenditures</b> Batavia Park District - Hall Quarry Beach <b>BASELINE: REVENUES AND EXPENDITURES</b>					
Revenues	1st Year	2nd Year	3rd Year	4th Year	5th Year
Admissions/Membership	\$731,590.15	\$804,749.16	\$844,986.62	\$937,935.15	\$1,003,590.61
Programs/Events	\$52,835.20	\$58,118.72	\$61,024.66	\$67,737.37	\$72,478.98
Reservations/Rentals	\$40,444.00	\$44,488.40	\$46,712.82	\$51,851.23	\$55,480.82
Other	\$149,249.03	\$164,173.93	\$172,382.62	\$191,344.71	\$204,738.84
<b>Total</b>	<b>\$974,118.37</b>	<b>\$1,071,530.21</b>	<b>\$1,125,106.72</b>	<b>\$1,248,868.46</b>	<b>\$1,336,289.25</b>
Expenditures	1st Year	2nd Year	3rd year	4th year	5th year
Personnel Services	\$572,270.46	\$589,438.57	\$607,121.73	\$625,335.38	\$644,095.44
Operations	\$249,329.07	\$256,808.95	\$264,513.21	\$272,448.61	\$280,622.07
Other Services & Charges	\$136,191.16	\$140,276.89	\$144,485.20	\$148,819.76	\$153,284.35
<b>Total</b>	<b>\$957,790.69</b>	<b>\$986,524.41</b>	<b>\$1,016,120.14</b>	<b>\$1,046,603.75</b>	<b>\$1,078,001.86</b>
<b>Net Income</b>	<b>\$16,327.68</b>	<b>\$85,005.80</b>	<b>\$108,986.57</b>	<b>\$202,264.71</b>	<b>\$258,287.39</b>
<b>Total Cost Recovery</b>	<b>101.7%</b>	<b>108.6%</b>	<b>110.7%</b>	<b>119.3%</b>	<b>124.0%</b>

Notes:

Accounts for current and continued inflation rates

REVENUE MODEL

 <b>Proforma Revenues Model</b> Batavia Park District - Hall Quarry Beach					
DIVISION	ACCOUNT TITLE	PRICE	UNITS	REVENUES	
ADMISSIONS/MEMBERSHIP	REVENUES		Passes		
Admissions/Membership	All Seasons Pass - Youth Rate	\$189.00	43	Annual	\$8,127.00
Admissions/Membership	All Seasons Pass - Youth Resident Discount	\$145.80	189	Annual	\$27,536.20
Admissions/Membership	All Seasons Pass - Adult Rate	\$189.00	26	Annual	\$4,914.00
Admissions/Membership	All Seasons Pass - Adult Resident Discount	\$145.80	128	Annual	\$18,662.40
Admissions/Membership	All Seasons Pass - Senior Rate	\$51.30	20	Annual	\$1,026.00
Admissions/Membership	All Seasons Pass - Senior Resident Discount	\$36.45	80	Annual	\$2,916.00
Admissions/Membership	All Seasons Pass - Family Rate (2 People)	\$345.60	80	Annual	\$27,648.00
Admissions/Membership	All Seasons Pass - Family Resident Discount (2 People)	\$261.90	320	Annual	\$83,808.00
Admissions/Membership	All Seasons Pass - Additional Person Rate	\$105.30	32	Annual	\$3,369.60
Admissions/Membership	All Seasons Pass - Additional Person Resident Discount	\$81.00	98	Annual	\$7,938.00
Admissions/Membership	Regular Season Pass - Youth Rate	\$140.00	213	Season	\$29,820.00
Admissions/Membership	Regular Season Pass - Youth Resident Discount	\$108.00	853	Season	\$92,124.00
Admissions/Membership	Regular Season Pass - Adult Rate	\$140.00	114	Season	\$15,960.00
Admissions/Membership	Regular Season Pass - Adult Resident Discount	\$108.00	457	Season	\$49,356.00
Admissions/Membership	Regular Season Pass - Senior Rate	\$38.00	52	Season	\$1,976.00
Admissions/Membership	Regular Season Pass - Senior Resident Discount	\$27.00	207	Season	\$5,589.00
Admissions/Membership	Regular Season Pass - Family Rate (2 People)	\$256.00	63	Season	\$16,128.00
Admissions/Membership	Regular Season Pass - Family Resident Discount (2 People)	\$194.00	227	Season	\$44,038.00
Admissions/Membership	Regular Season Pass - Additional Person Rate	\$78.00	78	Season	\$6,084.00
Admissions/Membership	Regular Season Pass - Additional Person Resident Discount	\$60.00	192	Season	\$11,520.00
Admissions/Membership	Daily Admission - Rate	\$17.00	9,989	Daily	\$169,813.85
Admissions/Membership	Daily Admission - Resident Discount	\$12.00	8,947	Daily	\$107,358.00
Admissions/Membership	Twilight - Rate	\$8.00	284	Daily	\$2,272.00
Admissions/Membership	Twilight - Resident Discount	\$6.00	437	Daily	\$2,622.00
Admissions/Membership	Group Admission (10 or more)	\$10.00	84	Daily	\$22,680.00
Admissions/Membership	Winter Pass - Youth Rate	\$70.00	21	Season	\$1,470.00
Admissions/Membership	Winter Pass - Youth Resident Discount	\$54.00	63	Season	\$3,402.00
Admissions/Membership	Winter Pass - Adult Rate	\$70.00	28	Season	\$1,960.00
Admissions/Membership	Winter Pass - Adult Resident Discount	\$54.00	84	Season	\$4,536.00
Admissions/Membership	Winter Pass - Senior Rate	\$19.00	18	Season	\$342.00
Admissions/Membership	Winter Pass - Senior Resident Discount	\$13.50	54	Season	\$729.00
Admissions/Membership	Winter Pass - Family Rate (2 People)	\$128.00	21	Season	\$2,688.00
Admissions/Membership	Winter Pass - Family Resident Discount (2 People)	\$97.00	63	Season	\$6,111.00
Admissions/Membership	Winter Pass - Additional Person Rate	\$39.00	7	Season	\$273.00
Admissions/Membership	Winter Pass - Additional Person Resident Discount	\$30.00	29	Season	\$870.00
Admissions/Membership	Winter Daily Admission - Rate	\$12.00	3,149	Daily	\$37,792.80
Admissions/Membership	Winter Daily Admission - Resident Discount	\$8.00	5,348	Daily	\$42,780.80
Admissions/Membership	Winter Group Admission	\$5.00	72	Daily	\$4,680.00
<b>TOTAL ADMISSION/MEMBERSHIP REVENUES</b>			<b>3,694</b>	<b>-</b>	<b>\$731,590.15</b>

 <b>Proforma Revenues Model</b> Batavia Park District - Hall Quarry Beach					
DIVISION	ACCOUNT TITLE	PRICE		UNITS	REVENUES
				Participants	
PROGRAMS/EVENTS	REVENUES	Avg Price	Sessions	/ Groups	
Programs/Events	Swim Lessons	\$60.00	17	5	\$20,400.00
Programs/Events	Skating Lessons	\$60.00	9	5	\$10,800.00
Programs/Events	Aqua Fitness	\$8.00	33	10	\$2,640.00
Programs/Events	Boot Camp Fitness	\$8.00	45	10	\$3,600.00
Programs/Events	Fall Yoga Series	\$8.00	12	10	\$960.00
Programs/Events	Paddleboard Yoga	\$12.00	11	7	\$924.00
Programs/Events	Kayaking/Canoeing Safety & Enjoyment	\$20.00	6	10	\$1,200.00
Programs/Events	Paddleboarding Safety & Enjoyment	\$20.00	5	7	\$700.00
Programs/Events	Curling 101	\$75.00	6	20	\$9,000.00
Programs/Events	Curling Leagues (2v2)	\$200.00	1	16	\$3,200.00
Programs/Events	Curling Leagues (4v4)	\$400.00	1	16	\$6,400.00
Programs/Events	Family Adventure Days (up to 5 people) – high ropes	\$20.00	6	10	\$1,200.00
Programs/Events	Aqua Ninja Competition (Wibit)	\$20.00	2	20	\$800.00
Programs/Events	Team Building - High Ropes (facilitated)	\$300.00	8		\$2,400.00
Programs/Events	Treasure hunt on the ropes	\$20.00	1	30	\$20.00
Programs/Events	Ice Ribbon Races (admission and entry fee)	\$20.00	1	60	\$1,200.00
Programs/Events	Color Climb (glow in the dark) (free with admission)	\$20.00	1	30	\$600.00
Programs/Events	The Rocky Quarry Picture Series	admission	1		
Programs/Events	Water Olympics (free with admission)	admission	1		
Programs/Events	Christmas in July (free with admission)	admission	1		
Programs/Events	So Long Summer Swim (free with admission)	admission	1		
Programs/Events	Holiday Nostalgia (Thanksgiving weekend - first weekend in January)	admission	1		
Programs/Events	Glow Skate Night (free with admission)	admission	1		
Programs/Events	Character Meet and Skate (free with admission)	admission	1		
Programs/Events	Christmas Craft Market (free with admission, purchase of	admission	1		
Programs/Events	Ice Crystal Carnival (Ice Carving) (free with admission)	admission	1		
Programs/Events	Friday Night Food Trucks	admission	8		
Programs/Events	Scary Story at the Quarry (trick or treat?) (free with	admission	1		
Programs/Events	Harvest Moon Market	admission	1		
Programs/Events	My Valentine Couples Skate (free with admission)	admission	1		
<b>TOTAL PROGRAM/EVENTS REVENUES</b>					<b>\$52,835.20</b>
DIVISION	ACCOUNT TITLE	PRICE	SESSIONS	UNITS	REVENUES
				Participants	
RESERVATIONS/RENTALS	REVENUES	Avg Price	Sessions	/ Groups	
Reservations/Rentals	Private After-hour Rental - Rate	\$600.00	5		\$2,880.00
Reservations/Rentals	Private After-hour Rental - Resident Discount	\$550.00	19		\$10,450.00
Reservations/Rentals	Party Deck - Rate	\$150.00	7		\$1,050.00
Reservations/Rentals	Party Deck - Resident Discount	\$125.00	28		\$3,500.00
Reservations/Rentals	Party Room - Rate	\$225.00	11		\$2,475.00
Reservations/Rentals	Party Room - Resident Discount	\$200.00	36		\$7,200.00
Reservations/Rentals	Skate Rental	\$8.00	2,875		\$23,000.00
<b>TOTAL RESERVATIONS/RENTALS REVENUES</b>					<b>\$40,444.00</b>
DIVISION	ACCOUNT TITLE	PRICE	SESSIONS	UNITS	REVENUES
OTHER	REVENUES				
Other	Concessions	\$4.43		69,507	\$138,561.28
Other	Sponsorship/Advertising	\$500.00	36		\$18,000.00
Other	Ice Gala fundraising event – ice carvings (ticketed)	\$100.00	1	300	\$30,000.00
<b>TOTAL OTHER REVENUES</b>					<b>\$149,249.03</b>
<b>TOTAL REVENUE</b>					<b>\$974,118.37</b>

