

Bannockburn Swim Club

Home of the Bannockburn Dolphins

May 19, 2008

Dear Bannockburn Pool Members and Friends

As the 2008 season kicks off, and with record demand for the pool, we wanted to update you on plans for renovation and our goals of • Improving the facility • Maintaining the Bannockburn Pool character • Keeping membership affordable.

We continue to make progress, but we are still a long way from “breaking ground”. While our plan is to enlarge the pool, we still have several hurdles to cross before we can move forward. To bring you up to date, the plan is to

Enlarge the pool . . .

Lengthening the “deep end,” increasing the depth and building a 10 ft wide strip at the 5ft deep marker will greatly increase the usable swimming area of the pool – see diagram below. This creates a 25m main pool plus a smaller shallow area connected to the existing “L”. A larger pavilion, built toward the deep end will provide space for recreation, parties, shade, meals and other activities. This will:

- eliminate crowding during swim team practice, the primary complaint today.
- enable general swimming in 1-2 lanes of the main pool plus all the shallow area, much more space than we have today.
- provide more space for swimming lessons.
- allow us to consider a dive team, given the new deeper end.

. . . Assuming we receive approval.....

The development committee has been working since last summer to obtain permits and authorization from Maryland’s Parks and Planning Commission (MNCPPC) on the basis of our initial architectural drawings. Although such community facilities are often granted permission, the close proximity of the stream does create extra obstacles in our case and requires comprehensive forestry, land and water management plans upfront. We are optimistic that approval will be granted, but it’s by no means assured.

...and the cost is affordable

The architect’s original estimate of \$400,000 - \$500,000 for this plan was woefully low. An initial quote from Paddock Pools, a premium contractor, topped \$1 million, which is unaffordable given our modest member base. We will solicit competitive bids on the basis of detailed drawings once we have MNCPPC’s approval but, for the moment, we don’t yet know that the full project is affordable. Although the pool’s cash flow improves this year, after we make the final mortgage payment from the prior renovation, we are cautious of overextending ourselves and have every intention of keeping the pool fiscally sound.

...with possible opening Summer 2010

If we do get approval, and believe the cost is affordable, construction could start in September 2009 to open May 2010, but not before. However, as we hope you appreciate, we are a long way from that point. Before any work takes place, we need to finalize designs, complete the permit process, select a builder/contractor, arrange financing **and** obtain member approval. The most important of these is member approval!

Based on your feedback

We will display designs at the pool over this summer with a means of capturing your comments, suggestions and opinions. You can also let us know at plans@bannockburnpool.com at any time.

Information and designs are on the web site at www.bannockburnpool.com/development

Have a great swimming season this summer. It's your pool! Please always feel free to contact any of us with any suggestions. All emails and phone numbers are online at www.bannockburnpool.com/directors.

The Bannockburn Swim Club Board

James Dodwell
Mark Steel
Andy Kline
Claire Kelly
Susan Kellam
John Chadwick

Seth Warner
Eric Nichols
Stacy Swann
Sarah King
David Evans

Plans for extending and enlarging the pool:

Please note that the major aspects of the design are set as per this plan, but some details are still to be finalized and added. For example, not shown here are steps into the 25m part of the pool which will be included.