EXPENDITURE MODEL

 <b>Pro Forma Expenditures Model</b> Batavia Park District - Hall Quarry Beach				
ACCOUNT TITLE			BUDGET	EXPLANATION
<b>TOTAL REVENUES</b>			<b>\$974,118.37</b>	
<b>PERSONNEL SERVICES</b>	<b>Hrs.</b>	<b>Rate</b>		
Recreation Supervisor - Quarry	2080	\$25.50	\$53,040.00	100% allocation
Facility & Member/ Guest Services Managers	1230	\$24.00	\$29,520.00	\$20-\$25/yr. - Mid Range for Pro Forma applied to all managers
Lead Lifeguards	762	\$18.50	\$14,097.00	
Lifeguards	12192	\$17.00	\$207,264.00	
Head Cashiers	1000	\$17.00	\$17,000.00	
Admissions/Concessions	2859	\$16.00	\$45,744.00	
Ice Ribbon Attendants	1906	\$16.00	\$30,496.00	Includes warming hut and ice ribbon
High Ropes Attendants	1906	\$16.00	\$30,496.00	Includes 2 at start & 1 at finish (one is lead)
Custodial	1906	\$16.00	\$30,496.00	
Contractual Program Staff	82.5	\$35.00	\$2,887.50	Aerobics, kayaking, etc.
Security	360	\$50.00	\$18,000.00	
District Support Staff Increase (HR/Finance)	1960	\$22.00	\$43,120.00	
Payroll Benefits			\$36,825.96	7.85% of Salaries and Wages for all Staff
Additional Full-Time Benefits			\$13,284.00	40% of Fulltime Salaries (30+ hours/week) 4 staff
<b>Total</b>	<b>Personnel Services</b>		<b>\$572,270.46</b>	
<b>OPERATIONS</b>	<b>Units</b>	<b>Cost/Unit</b>		
Utilities - Electric	2859	\$ 8.49	\$24,272.91	Light show included
Utilities - Water/Sewer	2396	\$ 0.06	\$143.76	
Telephone			\$6,000.00	
Refuse	2859	\$ 0.64	\$1,829.76	
Staff training costs	2859	\$ 4.12	\$11,779.08	
Furniture cost upgrades each year			\$400.00	
Safety Equipment	2859	\$ 1.46	\$4,174.14	
Facility Maintenance Contractual	3259	\$ 10.27	\$33,469.93	including contracts for technology
Concession food service costs			\$66,509.42	68% of total revenues
Landscape and Turf supplies	2859	\$ 1.21	\$3,459.39	
Pool Acid	2096	\$ 10.31	\$21,612.24	
Chlorine	2096	\$ 27.70	\$58,053.45	
Repair & Maintenance	23500	\$ 0.75	\$17,625.00	
<b>Total</b>	<b>Operations</b>		<b>\$249,329.07</b>	
<b>OTHER SERVICES &amp; CHARGES</b>				
Advertising & Marketing			\$26,788.28	2.5% of revenue
Bank Charges & Fees			\$32,145.91	estimated at 3% of all revenues
Sales tax			\$8,660.08	6.25% of concession sales
Liability Insurance			\$15,020.41	2% of operational costs
Lifecycle Replacement Reserve			\$53,576.51	3% of revenue
<b>Total</b>	<b>Other Services</b>		<b>\$136,191.16</b>	
<b>TOTAL EXPENSES</b>			<b>\$957,790.69</b>	
<b>NET REVENUE/(LOSS)</b>			<b>\$16,327.68</b>	
<b>COST RECOVERY</b>			<b>101.7%</b>	

## APPENDIX - MAINTENANCE STANDARDS

Maintenance standards for the Quarry should ensure safety, cleanliness, and functionality for an enjoyable member/visitor experience. Standards are at the highest level to support the highest level of satisfaction. Regularly train staff in maintenance procedures, especially for safety checks and environmental care. Maintain a log for tracking maintenance activities, noting the frequency, observations, and any repairs completed. The frequency of tasks will vary depending on the type of amenity, level of usage, weather conditions, and the season. Here is an outline of key maintenance tasks and suggested frequencies for the Quarry:

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### BATHHOUSE/RESTROOM/PARTY ROOM

#### DAILY MAINTENANCE

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- **Clean and Sanitize Fixtures:** Clean and disinfect toilets, urinals, sinks, and countertops multiple times daily to prevent odor and germs.
- **Refill Supplies:** Restock toilet paper, soap, paper towels, and hand sanitizer as needed.
- **Empty Trash:** Empty all trash bins and replace liners, ensuring no overflow.
- **Sweep and Mop Floors:** Sweep floors to remove debris and mop with a disinfectant cleaner to prevent slippery surfaces and odors.
- **Mirror Cleaning:** Wipe down mirrors to remove smudges and water spots.
- **Inspect for Damage:** Check for broken fixtures, clogged drains, or any signs of vandalism.
- **Sanitize Surfaces:** Wipe down tables, chairs, and countertops with a disinfectant cleaner.
- **Spot Cleaning:** Address any spills, stains, or messes immediately.
- **Check Lighting:** Verify that all light fixtures are working properly and replace burned-out bulbs.
- **Monitor Air Circulation:** Ensure proper ventilation to keep air fresh and odors minimized.

#### WEEKLY MAINTENANCE

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- **Deep Clean Floors:** Scrub and sanitize grout and tile flooring to remove buildup of dirt and stains.
- **Clean Walls and Partitions:** Wipe down walls and restroom partitions with a disinfectant.
- **Inspect Plumbing:** Check for leaks in sinks, toilets, or urinals. Test all faucets and flush mechanisms for proper function.
- **Organize Storage Areas:** Ensure party supplies and equipment are organized and accessible.
- **Pest Control Check:** Inspect the facility for any signs of pests and address issues proactively.
- **Inspect HVAC Systems:** Check that air conditioning/heating units are working efficiently.

### MONTHLY MAINTENANCE

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- **Fixtures:** Perform a detailed cleaning of all fixtures, including pipes and plumbing beneath sinks.
- **Ventilation:** Clean exhaust fans to ensure proper airflow and odor control.
- **Test Drains:** Ensure all drains are clear and free of obstructions.
- **Walls and Windows:** Wash walls, windows, and window sills to remove dust and smudges.
- **Safety Equipment:** Check fire extinguishers, smoke detectors, and emergency exits.
- **Deep Clean Entryways:** Scrub door frames, handles, and entry flooring to remove dirt and wear.
- **Inspect and Replace Damaged Fixtures:** Replace any worn-out furniture, hardware, or equipment.

### SEASONAL MAINTENANCE (OPENING AND CLOSING)

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- **Inspect Plumbing for Issues:** When opening, check for pipes at risk of freezing in winter or leaks due to high usage in summer.
- **Winterizing Service:** Inspect the plumbing system for wear, corrosion, or blockages.
- **Repaint or Touch Up Walls:** Refresh paint as needed to maintain a clean appearance.
- **Check Heating and Cooling Systems:** Service HVAC systems at the start of each season to ensure proper function.
- **Inspect Roof and Gutters:** Ensure the roof and gutters are clear of debris and not leaking.
- **Power Wash Exterior:** Clean the building's exterior to maintain a professional look.

### ANNUAL MAINTENANCE

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- **Replace Old Fixtures:** Upgrade or replace any outdated or heavily worn fixtures such as faucets, toilets, or hand dryers.
- **Seal Grout:** Re-seal tile grout to maintain cleanliness and prevent water damage.
- **Furniture Maintenance:** Repair or replace worn-out chairs and tables.
- **Inspect Flooring:** Repair or replace damaged flooring (e.g., scratched hardwood, chipped tile).
- **Fire Safety Inspection:** Conduct a professional inspection of fire extinguishers, alarms, and emergency lighting systems.
- **Energy Audit:** Evaluate energy efficiency of lighting, HVAC, and appliances. Upgrade to energy-saving options if needed.

### BEACH/WATER ENTRY:

#### DAILY MAINTENANCE

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- **Beach Sand Grooming:** Rake and groom sand daily to remove debris, seaweed, and litter, ensuring the beach surface is clean and even.

- Trash Removal: Empty trash and recycling bins at least once daily, or more frequently during peak hours, to prevent overflow and littering.
- Restroom/Bathroom Cleaning: Sanitize restrooms and bathroom, replenish supplies, and inspect for necessary repairs every day.
- Walkway and Pathway Sweeping: Clear walkways of sand, debris, and obstructions each morning and monitor throughout the day.
- Swimming Area Checks: Inspect swimming areas for floating debris and clear any hazards; check for water clarity and quality.
- Water Quality Testing: Conduct water quality tests to ensure safe swimming conditions.

#### WEEKLY MAINTENANCE

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- Beach Furniture and Pavillion: Inspect and clean lounge chairs, picnic tables, benches, and other furniture. Check for structural integrity and repair any damages immediately.
- Lifeguard Stand and Equipment Inspection: Inspect and clean lifeguard stands, lifesaving equipment, and signage. Ensure all safety equipment is in proper working order.
- Shower and Foot Wash Stations: Deep-clean shower stations and foot washes to prevent buildup of sand, grime, and mold.
- Minor Landscaping: Trim bushes, remove invasive plants, and maintain green areas around the beach as needed.

#### MONTHLY MAINTENANCE

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- HVAC Systems for Indoor Areas: Inspect HVAC systems in party rooms, warming huts, and other enclosed areas for efficiency and clean filters.
- Lighting and Electrical Checks: Test outdoor lighting, including pathway lights, parking lot lighting, and emergency lights to ensure safety during twilight and evening hours.
- Security System Maintenance: Inspect security cameras, alarms, and any automated entry points for optimal functionality.
- Beach Equipment Repair: Conduct a thorough inspection of recreational equipment (e.g., paddleboards, kayaks, slides, diving board, etc.) and repair or replace items as needed.

#### SEASONAL MAINTENANCE (OPENING AND CLOSING)

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- Water Quality System: Perform a comprehensive check of water quality monitoring systems before the start of the season and as it ends.
- Irrigation System Check: Inspect and repair automated irrigation systems to maintain landscaping, especially if the system is used around seasonal plants.
- Deep Cleaning of Facilities: Perform a seasonal deep cleaning of all indoor facilities, including party rooms, concession stands, and storage areas.
- Sand Replacement or Leveling: Redistribute and replenish sand as needed, especially before the busy season, to keep the beach area clean and level.

- Major Landscaping and Tree Trimming: Conduct more intensive landscaping efforts, such as tree trimming or planting, to prepare the Quarry for the aquatic season and winter season. Inspect trees once a year when the leaves have fallen and after severe storms for damage and potential liability.
- Concession and A/V Equipment: Inspect concession equipment, audio/visual systems, and PA systems to ensure they're ready for use.

#### ANNUAL MAINTENANCE

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- Building and Structural Inspections: Arrange for a qualified visual inspection of all structures, including lifeguard towers, concession stands, bathrooms, and party rooms, for structural integrity and safety.
- Full Safety Audit: Conduct a safety audit for compliance with local codes, especially focusing on swimming areas, emergency response systems, and ADA accessibility.
- HVAC and Plumbing Servicing: Service HVAC and plumbing systems for long-term efficiency, addressing any repairs to prevent future breakdowns.
- Security System Upgrade: Review security systems to see if any upgrades are needed based on new technology or community needs.

#### SPLASHPAD MAINTENANCE

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##### DAILY MAINTENANCE

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- Surface Cleaning and Disinfection: Pressure-wash or sanitize the splashpad surface to remove dirt, bacteria, and any debris, particularly focusing on high-contact areas.
- Water Quality Testing: Test water for chlorine, pH levels, and other chemicals to ensure the water meets health and safety standards. Adjust chemicals as needed.
- Inspection of Drains and Jets: Inspect all drains, water jets, and spray nozzles to ensure they are clear of obstructions. Clean any debris to maintain optimal water flow.
- Trash and Debris Removal: Remove trash, litter, and any foreign objects from the surrounding area, as these can be hazards and lead to contamination.
- Safety Checks: Inspect the splashpad for any immediate safety issues, including slippery spots, broken equipment, or damaged surfaces.
- Restroom and Changing Area Cleaning: If the splashpad has restrooms or changing areas, clean and sanitize these facilities daily, replenishing supplies as needed.

##### WEEKLY MAINTENANCE

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- Deep Cleaning of Splashpad Surface: Perform a more intensive cleaning, such as scrubbing or steam-cleaning the surface, to prevent build-up of grime, biofilm, and other contaminants.
- Water Pump System Inspection: Check the water pump and filtration system for leaks, blockages, or abnormal noises. Clear any accumulated debris to maintain efficiency.
- Mechanical and Electrical Systems Check: Inspect all moving parts and electrical components, ensuring that timers, pumps, and sensors are working properly.

- Signage Inspection: Ensure all safety signage (e.g., no running, parental supervision required) is clearly visible and legible.

#### MONTHLY MAINTENANCE

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- Filtration System Maintenance: Clean and/or replace filters in the water system to maintain high-quality water and prevent clogging.
- Water Tank and Storage: If the splashpad uses a holding tank, clean the tank to prevent bacterial buildup, algae, or debris accumulation.
- Detailed Inspection of Components: Inspect water jets, spray features, and splashpad equipment for wear and tear, tightening any loose fixtures and replacing parts as needed.
- Check Emergency Shut-off Systems: Test the emergency shut-off system to ensure it works properly and can be used to quickly cut off water in case of emergency.

#### SEASONAL MAINTENANCE (START AND END OF SEASON)

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- Complete System Flush: Before opening for the season, flush the entire water system to remove any stagnant water, bacteria, or mineral deposits.
- Full Inspection of Water Systems: Conduct a comprehensive check of pumps, filters, valves, and plumbing lines. Make any necessary repairs or replacements.
- Surface Repairs and Re-coating: Repair any cracks, chips, or wear in the splashpad surface. Consider re-coating the surface to ensure slip resistance.
- Winterization (End of Season): If the splashpad is seasonal, winterize the system by draining pipes, clearing water from equipment, and covering or securing vulnerable components.
- Inspect and Repair Splash Features: Test and repair individual splash features, such as spray arches, tipping buckets, or water cannons, to ensure they're functioning properly and safely.

#### ANNUAL MAINTENANCE

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- Expert Inspection and Servicing: Hire a professional (unless expertise exists with staff) to inspect the water systems, pumps, and filtration for any underlying issues that may not be visible. Have any necessary repairs completed.
- Structural Inspection: Check the concrete, joints, and surface material for any long-term wear and deterioration. Address any structural concerns to prevent hazards.
- Electrical System: Inspect electrical systems thoroughly, including any lights, timers, and sensors. Replace outdated wiring or components as needed for safety.
- Water Quality System: Calibrate and test the water quality monitoring system to ensure accuracy in chemical dosing and water safety monitoring.

## HIGH ROPES COURSE

### DAILY MAINTENANCE

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- **Pre-Opening Visual Inspection:** Each morning before use, inspect all visible components, including cables, ropes, carabiners, harnesses, and helmets, for wear, fraying, rust, or any signs of damage.
- **Ground Condition Check:** Ensure the ground area below the course is clear of debris, with proper padding and impact absorption in place if applicable.
- **Obstacle Integrity Check:** Test and inspect each obstacle and element for stability and function. This includes platforms, ladders, bridges, and zip lines.
- **Safety Equipment Inspection:** Check all harnesses, helmets, carabiners, and lanyards for signs of wear or damage. Remove and replace any compromised equipment.
- **Signage and Emergency Procedures:** Ensure all safety signage is visible and in good condition, and that emergency procedures are easily accessible and understood by staff.

### WEEKLY MAINTENANCE

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- **Detailed Component Inspection:** Perform a more thorough inspection of cables, pulleys, and other critical components for signs of wear or corrosion. Replace or repair any components that do not meet safety standards.
- **Hardware Tightening:** Tighten bolts, nuts, and anchors on all platforms and structures, especially on elements that experience high movement or stress.
- **Cleaning of Platforms and Obstacles:** Clean platforms, ropes, and obstacles to remove dirt, moss, or any slippery substances that could compromise safety.
- **Check for Environmental Factors:** Inspect for any damage caused by weather, wildlife, or plants, such as rust, mold, or tree growth impacting the course.

### MONTHLY MAINTENANCE

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- **Comprehensive Structural Check:** Examine the structural integrity of all trees, poles, or structures supporting the course, looking for signs of rot, splitting, or movement.
- **Cable Tension Adjustment:** Test and adjust the tension in all cables to ensure they're neither too tight nor too loose, preventing excessive wear and maintaining stability.
- **Inspection of Zip Lines and Trolleys:** Check zip lines, trolleys, and braking systems for wear, smooth operation, and braking effectiveness. Lubricate trolleys if needed, following manufacturer guidelines.
- **Inventory of Safety Equipment:** Review and document the condition of all harnesses, helmets, ropes, and lanyards, noting any replacements or repairs made.

### SEASONAL MAINTENANCE (START AND END OF SEASON)

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- **Load Testing:** At the start of each season, perform load testing on critical elements, such as platforms, bridges, and cables, to verify that they can withstand the intended forces.

- **Thorough Inspection of Anchors and Hardware:** Inspect all anchors, bolts, and attachment points to ensure they are secure and in good condition. Replace any corroded or weakened hardware.
- **Tree Health Assessment:** If the course relies on trees for structural support, have an arborist assess the health of each tree, checking for disease, dead branches, or structural weakness.
- **Inspection of Weather Protection Measures:** Ensure that ropes, cables, and other materials are protected from environmental damage by reapplying any necessary treatments or weatherproofing.

#### ANNUAL MAINTENANCE

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- **Third-Party Safety Inspection:** Hire a certified professional to conduct a full safety audit of the course, including all hardware, structural supports, and safety equipment. Address any issues they identify.
- **Replacement of Worn Equipment:** Replace all safety equipment (harnesses, carabiners, helmets, etc.) as needed based on manufacturer recommendations, use frequency, or visible wear.
- **Cable and Rope Replacement:** Evaluate and replace cables, ropes, or nets that show significant signs of wear. For high-use elements, replacement may be required even if wear is minimal.
- **Comprehensive Tree or Pole Replacement (if applicable):** If trees or poles are part of the structure, assess their health and replace any that show signs of decline, disease, or instability.

#### ICE RIBBON MAINTENANCE

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##### DAILY MAINTENANCE

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- **Ice Resurfacing (Zamboni):** Resurface the ice at least 2-4 times a day, depending on the level of usage, to maintain a smooth surface. During peak hours or heavy usage, resurfacing might be necessary every couple of hours.
- **Ice Thickness Check:** Maintain a minimum thickness as recommended by the District's risk management agency.
- **Debris Removal:** Clear the ice of any debris, snow, or foreign objects that could create tripping hazards or damage skates. This includes checking for any ice shavings or small cracks that may develop throughout the day.
- **Perimeter Check:** Inspect the rink boards, barriers, and fencing to make sure they're secure and free from damage. Check for any exposed bolts, sharp edges, or gaps.
- **Safety Equipment Check:** Ensure all safety equipment like signs, cones, and padding (if used) are in place and in good condition. Replace or repair any items showing wear or damage.

##### WEEKLY MAINTENANCE

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- **Deeper Ice Resurfacing:** Perform a more thorough ice cut and resurfacing at least once a week to remove deeper scratches, grooves, and any irregularities that the daily resurfacings may not have smoothed out.
- **Temperature Calibration:** Check and calibrate the ice refrigeration system to ensure consistent ice quality. Verify that temperature settings are stable and appropriate for the outdoor/indoor conditions.
- **Drainage and Surface Cleaning:** Clean the areas surrounding the ice ribbon to prevent mud, dirt, or salt from being tracked onto the ice. Check drainage systems to ensure that melted ice water is properly flowing away from the track.
- **Light and Sound System Check:** Inspect any lighting or sound systems that enhance the skater experience to ensure they are functioning properly. Replace bulbs and repair any speaker issues.

#### MONTHLY MAINTENANCE

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- **Structural and Foundation Inspection:** Inspect the base structure under the ice ribbon for signs of wear or movement, especially if the rink is located outdoors and subject to environmental conditions like temperature fluctuations.
- **Comprehensive Ice Thickness and Quality Check:** Conduct a thorough ice quality inspection, including additional thickness checks in various spots, to ensure consistent safety across the ribbon. If any areas are thin or damaged, perform necessary repairs.
- **Refrigeration System Service:** Inspect and service the refrigeration equipment, checking compressors, coils, and refrigerant levels. This helps prevent unexpected breakdowns and ensures efficient ice-making.
- **Barrier and Fence Reinforcement:** Check all boards, barriers, and fencing along the ribbon, reinforcing any that may be loosening. Tighten bolts and replace any worn parts.
- **Signage and Safety Check:** Review all safety and directional signage along the ribbon to ensure it's visible, legible, and securely mounted. Replace any worn or missing signage.

#### SEASONAL MAINTENANCE (START AND END OF SEASON)

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- **Thorough Ice System Inspection:** Before opening and after closing for the season, perform a full inspection of the ice-making and refrigeration system. This includes refrigerant checks, pump inspections, and calibration of temperature controls.
- **Ice Thickness and Quality Assessment:** Before opening, establish a solid base ice layer and ensure uniform thickness along the entire length of the ribbon. At the end of the season, ensure that ice removal is safe and prevents damage to the underlying structure.
- **Equipment Servicing:** Inspect, clean, and service all ice-resurfacing equipment (e.g., Zamboni or ice edgers). Replace any worn blades or parts to ensure optimal performance in the upcoming season.
- **Safety Inspection:** Conduct a full inspection of all safety equipment, including handrails, barriers, signs, and exit points. Ensure that all safety mechanisms meet current standards and are in good condition.
- **Surface and Landscape Restoration:** After the ice melts, inspect and repair any damage to landscaping or pathways around the ribbon caused by winter weather or the ice itself.

#### ANNUAL MAINTENANCE

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- **Deep Refrigeration System Overhaul:** Conduct an in-depth service on all refrigeration components, such as compressors, piping, and evaporators. This includes checking for leaks, cleaning all parts, and replacing worn or aged components.
- **Foundation and Structural Assessment:** Hire a structural engineer to evaluate the base structure and foundational support of the ice ribbon. This helps identify any underlying issues, particularly if the ribbon is installed seasonally.
- **Equipment Replacement:** Replace safety equipment, barriers, and skates (if rentals are offered) as necessary based on manufacturer recommendations or visible wear.
- **Electrical System Inspection:** If lighting or sound systems are integrated into the ribbon, perform a full electrical inspection to ensure safety and functionality.
- **Environmental Assessment:** For outdoor ice ribbons, assess environmental impacts like erosion, soil shifting, or plant growth that might affect the foundation or stability of the ribbon in the future.

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## CONCESSION STAND MAINTENANCE

### DAILY MAINTENANCE

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- **Sanitation and Cleaning:** Clean all surfaces, including counters, floors, equipment exteriors, and windows. Use food-safe sanitizers on any surfaces that come into contact with food to prevent cross-contamination.
- **Equipment Cleaning:** Wipe down all cooking and refrigeration equipment (e.g., grills, fryers, refrigerators, and drink dispensers) to remove grease and food particles.
- **Inventory Check:** Verify that all food items are fresh and within their expiration dates. Dispose of expired or spoiled products and restock supplies as needed.
- **Trash Disposal:** Empty trash bins, including those in food prep and customer areas, and replace liners. Clean and sanitize trash receptacles to prevent odor and pest attraction.
- **Utensil and Dishwashing:** Wash and sanitize all utensils, dishes, trays, and serving tools after each use to ensure they're clean for the next day.
- **Pest Control:** Check for any signs of pests (e.g., droppings, gnaw marks). Remove any potential attractants and immediately clean up any spills to avoid attracting pests.
- **Handwashing Stations:** Refill soap and paper towels in handwashing stations, ensuring they're stocked and operational at all times.

### WEEKLY MAINTENANCE

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- **Deep Clean Appliances:** Perform a more thorough cleaning of appliances like grills, fryers, and ovens. For example, degrease fryers, empty crumb trays, and scrub grill grates.
- **Ventilation Hood Cleaning:** Wipe down the exterior of the ventilation hood to remove grease build-up and prevent odors. Clean or replace grease filters if needed.
- **Check Refrigeration Units:** Ensure that refrigeration units are holding appropriate temperatures. Clean refrigerator and freezer shelves to prevent any spills or mold growth.

- **Floor and Wall Cleaning:** Scrub floors and walls around cooking areas and food prep stations to remove any buildup of grease or grime.
- **Inspect Packaging and Storage:** Check food storage areas for open packages or spills that could attract pests. Ensure items are stored off the floor and properly labeled and dated.
- **Inventory Audit:** Perform a basic inventory audit to ensure adequate supplies and stock. This is also a good time to rotate inventory to minimize food waste.

#### MONTHLY MAINTENANCE

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- **Inspect Electrical and Gas Connections:** Check electrical connections and gas lines for signs of wear or damage. Ensure all connections are secure, as this is critical for safety.
- **Exhaust System Cleaning:** Thoroughly clean the ventilation and exhaust system to remove grease and prevent fire hazards. Some systems may require professional cleaning.
- **Pest Control Treatment:** Have a professional pest control company inspect and treat the area as needed to prevent infestations.
- **Check Fire Extinguishers:** Verify that fire extinguishers are in good condition and easily accessible. Inspect gauges, and if necessary, schedule professional servicing.
- **Plumbing Inspection:** Inspect sinks, drains, and plumbing connections for leaks or blockages. Ensure water pressure is adequate for cleaning and handwashing needs.
- **Refrigeration Maintenance:** Inspect refrigeration coils and condenser units. Clean the coils if dust has accumulated, as this helps maintain energy efficiency and cooling performance.

#### QUARTERLY MAINTENANCE

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- **Comprehensive Equipment Check:** Perform a thorough inspection of all equipment to identify any wear, broken parts, or operational issues. Replace worn gaskets, check fryer filters, and test thermostats.
- **Grease Trap Cleaning:** Clean out the grease trap to prevent blockages and odors. This may need to be done more frequently depending on usage and local regulations.
- **Water Heater Inspection:** Check the water heater for proper functionality, as hot water is crucial for sanitation.
- **Deep Clean Storage Areas:** Pull out shelves and bins in storage areas for a thorough clean. This helps eliminate any hidden food particles or pests.
- **Structural Integrity Check:** Examine walls, counters, and flooring for any signs of wear or damage, particularly in high-traffic areas. Repair or repaint as necessary to maintain a clean appearance.

#### SEASONAL MAINTENANCE (START AND END OF SEASON)

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- **Shutdown and Startup Checks:** At the end of each season, thoroughly clean, unplug, and prepare equipment for storage. At the start of the season, check all equipment, appliances, and connections to ensure they're in good working order.

- Refrigerator and Freezer Defrost: Defrost and clean all refrigeration units to remove any built-up ice or dust and ensure energy efficiency.
- Inventory Check and Restocking: Take a full inventory of supplies and restock, as necessary. Discard any expired or outdated items to start with fresh stock.
- Structural Repairs and Upgrades: Perform any major repairs, painting, or renovations if needed, particularly for outdoor concession stands that might be subject to weather wear.

## ANNUAL MAINTENANCE

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- Professional Equipment Servicing: Schedule a professional inspection and servicing of all equipment, especially gas and electrical appliances. This may include deep cleaning, calibration, and safety testing.
- Exhaust and Ventilation Professional Cleaning: Have the exhaust hood and ventilation system professionally cleaned to maintain safe air quality and reduce fire hazards.
- Comprehensive Health and Safety Inspection: Conduct a full inspection for health and safety compliance, checking that all standards are met. This may include reviewing food storage practices, waste disposal, and cleaning protocols.
- Training Refresher for Staff: Schedule annual training sessions for staff on food safety, equipment uses, emergency procedures, and maintenance standards.
- Structural Evaluation: Inspect the entire structure, including counters, flooring, windows, doors, and any outdoor fixtures. Repair or replace any components that show significant wear and tear.

## SEATING RING/FIRE PIT MAINTENANCE

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### DAILY MAINTENANCE

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- Debris Removal: Clear any debris such as leaves, trash, or ashes from both the seating area and fire pit to maintain cleanliness and prevent fire hazards. Sweep around the seating area to avoid build-up.
- Safety Check: Inspect the fire pit area for any hazardous items (like flammable materials) nearby and ensure that safety signage is visible. Remove any potentially dangerous objects like glass or sharp items.
- Ash Disposal: If the fire pit was used the previous day, remove ashes and safely dispose of them to prevent build-up and make the area ready for use.
- Seating Inspection: Quickly check seats, benches, or logs for stability. Look for loose bolts, splinters, or damage that might pose a safety risk.

### WEEKLY MAINTENANCE

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- Fire Pit Cleaning: Perform a more thorough cleaning of the fire pit itself. If it's a wood-burning pit, remove ash, soot, and any remaining debris. For gas fire pits, check and clean the burner and lava rocks or glass.
- Seating Surface Cleaning: Clean the seating surfaces with water and mild detergent to remove dust, pollen, or bird droppings. If seating is made from wood, avoid using too much water to prevent warping or rot.

- **Structural Inspection of Seating:** Inspect seating for cracks, rust (if metal), or signs of wear. Tighten any loose bolts or screws and repair minor damages.
- **Surrounding Area Sweep:** Sweep or rake the area surrounding the seating ring and fire pit, removing any dirt, gravel, or plant debris to keep the space inviting and reduce tripping hazards.

#### MONTHLY MAINTENANCE

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- **Fire Pit Structural Check:** Examine the fire pit for structural integrity, including any cracks in masonry or concrete, or rust on metal components. Repair or seal any cracks to prevent further damage.
- **Seating Maintenance:** For wooden seats, check for signs of weathering, splitting, or rot. Apply protective sealant to wooden seating if needed. For metal seating, check for rust and apply rust-resistant paint or sealant, as necessary.
- **Propane or Gas Line Check:** If the fire pit is gas-powered, inspect the fuel line for leaks or damage. Test the ignition system and clean burner ports to ensure safe operation.
- **Safety Signage Review:** Make sure any safety signs or usage instructions are clean, readable, and securely posted. Replace signs if they are faded or damaged.

#### SEASONAL MAINTENANCE (START AND END OF SEASON)

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- **Deep Cleaning:** Give the fire pit and seating area a deep clean at the start and end of each season. Remove all residue from the fire pit, clean seating surfaces thoroughly, and remove any buildup in and around the area.
- **Weatherproofing:** Apply a weatherproof sealant to wooden seating or surfaces around the fire pit to protect them from moisture, particularly if the fire pit is outdoors. For metal seating or fixtures, apply a rust-protectant layer.
- **Inspection of Fuel and Ignition Systems:** For gas fire pits, perform a thorough inspection of all gas lines, ignition systems, and burners. Clean and test all components to ensure functionality and safety.
- **Structural Check of the Area:** Assess the area around the fire pit for signs of erosion, shifting soil, or landscape changes that could impact the stability or safety of the seating area.
- **Fire Extinguisher Check:** Ensure that a fire extinguisher or other fire safety equipment is accessible and in good working condition. Replace or recharge the extinguisher, as necessary.

#### ANNUAL MAINTENANCE

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- **Professional Inspection:** Schedule a professional inspection of the gas lines, valves, and burners (for gas fire pits) to ensure all components are in top condition. This includes a leak test and overall system check.
- **Deep Structural Inspection:** Examine all seating and fire pit structures for any significant wear and tear. For permanent seating installations, ensure that all concrete, wood, or metal is structurally sound. Replace or repair any compromised materials.

- Landscaping Around the Area: Refresh landscaping around the seating and fire pit area. This can include adding new mulch, cleaning up nearby vegetation, or adjusting pathways to prevent dirt and debris from accumulating near the fire pit.
- Repaint or Seal Surfaces: If the seating or fire pit area uses materials like metal or wood, consider repainting or resealing annually to maintain appearance and prevent rust or weather damage.

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## LANDSCAPE AND GROUNDS MAINTENANCE

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### DAILY MAINTENANCE

- Turf Maintenance: Inspect for visible grass clippings; remove as needed. Inspect for insect, disease, or stress; respond to outbreaks within 24 hours. Hand water areas if needed to maintain consistent soil moisture.
- Trash and Debris Collection: Remove trash and refuse from parking lots, sidewalks, and planters to prevent odors and pest issues.
- Planter Maintenance: Remove trash, leaves, and debris from planters.
- Parking and Hardscape Inspection: Remove any trip hazards and clean, as necessary.

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### WEEKLY MAINTENANCE TASKS

- Turf Maintenance: Mow high-profile turf areas twice weekly during growing season.
- Edge turf perimeters and hardscapes once weekly.
- Open space inspection, remove debris and ensure safety in open spaces.
- Tree and Shrub Maintenance: Inspect for hazardous limbs and remove them immediately if discovered.

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### MONTHLY MAINTENANCE TASKS

- Irrigation System: Inspect and repair irrigation heads, valves, control systems, wiring, and pipes to ensure proper operation.
- Open Space Areas: Inspect open spaces for hazards, debris, and invasive species.

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### SEASONAL MAINTENANCE TASKS

- Turf Maintenance: Adjust mowing heights to 2 ½” during warm seasons. Apply wetting agents to assist with soil moisture during dry seasons.
- Tree and Shrub Maintenance: Prune trees and shrubs during spring and fall based on species needs.
- Replanting Programs: Schedule at least two seasonal replanting programs for annuals in planters.
- Open Space Standards: Implement strategies to reduce non-native invasive plants by 5% annually.

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### ANNUAL MAINTENANCE TASKS

- Turf Maintenance: Aerate turf areas, Overseed and top-dress turf areas to maintain density and coverage. Test soil and water to ensure optimal health and moisture levels.

- Tree and Shrub Maintenance: Apply fertilizer to trees and shrubs according to species requirements. Remove sucker growth. Place or replenish a 2” organic mulch layer around tree bases and shrub beds.
- Pest and Disease Management: Test soil for potential pest infestations and nutrient deficiencies.
- Planters: Fertilize and replace annuals during scheduled replanting.
- Fences and Gates: Inspect and repair or replace any damaged fencing and locking devices.

**OB**

**APPENDIX B:  
AQUATIC FACILITY  
ANALYSIS**



# AQUATIC FACILITY ASSESSMENT

BATAVIA PARK DISTRICT  
HAROLD QUARRY BEACH

PROJECT NO. 2023-013



November 22, 2023



**TABLE OF CONTENTS**

**BATAVIA PARK DISTRICT AQUATIC FACILITIES ASSESSMENT**

**I. EXECUTIVE SUMMARY**

**A. PURPOSE OF REPORT**

**B. ANALYSIS CRITERIA**

**C. RECOMMENDATIONS**

**D. PRIORITIES**

**E. MASTER PLAN**

**FACILITY: HAROLD QUARRY BEACH**

**II. EXISTING CONDITIONS INFORMATION**

**III. SYSTEMIC CONDITION SUMMARY**

**IV. OBSERVATIONS AND RECOMMENDATIONS**

**V. MASTER PLAN RECOMMENDATIONS**

**APPENDIX: PHOTOS  
W-T GROUP AQUATIC FACILITY EVALUATION  
FEMA FLOOD MAP  
DRAWINGS**

# BATAVIA PARK DISTRICT AQUATIC FACILITIES ASSESSMENT

## I. EXECUTIVE SUMMARY

### A. PURPOSE OF REPORT

The Batavia Park District commissioned Williams Architects | Aquatics to provide a Facility Assessment of their Harold Hall Quarry Beach. Williams Architects | Aquatics retained W-T Group as a subconsultant to review the aquatic engineering for the pools and filtration systems. The intent of the Aquatic Facilities Assessment is to determine the overall condition of the district's swimming pool facilities, including the condition of the aquatic facility site, buildings, pools and pool equipment, and related systems. The assessment considers the life expectancy of these facilities over the course of the next five years and identifies immediate, short-term, and long-term maintenance requirements and improvements. The evaluation prioritizes facility improvements and includes recommendations that guide the master plan recommendations and assist Batavia Park District in planning and budgeting for capital improvements over the next five years and beyond. The recommendations provided in this report will be incorporated into the master plan. The master plan will include concept level budgets for the recommendations and improvements.

### B. ANALYSIS CRITERIA

The Williams Architects | Aquatics team provided visual observation of aquatic and related systems and received operational / maintenance input from the Batavia Park District Department Staff. The facility assessment describes property conditions at the time of the site visits and research conducted. The walkthrough observation included areas readily accessible to the consultant team. All areas may not have been observed nor disclosed by Recreation Department Staff. The first visit conducted by the team to observe the facility and system were full, operational, and open to the public. The second site visit conducted by the team to observe the conditions of the facilities in an uninterrupted manner occurred when the facility and systems were closed to the public and the quarry was drained for the season. No testing, exploratory probing, or commissioning was conducted by the team. The facility assessment does not include any engineering calculations with respect to the existing systems.

### C. RECOMMENDATIONS

#### HAROLD HALL QUARRY BEACH

The Quarry's last major renovation was in the early 1990s which included modifying the quarry, surrounding deck areas, renovating the historic diving platform, adding a kiddie slide, renovating current building structures, and adding a New Concession Building, Men's and Women's Bathhouses, and a Pool Mechanical Building. Since the last major renovation, a new pool liner and sand regrading was completed in 2011. The Diving Tower stairs and deck were replaced by PHN in 2013. Pool filter equipment was replaced in 2018 and appears to be in excellent condition. Lastly, a parking lot

renovation occurred in 2021 which added parking to the north end of the site for pass holders and reconfigured the main parking lot for patron and camp drop offs as well as additional parking for day pass users. The life expectancy of the facility can be extended with continued maintenance and capital improvements. Even though the facility is aging, it has been well maintained, and continued investment in the facility is recommended.

#### **D. PRIORITIES**

The priorities and budgets are based on the professional opinion of the Williams Architects | Aquatics team and were developed in consultation with the Batavia Park District Staff. Priority recommendations in this report can be implemented as part of the master plan.

#### **E. MASTER PLAN**

The Aquatic Facilities Assessment is the first step in planning for the future. The Master Plan will incorporate the recommendations from the facility assessment into a design solution. The master plan will consider improvements to the existing facilities that go beyond the remediation recommendations in this report to modernize the existing facility. There may be a desire to respond to the latest trends in aquatic design. The master planning exercise will explore the possibilities for major or minor design improvements and their associated costs.

Examples of aquatic facility improvements that could be included in a future project include replacing water play features, slides, climbing walls, diving boards, shade structures, pool deck furnishings, etc. Examples of building improvements include replacing existing buildings, exterior and interior finishes, millwork, partitions, accessories, lockers, benches, and signage for aquatic support facilities. There may be a desire to upgrade existing plumbing, mechanical, electrical or fire protection systems. Examples of site improvements include replacing or enhancing existing fencing, hardscape, landscaping, and site furnishings. Examples of aquatic improvements include making changes to the quarry, adding a separate current channel, or small lazy river to the facility.

The Master Plan will include the development of a total project budget. The total project budget would include the estimated costs for the aquatic facility improvements and further evaluation of estimated costs for the repairs recommended by this report.

The Master Plan will be a spring board to project implementation, including basic architectural services to prepare construction documents, bidding, construction, and opening the newly renovated aquatic facilities to the Batavia community.

## **FACILITY: HAROLD HALL QUARRY BEACH**

### **II. EXISTING CONDITIONS INFORMATION**

#### **HISTORY**

The Harold Hall Quarry Beach occupies the site of a former stone quarry. The limestone quarry opened in 1842 and was mined until 1860 when the quarry was so deep water began permeating through the base of quarry and created six ponds which became known as the “old swimming holes”. In 1920, the Quarry was purchased by Frederick Beach and donated to the Batavia Township. The Batavia Township converting the six ponds into one swimming area. In 1969 the Batavia Park District was formed, and ownership of the Quarry was transferred to the park district.

The Harold Hall Quarry Beach is located next to the Fox River. The Quarry is not located within a regulatory floodway but is adjacent to the Fox River Flood Way. The facility is adjacent to one cross section that is lower than the base elevation which could result in a 1% annual flooding occurrence. The Quarry site is located within a LOMR (Letter of Map Revision). Refer to the attached FEMA Flood Map at the end of this report.

#### **AQUATIC FACILITY – GENERAL INFORMATION**

Address:	400 S Water St, Batavia IL 60510
Year Constructed / Renovated:	Built: 1920 Major renovation: 1992 Filtration Equipment Replacement: 2018
Number of Buildings:	8 Total Buildings on Site Entry/ Admissions Building Men’s Bathhouse Women’s Bathhouse Old Concessions Building (Used for Storage) Facility Manager Building Pool Mechanical Building New Concessions Building Pass Holder Admission Shed
Number of Pools:	1
Site Amenities:	Sand Beach Tot Slide Drop Slide Low Dive (2M) / High Dive Platform (4M) -Includes historic stone tower Interchangeable Inflatable Wibits Concessions Deck Grass Picnic Areas Sand Volleyball Elevated Party/ Rental Deck -Includes historic stone building used for storage
Pool Amenities:	See “Pools” Section

**ILLINOIS SWIMMING POOL CODE – DESIGN DATA**

Bathing Beach  
Enclosures

Aquatic Facility	
Fence	Chain Link, 8 Feet
Gates	Maintenance
Hardware	Not Self-Closing / Not Self-Latching / Locking
Concessions Deck	
Fence	Rope and Bollard
Gates	None - Open to quarry
Hardware	Not Self-Closing / Not Self-Latching / Not Locking
Landscape Areas	
Fence	Rope and Bollard
Sand Volleyball	
Fence	None

Bather Load 1500 Bathers

Material

Hall Quarry Beach Quarry

Obstructions

Abrupt vertical wall transition in diving well.  
Ledge in diving well beneath drop slide.  
Exposed horizontal piping in diving well.

Slope of Pool Floor

Quarry Beach Varies  
Vertical wall transition and ledge are not acceptable by code.

Transition Point

Quarry Beach Varies

Pool Walls

Quarry Beach Vertical walls at least 42 inches water depth.  
Rope anchor devices recessed.  
PVC handhold provided.

Depth Markers

Quarry Beach Deck  
Wall  
No Diving

Walkways and Deck Areas

Perimeter At least 4 feet in width  
Between Pools N/A  
Material Concrete, slip-resistant light broom finish  
Slope Varies  
Drains Deck slopes to grade and includes area drains.  
Deck Edge Existing grade near Pool Mechanical Building flush with pool deck edge and does not meet code.

Hose bibbs	Hose bibbs required at maximum separation of 150 feet
Freeboard	More than 10 inches (Confirmed Via 1992 Construction Documents)
Raised Curbs	N/A
Ladders, Step-Holes, Steps and Ramps	Stainless Steel Ladders
Quarry Beach	Beach Zero-Depth Entry
Drinking Fountains	Yes
Diving Area	Yes
Plunge Area	Yes
Starting Platforms	No
Electrical Installation – Lighting	No Site Lighting
Acoustics	N/A
Ventilation	N/A
Plumbing	Comply with Illinois Plumbing Code
Emergency Telephone	Not located on beach deck.
Equipment Rooms	
Filter Building	
Lighted	Yes
Ventilated	No
Floor Slopes to Drains	No
Floor Slip-Resistant	Yes
Hose Bibb	Yes
Suitable Space	Yes
GFCI Receptacles	Yes
Concessions Building	
Lighted	Yes
Ventilated	Yes
Floor Slopes to Drains	Yes
Floor Slip-Resistant	No (VCT)
Hose Bibb	No
Suitable Space	Yes

**Footnotes:**

1. Verification of existing pool and pool deck slopes are beyond the scope of this report.

**AQUATIC FACILITY (BUILDINGS)**

**Entry/ Admissions Building (Built Unknown; Renovated 1992)**

Area:	
Use Group:	A3
Construction Type:	IIIB
Number of Stories:	1
Sprinkler System:	No
Exterior Wall Construction:	Ashlar Stone
Roof Construction:	Wood Deck with Wood Frame
Roof Materials:	Pitched, Asphalt Shingle
Exterior Finishes:	Ashlar Stone and Rough Sawn Cedar Board & Batten Siding
Exterior Windows:	O.H. Coiling Counter Doors, Aluminum.

Exterior Doors:	Hollow Metal Door and Frame
Fire and Life Safety Systems:	Alarms and strobes, Fire Extinguishers, Pull Stations, Alarm Panel. No Exit Signs or Back-Up Light Fixtures.
Interior Floor Finishes:	Concrete
Interior Wall Finishes:	Rough Sawn Cedar Board & Batten Siding
Interior Ceiling Finishes:	Exposed Wood Roof Structure and Deck, Paint

**Men's Bathhouse (Built 1992)**

Area:	
Use Group:	A3
Construction Type:	IIIB
Number of Stories:	1
Sprinkler System:	No
Exterior Wall Construction:	Concrete Masonry Unit
Roof Construction:	Wood Deck with Steel Joists
Roof Materials:	Pitches, Asphalt Shingle
Exterior Finishes:	Rough Sawn Cedar Board & Batten Siding
Exterior Windows:	None
Exterior Doors:	Hollow Metal Door & Frame
Fire and Life Safety Systems:	Alarms and strobes, Fire Extinguishers, Exit Signs, and Back-Up Light Fixtures, and Pull Stations.

Bather Prep Facilities:

Minimum Number of Plumbing Fixtures

Toilets

Provided: 4

Required: 4

Lavatories

Provided: 2

Required: 2

Showers:

Provided: 7

Required: 10

Urinals:

Provided: 5

Required: 5

Drinking Fountains on Pool Deck

Provided: 1

Required: 1

Service Sink

Provided: 1

Required: 1

Exterior Deck Showers:

Provided: 2

Required: 0

Family Change: (Fixture counts not included in total required)

Toilet: 1

Lavatory: 1

Shower: 1

Interior Floor Finishes:	Concrete
Interior Wall Finishes:	CMU / Paint
Interior Ceiling Finishes:	Exposed Steel Structure, Paint Wood Deck with Framed Skylights

**Women's Bathhouse (Built 1992)**

Area:	
Use Group:	A3
Construction Type:	IIIB
Number of Stories:	1
Sprinkler System:	No
Exterior Wall Construction:	Concrete Masonry Unit
Roof Construction:	Wood Deck with Steel Joists
Roof Materials:	Pitched, Asphalt Shingle
Exterior Finishes:	Rough Sawn Cedar Board & Batten Siding
Exterior Windows:	None
Exterior Doors:	Hollow Metal Door and Frame
Fire and Life Safety Systems:	Alarms and strobes, Fire Extinguishers, Exit Signs, and Back-Up Light Fixtures, and Pull Stations.

**Bather Prep Facilities:**

**Minimum Number of Plumbing Fixtures**

**Toilets**

Provided: 9

Required: 9

**Lavatories**

Provided: 2

Required: 2

**Showers:**

Provided: 7

Required: 10

**Service Sink**

Provided: 1

Required: 1

**Exterior Deck Showers:**

Provided: 2

Required: 0

**Family Change: (Fixture counts not included in total required)**

Toilet: 1

Lavatory: 1

Shower: 1

Interior Floor Finishes:	Concrete
Interior Wall Finishes:	CMU / Paint
Interior Ceiling Finishes:	Exposed Steel Structure, Paint Wood Deck with Framed Skylights

**Old Concession Building Used for Storage** (Built Original Structure; Renovated 1992)

Area:	
Use Group:	S1
Construction Type:	IIIB
Number of Stories:	1
Sprinkler System:	No
Exterior Wall Construction:	Ashlar Stone (WPA) and Brick
Roof Construction:	Wood Deck with Wood Frame
Roof Materials:	Low Slope, Metal
Exterior Finishes:	Ashlar Stone (WPA) and Brick
Exterior Windows:	Wood
Exterior Doors:	Hollow Metal Door and Frame
Fire and Life Safety Systems:	No Alarms and strobes, Fire Extinguishers, Pull Stations, Alarm Panel, Exit Signs or Back-Up Light Fixtures.
Interior Floor Finishes:	Concrete
Interior Wall Finishes:	None
Interior Ceiling Finishes:	Exposed Roof Structure & Wood Paneling

**Facility Manager Building** (Built Unknown, Renovated 1992)

Area:	
Use Group:	A3
Construction Type:	IIIB
Number of Stories:	1
Sprinkler System:	No
Exterior Wall Construction:	Concrete Masonry Unit
Roof Construction:	Wood Deck with Wood Frame
Roof Materials:	Pitched, Asphalt Shingle
Exterior Finishes:	Rough Sawn Cedar Board & Batten Siding
Exterior Windows:	Hollow Metal Sliding Transom Window with Shutters
Exterior Doors:	Hollow Metal Door and Frame
Fire and Life Safety Systems:	Alarms and strobes, Fire Extinguishers, Pull Stations, and Alarm Panel. No Exit Signs or Back-Up Light Fixtures.
Interior Floor Finishes:	Concrete
Interior Wall Finishes:	CMU / Paint
Interior Ceiling Finishes:	Exposed Roof Structure & Deck, Paint

**Pool Mechanical Building** (Built 1992, Filter Equipment Replaced 2018)

Area:	
Use Group:	S1
Construction Type:	IIIB
Number of Stories:	1
Sprinkler System:	No
Exterior Wall Construction:	Concrete Masonry Unit
Roof Construction:	Wood Deck with Wood Frame
Roof Materials:	Pitched, Asphalt Shingle
Exterior Finishes:	Rough Sawn Cedar Board & Batten Siding

Exterior Windows:	Hollow Metal Sliding Transaction Window with Shutters
Exterior Doors:	Hollow Metal Door and Frame
Fire and Life Safety Systems:	Alarms and strobes, Fire Extinguishers, and Pull Stations. No Exit Signs or Back-Up Light Fixtures.
Interior Floor Finishes:	Concrete
Interior Wall Finishes:	CMU, Paint
Interior Ceiling Finishes:	Exposed Roof Structure & Deck, Paint

**New Concessions Building (Built 1992)**

Area:	
Use Group:	S1
Construction Type:	IIIB
Number of Stories:	1
Sprinkler System:	No
Exterior Wall Construction:	CMU
Roof Construction:	Wood Deck with Wood Frame
Roof Materials:	Pitched Asphalt Shingle
Exterior Finishes:	Rough Sawn Cedar Board & Batten Siding
Exterior Windows:	Hollow Metal Sliding Transaction Window with Shutters
Exterior Doors:	Hollow Metal Door and Frame
Fire and Life Safety Systems:	Alarms and strobes, Fire Extinguishers, Pull Stations, Alarm Panel, Exit Signs and Back-Up Light Fixtures. Concession Fire Suppression System
Interior Floor Finishes:	Vinyl Tile
Interior Wall Finishes:	CMU, Paint
Interior Ceiling Finishes:	Exposed Roof Structure & Deck, Paint

**Pass Holder Admission Shed (Built Unknown)**

Area:	
Use Group:	S1
Construction Type:	VB
Number of Stories:	1
Sprinkler System:	No
Exterior Wall Construction:	Wood Framed
Roof Construction:	Wood Deck with Wood Frame
Roof Materials:	Pitched Asphalt Shingle
Exterior Finishes:	Rough Sawn Cedar Board & Batten Siding
Exterior Windows:	Hollow Metal Sliding Transaction Window with O.H. Aluminum Shutter
Exterior Doors:	Hollow Metal Door and Frame
Fire and Life Safety Systems:	Unknown (Inaccessible)
Interior Floor Finishes:	Unknown (Inaccessible)
Interior Wall Finishes:	Unknown (Inaccessible)
Interior Ceiling Finishes:	Unknown (Inaccessible)

**AQUATIC FACILITY (POOLS)**

**Quarry Beach** (Built 1920; Renovated 1992; Filter Equipment Replaced 2018)

Type: Wading/Plunge/Lap/Deep Pool  
 Shape: Free form  
 Dimensions: Varies  
 Water Surface Area: 45,966 SF  
 Water Depths: 0'-0" to 14'-0"  
 Capacity: 1,500,000 Gallons  
 Flow Rate: 1400 GPM  
 Volume Turnover Rate: 18 Hour Turn Over  
 Pool Amenities:  
     Tot Slide  
     Drop Slide  
     High Dive  
     Low Dive

Pool Filtration Type: Neptune Benson Defender  
 Deep Sump System: Yes

**III. SYSTEMIC CONDITION SUMMARY**

The Civic Center Aquatic Facility generally appears to have been constructed within industry standards in force at the time of construction. The facility has been well maintained and is in fair to good condition. The filtration equipment is in excellent condition. The review was limited to aquatics and aquatic related components of the facility. The non-aquatics related components of the facility and the amenities outside of the pool enclosure were not reviewed. Refer to the enclosed summary:

**CONDITION RATING INDEX DEFINITION**

FCI Rating	Definition	Priorities
Excellent	Exceeds Expectation - in a new and well-maintained condition	4 - Repair or replace after 10 years due to compromised performance or end of life cycle.
Good	Meets Expectation - subjected to use but remains serviceable and functioning condition	3 - Repair or replace within 5-10 years due to compromised performance or end of life cycle.
Fair	Marginally Meets Expectations - subjected to long term wear. Nearing the end of useful or serviceable life.	2 - Repair or replace in 1-5 years due to compromised performance or end of life cycle.
Poor	Below Expectation - has reached the end of its useful life	1 - Repair or replace within one year or immediately due to extensive deterioration or life safety concern.

**AQUATIC FACILITY (SITE)**

Parking Lot	Excellent
Swimming Pool Enclosure	Good (Staining/ Damage)
Pool Deck	Fair (Caulk / Settlement / Damage / Discoloration)
Deck Drainage	Fair (Water Ponding on Deck)

**AQUATIC FACILITY (BUILDINGS)**

**Entry/ Admissions Building (Built Unknown; Renovated 1992)**

Exterior Envelope	Good (Cedar Board and Batten)
Interior Finishes	Good / Fair (Corrosion)
Roofing	Good
Structure	Not Reviewed
Plumbing	N/A
HVAC	N/A
Electrical	Not Reviewed
Fire Protection	Not Reviewed

**Men's Bathhouse Building (Built 1992)**

Exterior Envelope	Fair (Wearing of Cedar Board and Batten)
Interior Finishes	Good / Fair (Normal Wear)
Roofing	Fair (Moss growth)
Structure	Not Reviewed
Plumbing	Not Reviewed
HVAC	N/A
Electrical	Not Reviewed
Fire Protection	N/A

**Women's Bathhouse Building (Built 1992)**

Exterior Envelope	Fair (Wearing of Cedar Board and Batten)
Interior Finishes	Good / Fair (Normal Wear)
Roofing	Fair (Moss growth)
Structure	Not Reviewed
Plumbing	Not Reviewed
HVAC	N/A
Electrical	Not Reviewed
Fire Protection	N/A

**Old Concessions Building Used for Storage (Built Unknown)**

Exterior Envelope	Fair (Staining of Stone)
Interior Finishes	Poor (Sagging Ceiling Paneling)
Roofing	Not Reviewed
Structure	Not Reviewed
Plumbing	N/A
HVAC	N/A
Electrical	Not Reviewed
Fire Protection	N/A

Party Deck Poor (Deck deflecting under load, hazard)

**New Concessions Building (Built 1992)**

Exterior Envelope	Fair (Wearing of Cedar Board and Batten)
Interior Finishes	Fair (Vinyl Floor & Casework damaged)
Roofing	Good
Structure	Not Reviewed
Plumbing	Not Reviewed
HVAC	Not Reviewed
Electrical	Not Reviewed
Fire Protection	N/A

**Facility Manager Building (Built Unknown)**

Exterior Envelope	Fair (Wearing of Cedar Board and Batten)
Interior Finishes	Poor (Casework Damaged)
Roofing	Good
Structure	Not Reviewed
Plumbing	Not Reviewed
HVAC	Not Reviewed
Electrical	Not Reviewed
Fire Protection	N/A

**Pool Equipment Building (Built 1992; Filtration Equipment Replaced 2018)**

Exterior Envelope	Poor (Damaged Cedar Board and Batten)
Interior Finishes	Fair
Roofing	Good
Structure	Not Reviewed
Plumbing	Not Reviewed
HVAC	Not Reviewed
Electrical	Not Reviewed
Fire Protection	N/A

**Pass Holder Admission Shed (Built Unknown)**

Exterior Envelope	Fair (Damaged Cedar B&B)
Interior Finishes	Not Reviewed
Roofing	Good
Structure	Not Reviewed
Plumbing	Not Reviewed
HVAC	Not Reviewed
Electrical	Not Reviewed
Fire Protection	N/A

**AQUATIC FACILITY (POOLS)**

**Quarry** (Built 1920; Renovated 1992)

Pool  
Pool Equipment

Fair (Concrete deterioration)  
Excellent

## **IV. OBSERVATIONS AND RECOMMENDATIONS**

### **AQUATICS FACILITY (SITE)**

**Summary of Aquatics Facility (Site):** The aquatic facility (site) will require some renovations to comply with the current building/energy codes, IDPH Swimming Codes, and ADA Accessibility, as noted below.

#### **1. ADA Accessibility Deficiencies**

- a. Refer to the ADA Access Audit and Transition Plan, prepared by Recreation Accessibility Consultants of W-T Group, dated 21 June 2010 for a complete list of deficiencies.
- b. The existing drinking fountains on the pool deck are not accessible, hi-lo type.

##### **Recommendations:**

- a. Upon renovation of the facility, renovate aquatics areas to conform with current ADA Accessibility Standards.
- b. Revise the drinking fountains on the pool deck to be accessible, hi-lo type.

#### **2. IDPH Code Deficiencies**

- a. Quarry beach water is both filtered and treated.
- b. Clean, filtered, and treated water is distributed through large mushroom umbrella features. Dirty water is returned by a main drain in the deep end to a surge tank under the filter building. The facility does not have skimmers or gutters along the beach perimeter or interior islands.
- c. If the quarry beach is considered by IDPH to be a swimming pool, then the distribution of clean water does not comply with code. Similarly, the lack of skimmers or gutters does not comply with code.
- d. Proposed master plan improvements to the quarry beach will need to be reviewed with IDPH with the intent to maintain the facility status as a bathing beach and not a swimming pool. If IDPH determines that the facility status should be changed to a swimming pool additional improvements will need to be made to comply with code. These additional improvements can be made but would be costly to implement.
- e. No other obvious IDPH code deficiencies were observed.

##### **Recommendations:**

- a. Prior to renovations, review master plan intent with IDPH to confirm status to remain as bathing beach. Upon renovation of the facility, ensure renovations conform with the current Illinois Swimming Pool Code.

#### **3. Swimming Pool Enclosure Deficiencies**

- a. The concessions deck is separated from the pool area with a rope and bollard fence.

##### **Recommendations:**

- a. Remove and replace the rope and bollard fence at the concession deck. (This will be required as a result of recommended pool deck replacement in the area.)

#### **4. Pool Deck Deficiencies**

- a. The Pool Deck has minor shrinkage cracking at various locations.
- b. Cracking and settling of the deck were observed at various locations within the pool enclosure.
- c. Staining and water ponding was observed on the deck around the dive tower.

- d. The pool deck and concessions deck sealant has exceeded its life expectancy. Sealant adhesion has failed. The sealant has become brittle and cracked at various locations.

**Recommendations:**

- a. Minor shrinkage cracking is normal. Monitor minor shrinkage cracking. Fill cracks with sealant.
- b. Remove and replace the settled and cracking pool deck.
- c. Remove and replace the differential settled pool deck under the drop slide tower.
- d. Remove and replace pool deck sealant and backer rod at all pool deck and concessions deck areas, including at expansion and control joints, along the pool perimeters, along buildings, and around penetrations in the deck.

**5. Pool Deck Drain Deficiencies**

- a. The deck drain below the dive tower is failing.

**Recommendations:**

- a. Remove and replace all pool deck drain grates.

**6. Water Slide Tower and Drop Slide Tower Deficiencies**

- a. The water slide and drop slide towers are wood decks, stairs, and railings. Moss growth and weathering of supporting beams below deck was observed.

**Recommendations:**

- a. Replace or refinish supporting beams and aging wood to prolong life.

**7. Shade Structure Deficiencies**

- a. Single-post, umbrellas are showing minimal rusting, especially at the support joints.

**Recommendations:**

- a. Remove rust and touch-up paint umbrellas.

**8. Wood Deck (Adjacent to Old Concessions Building)**

- a. The composite decking is deflecting under point loads and creates a tripping hazard.

**Recommendations:**

- a. Remove and replace the composite wood deck.

**AQUATICS FACILITY (BUILDINGS)**

**Summary of Building Observations:** The aquatic facility (buildings) will require some renovations to comply with the current building/energy codes, IDPH Swimming Codes, and ADA Accessibility, as noted below.

**1. ADA Accessibility Deficiencies**

- a. Refer to the ADA Access Audit and Transition Plan, prepared by Recreation Accessibility Consultants of W-T Group, dated 21 June 2010 for a complete list of deficiencies.
- b. Men's and Women's Bathhouse ADA showers, shower seats, and changing benches are not provided.

**Recommendations:**

- a. Upon renovation of the facility, renovate the bather preparation facilities to conform with current ADA Accessibility Standards.
- b. Revise Showers and benches to be accessible.

**2. IDPH Code Deficiencies**

- a. The Men's and Women's Locker Rooms do not have the minimum number of plumbing fixtures required for the bather load. At the Men's and Women's Locker Rooms, 6 showers are required but only 5 are provided in each room.
- b. No other obvious IDPH code deficiencies were observed.

**Recommendations:**

- a. There two options to remedy:
  - 1) Option 1 - Maintain the maximum bather load of 1500 persons. Remodel the Men's and Women's Locker Rooms to add 3 showers in each room.
  - 2) Option 2 - Reduce the maximum bather load from 1500 to 1000 persons. Maintain 7 showers in each locker room.
- b. Upon renovation of the facility, ensure renovations conform with the current Illinois Swimming Pool Code.

**3. Illinois Plumbing Code Deficiencies**

- a. Shower Room floors do not comply with code because wastewater from one bather passes over areas occupied by other bathers.

**Recommendations:**

- a. Remodel the Men's and Women's Locker Rooms to provide floors that drain so that no wastewater from any bather passes over the areas occupied by other bathers. Provide drains at each shower or provide continuous perimeter trench drains. Slope shower room floors to drains.

**4. Exterior Envelope Deficiencies**

- a. Staining and deterioration of exterior cedar board and batten siding was observed at various buildings at the facility.
- b. Some corrosion was observed at exterior hollow metal doors and frames.

**Recommendations:**

- a. Professionally clean and repair cedar board and batten siding. Replace boards that are heavily damaged and beyond repair.
- b. Replace hollow metal doors and frames with fiberglass doors and aluminum frames that are resistant to high humidity and corrosion.

**5. Interior Finish Deficiencies**

- a. Interior floor, wall and ceiling finishes were generally observed to be in fair condition. However, the ADA, IDPH, and Illinois Plumbing Code related recommendations will damage existing interior finishes.
- b. Deterioration of vinyl flooring in the New Concessions Building.

**Recommendations:**

- a. Replace interior floor, wall, and ceiling finishes with ADA, IDPH, and Illinois Plumbing Code related renovations.
- b. Replace vinyl flooring in the New Concessions Building.

**6. Pool Equipment Room Deficiencies**

- a. The pool equipment rooms have some plumbing, mechanical, and electrical equipment with minor corrosion.

**Recommendations:**

- a. Remove corrosion. Monitor plumbing, mechanical, and electrical equipment for continued corrosion, and replace infrastructure as needed.

**AQUATICS FACILITY (POOLS AND POOL EQUIPMENT)**

**Summary of Aquatics Facility (Pools and Pool Equipment):** The aquatic facility (pools and pool equipment) will require some renovations to comply with the current building/energy codes, IDPH Swimming Codes, and ADA Accessibility, as noted below.

**\*See WT Group Aquatic Park Facility Evaluation (Attached at the end of this document).**

**V. MASTER PLAN RECOMMENDATIONS**

RECOMMENDATIONS TO BE ADDRESSED WITH MASTER PLAN

<b>Recommendation</b>
<b>Aquatic Facility (Site)</b>
Address ADA Accessibility Deficiencies
Address IDPH Deficiencies
Repair Deck Cracks, Deterioration, and Failing Expansion Joints
Repair Deck Drains and Drainage
Repair Deck Edge Conditions
Repair Rust on Shade Umbrella
Replace Composite Wood Deck at Old Concessions Building
<b>Aquatic Facility (Buildings)</b>
Address ADA Accessibility Deficiencies
Address IDPH Deficiencies
Address IL Plumbing Code Deficiencies
Repair Deteriorating Exterior Building Siding and Stone
Repair Roofs where Moss is Present
Repair Interior Finishes and Casework
Repair Corroded Building Elements
<b>Aquatic Facility (Pools)</b>
Address IDPH Deficiencies
Repair Deteriorated Pool Concrete Walls
Repair Dive Tower Structure
Replace Ageing Aquatic and Slide Features
Install Proportionate Feed Controller

**APPENDIX: PHOTOS**

**HALL QUARRY BEACH**



The Swimming Pool enclosure is comprised of a chain link fence and aluminum gates with egress hardware. Pictured here is an egress gate at the south side of the facility near the admissions building. This egress gate has panic hardware. IDPH code requires Swimming Pool enclosure gates to be self-closing and self-latching with locking hardware. The main entrance / exit to the facility was originally through these gates but they are no longer used for this purpose.



The Entry/ Admissions Building Exterior (Outside of Facility Fence). In this photo, the original main entrance / exit to the facility was to the left but was moved to the right of the building. The Park District would like to improve the main entrance and exit experience.



The Entry/ Admissions Building Exterior (Inside of Facility Fence). In this photo, the original admissions service counter to the right was moved to the left of the building. All of the buildings share similar exterior materials and have some combination of ashlar stone, cedar siding, and steep roofs with asphalt shingles.



Interior of The Entry/ Admissions Building with service counter and transaction windows.



Entry/ Admissions Building: Additional storage area.



Entry/ Admissions Building: Exposed wiring posing safety hazard.



Men's Bathhouse Exterior. The Men's and Women's Bathhouse Buildings have exterior photos of the quarry that are mounted to the exterior walls. The photos explain the history of the facility and its evolution to a bathing beach.



Men's Bathhouse Exterior. Moss was observed on the shingled roofs of various buildings, especially those with roof areas in significant shade, such as at the main entrance / exit. However, no obvious roof leaks were found in any buildings.



Men's Bathhouse: Drinking fountain not ADA compliant. Cedar board and batten siding deteriorating at the base.



Men's Bathhouse Interior. Interior materials include concrete floors, painted CMU walls, and an exposed roof structure, deck, and skylights.



Men's Bathhouse Interior: The bathhouse buildings are naturally ventilated. There is a perimeter screen above the exterior walls and under the roof overhang that provides cross ventilation.



Men's Bathhouse Interior: The concrete floor is showing some minor cracking. Showers lack privacy. There is no ADA shower provided that complies with current accessibility requirements.



Men's Bathhouse Interior: Roof structure, deck, and skylights appear to be in good condition.



Men's Bathhouse Interior: No ADA changing stall or bench provided.



Women's Bathhouse Exterior.



Women's Bathhouse Interior



Women's Bathhouse Interior: Toilet accessories are not ADA compliant.



Women's Bathhouse Interior: No ADA lockers or bench provided.



Facility Managers Building Exterior



Facility Managers Building Exterior



Facility Managers Building Interior: Cracking in concrete floor.



Facility Managers Building Interior



Facility Managers Building Interior: Deteriorating Casework



New Concessions Building Exterior: Cedar Board and Batten deteriorating at base.



Facility Managers Building Exterior: Mechanical Screening deteriorating.



New Concessions Building: Menu



New Concessions Building: Interior service counters delaminating.



New Concessions Building Interior: Heavy signs of wear throughout.



New Concessions Building Interior



New Concessions Building Interior: Vinyl tile floor deteriorating around floor drain and beneath water heater.



New Concessions Building: Mop sink



Old Concessions Building Exterior



Old Concessions Building Exterior: Outside of facility view of back of building. Stone in need of repair.



The composite deck surrounding the Old Concessions Building is deflecting under load causing a severe tripping hazard.



Old Concessions Building Interior: Currently used for storage of Wibits.



Old Concessions Building Interior: Ceiling paneling and structure sagging.



Pool Equipment Building: Exterior. Ramp to filter building not ADA compliant.



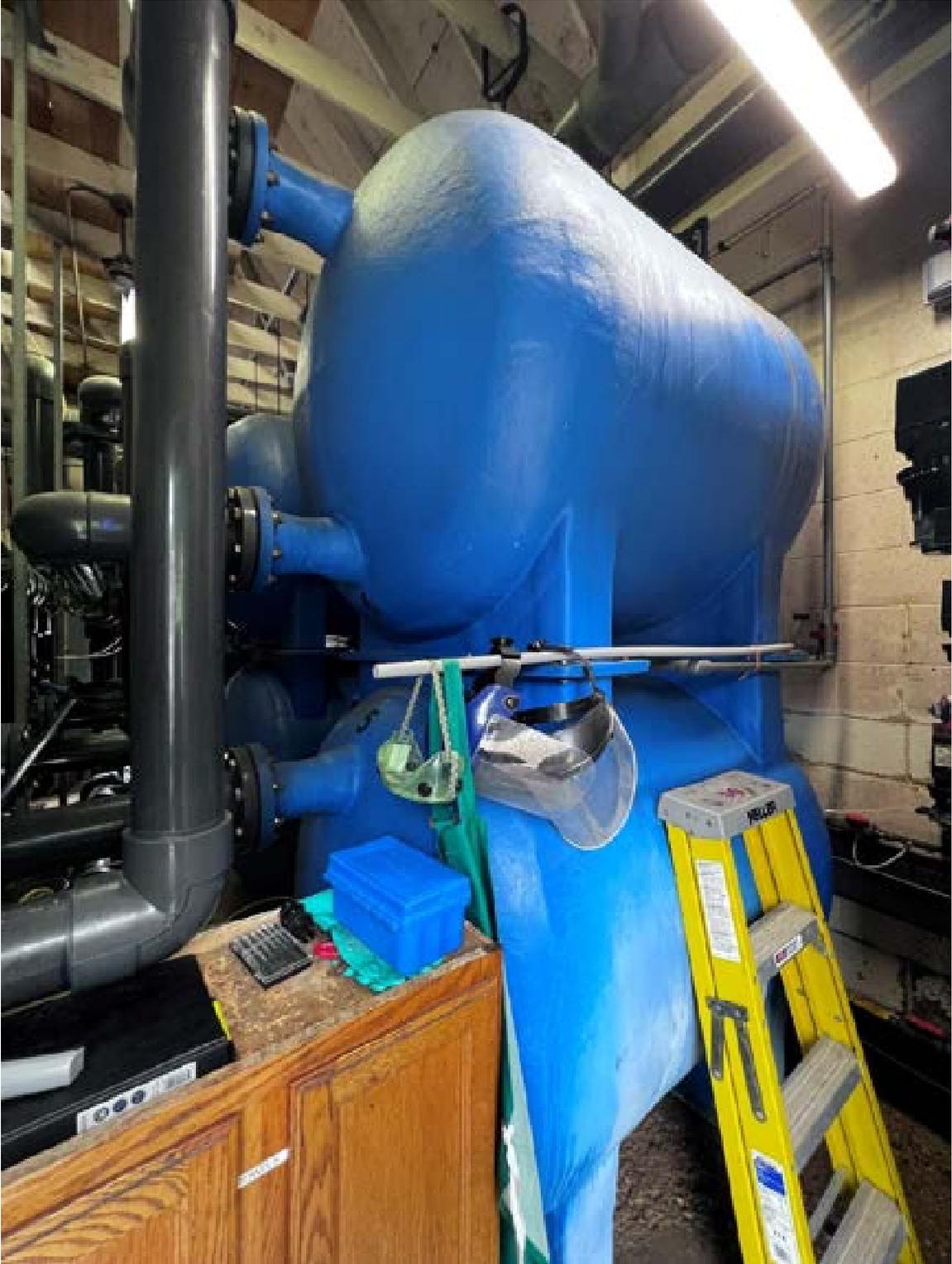
Pool Equipment Building: Cedar board and batten siding deteriorated.



Pool Equipment Building: Stone retaining wall cracking. Cedar board and batten siding deteriorating at base.



Pool Equipment Building Interior: Swimming pool pumps are in excellent condition. The surge tank is directly below the equipment room. The open grating allows chloramines to escape into the room. Eventually this will cause corrosion of the equipment's metal components.



Pool Equipment Building Interior: Fiberglass high-rate sand filters are in excellent condition.



Pool Equipment Building Interior: No floor drainage. Ponding water can be a slip hazard.



Pool Equipment Building Interior: Eye wash with attached hose.



Pool Equipment Building Interior: Minor rusting at pump connections.



Pool Equipment Building Interior: Concrete floor spalling. Corrosion at floor hatch.



Pool Equipment Building Interior: Concrete floor in poor condition.



Pool Equipment Building Interior: Variable frequency drive (VFD) is in excellent condition. Electrical panels appear to be in very good condition.



Pass Holder Admission Shed Exterior : Cedar board and batten siding worn.



Quarry Beach: View from Dive Tower showing zero depth entry, umbrella features, and tot slide. Clean, filtered, and treated water is distributed through large mushroom umbrella features. Dirty water is returned by a main drain in the deep end to a surge tank under the filter building. The facility does not have skimmers or gutters along the beach perimeter or interior islands.



Quarry Beach: View from Dive Tower showing deep well, lap lanes, zero depth entry, and basketball hoop.



Quarry Beach Drained: Zero depth entry.



Quarry Beach Drained: Tot slide.



Quary Beach Drained: Edge transition from zero depth to wall.



Quarry Beach Drained: PVC handhold provided at deck edge. Divots and cracking in concrete. Stanchions for ladders appeared to have been replaced and patched.



Quarry Beach Drained: Concrete repair and failed expansion joints at deck.



Quarry Beach Drained: Deck drain clogged.



Quarry Beach Drained: Dirty water is returned to the surge tank through the wall grates.



Quarry Beach Drained: Dirty water is returned to the surge tank through the main drain. Exposed piping in Deep Well. Vertical wall transition (to right) and platform (in foreground) can be seen. According to the Park District, sand tends to work its way from the shallow end to the deep end during the summer swim season. Each fall all water is drained from the quarry for the winter. Each spring the quarry is cleaned, sand is replenished, and water is filled for the summer.



Quarry Beach Drained: Jagged transition of handhold at deck edge beneath dive tower.



Expansion joints in deck are cracking and failing.



Quarry Beach Drained: Mushroom feature used to distribute chlorinated water.



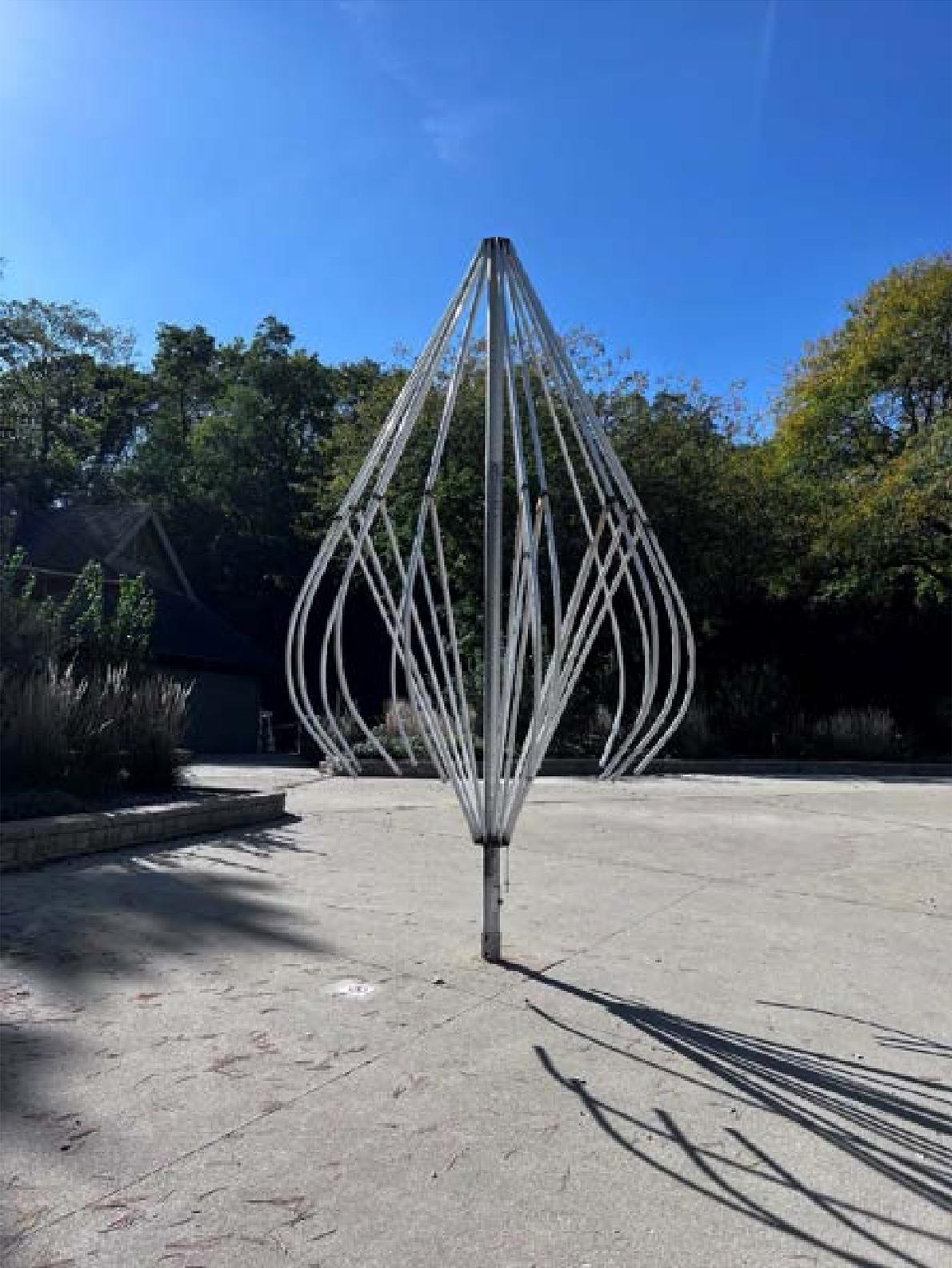
Quarry Beach: Dive platform and signage.



Quarry Beach: Dive platform decking and structure showing signs of deterioration.



Quarry Beach: Rope and bollard fencing around concession not to code.



Umbrella showing signs of rusting at joints.



Quarry Beach: Retaining walls surround a majority of the eastern pool decks. The condition of the retaining walls varies from good to poor.



Quarry Beach Drained: Decks cracked in areas.



Lawn Area: The facility includes a beautiful lawn area between the quarry and the wooded hillside.



Lawn Area and Sand Volleyball:

November 17, 2023

Mr. Andrew Caputo  
Williams Architects  
500 Park Boulevard, Suite 800  
Itasca, IL 60143

Re: Hall Quarry – Existing Equipment/Features Pool Evaluation

Dear Mr. Caputo,

On August 9, 2023, the WT Group performed an on-site visual inspection of the equipment and features at Hall Quarry. The following are our observations.

1. The filtration system for the Quarry was replaced in 2018 and is in excellent condition. The filtration system should provide another 20 plus years of service.
2. Chlorine is fed to the shallow portion of the Quarry through the mushroom features. This is the only supply delivering chlorinated water to this area. This type of design will not provide uniform levels of chlorine throughout the shallow water. This should be addressed.
3. Staff indicated that there is a supply pipe around the entire island that feeds filtered chlorinated water to the deeper areas of the Quarry.
4. Staff indicated that chlorine levels in the Quarry, in the deeper areas around the island, overshoot the set point on a regular basis. The filtration system utilizes a basic Aquasol chemical controller. This type of controller is either on or off, which can cause overshooting chlorine levels. It is recommended that a proportionate feed controller be installed which will regulate the chlorine injection.

5. The transition to the deep portion of the quarry at the diving area is an abrupt vertical drop. IDPH requires that this transition not exceed 1 foot vertical in 3 feet horizontal. This could be an area of concern.



Sincerely,

THE W-T GROUP, LLC

A handwritten signature in black ink that reads "Rich Klarck".

Rich Klarck  
Principal-In-Charge  
Aquatic Engineering

# National Flood Hazard Layer FIRMette

88°18'55"W 41°50'47"N



## Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

**SPECIAL FLOOD HAZARD AREAS**

- Without Base Flood Elevation (BFE)  
*Zone A, V, A99*
- With BFE or Depth *Zone AE, AO, AH, VE, AR*
- Regulatory Floodway

0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile *Zone X*

Future Conditions 1% Annual Chance Flood Hazard *Zone X*

Area with Reduced Flood Risk due to Levee, See Notes. *Zone X*

Area with Flood Risk due to Levee *Zone D*

### OTHER AREAS OF FLOOD HAZARD

NO SCREEN *Zone X*

Area of Minimal Flood Hazard *Zone X*

Effective LOMRS

Area of Undetermined Flood Hazard *Zone D*

### OTHER AREAS

**GENERAL STRUCTURES**

- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

Cross Sections with 1% Annual Chance Water Surface Elevation

- 20.2
- 17.5
- 8

Coastal Transect

Base Flood Elevation Line (BFE)

Limit of Study

**OTHER FEATURES**

- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

**MAP PANELS**

- Digital Data Available
- No Digital Data Available
- Unmapped



The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/10/2023 at 2:28 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



88°18'17"W 41°50'20"N

1:6,000

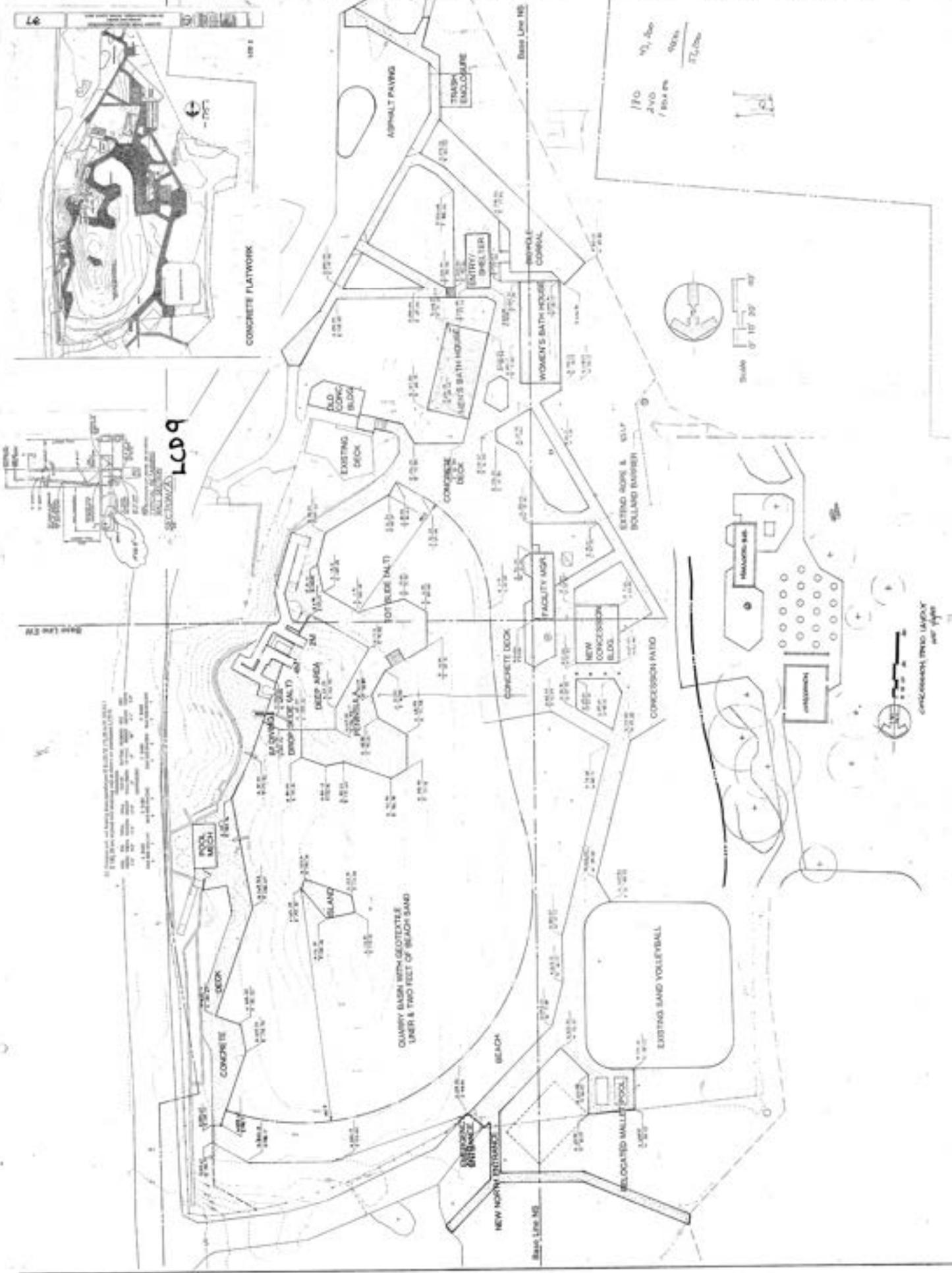
0 250 500 1,000 1,500 2,000 Feet

**APPENDIX: DRAWINGS**

**HALL QUARRY BEACH RENOVATION**

**SD1 – GENERAL SITE LAYOUT**

**Dated: 09-03-1992**



CONCRETE FINISH LAYOUT  
 100' 0"



BASE LINE E/W

BASE LINE N/S

END OF REPORT

**END OF REPORT**