

Maryvale Pool House

Phoenix, Arizona

J. Robert Havlick Award for Innovation in Local Government

and

Thomas H. Muehlenbeck Award for Excellence

Due January 28, 2011

Submitted by

City of Phoenix Parks and Recreation Department



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Maryvale is a master planned community that was developed by John F. Long over fifty years ago to provide homes for young families and to create neighborhoods that included park space. He built the parks and gave them to the City of Phoenix. This site had a park, community center and a pool. Through the years, the neighborhood aged and signs of urban blight were visible. The City of Phoenix, through the use of bond funds, worked to reclaim and redefine the troubled neighborhood. The community center was rebuilt and a library was added to the site, helping to renew a sense of community and creating a local destination. The final step in redevelopment was the pool house. The original 1950's structure was overdue for an environmentally appropriate replacement.



The existing building was dark, closed and was accessible only from the west side of the pool area. This created visibility and security challenges for staff and visitors.

The single building contained interior corridors which minimized natural ventilation and opportunities for shade on pool deck

Exposed, old, inefficient air conditioning units on the roof top caused high energy bills. The vast concrete deck created a heat island effect with little respite from the sun. The building was visually incompatible with the new library and community center. Asbestos was found throughout building and required abatement.



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How does this project successfully address an important dilemma of public service delivery?

With a \$1.4 million construction budget, the challenge of addressing all of the building requirements for the long term and sustainable architecture was formidable. Public safety, ADA accessibility, and architectural compatibility with the recently constructed library and community center were just a few of the project requirements. The new pool house had to be planned for controlled entry, provide clear visibility to all open areas, be vandal/graffiti-proof and easy to maintain. The building was also to be conceived using LEED certification guidelines. Multiple City departments' contributing funds came with specific and sometimes diverse goals for the project. The vision of the architect and city leaders inspired the entire project team to re-consider the program for a pool house in Phoenix on broader terms. Were they creating a place to collect the small fee, take a shower and change, or were they creating an outdoor community space?

The solution:



The City selected design-build as the method for construction, uniting the architect and builder under the same contract. This not only combined resources but allowed the project to fast-track and eliminated the conflict between the two groups.

The commitment to enhance exterior spaces expanded the reach of the original program *and* significantly reduced the consumption of materials and systems. This is the challenge for the 21st century cities.

Asbestos was removed from the site when the original building was demolished eliminating health hazards.

Translucent blue fiberglass panels, etched concrete and vibrant shade fabric play off of the modern grey block (used to match existing campus buildings) as backdrop for whimsical way-finding graphics.

The canopy at the main entrance supports photo-voltaic panels (10Kw) that provide power to the facility with excess energy flowing back into the grid.

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How has it had a positive impact to the community?



The Pool House, by all accounts, provides patrons with much more than the original program called for – a place to change and swim – it is a well-loved place to be in the desert, a place with water, color, shade, and community connections for years to come.

The site is a beacon along the main north/south corridor in the community. It is neutral territory in a sometimes-divided neighborhood and operates at full capacity during the swim season.

It provides a safe haven and shaded oasis accessible to all by bus, car and wheelchair.

Who has benefited from the innovation?

- Low-income families and a previously underserved community.
- The aquatics staff now have a facility that is easier to operate and maintain.
- There is now space for staff to teach/train seasonal and permanent staff/lifeguards.
- The bilingual work of local poets lends a simple yet layered design with visual interest provided by brightly colored panels.
- School children painted tiles in a community art project that gathered folks from all walks of life to enliven the main entrance; by taking part in the design of their building, a sense of ownership in the community is reestablished.
- Parents and caretakers now have a place to sit, with built-in benches made from recycled wood along shaded areas.
- The project can serve as a prototype for future pools and government buildings.



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Explain the organizational improvement because of the innovation

- The new design allows staff better control over access to the pool, higher visibility and improved security than the original building.
- The extended outdoor area provides additional shaded space for classes and special events. It protects patrons from the sun.
- The materials and finishes were specified to minimize maintenance and resist graffiti.
- Passive solar design creates a more comfortable environment. The canopy at the main entrance supports photo-voltaic panels that provide power to the facility with excess energy flowing back into the grid.
- Low water use fixtures within the building and native landscape outside allowed the water to be used for maximum benefit to the community – at the pool.

What were the risks associated with planning and developing the innovation?

- The contractor had to build within the existing complex with no damage to the surrounding site, buildings, pool or pool equipment.
- Safety and security had to be addressed without creating an institutional environment.
- Safety and security had to be addressed during construction to allow existing community center to remain fully operational during the months of pool house construction.
- There was the chance the community would not take ownership and the buildings would be damaged and defaced.

What were the execution costs and savings?



- Construction cost: \$1,468,722 excluding rebates from utilities and the Arts and Culture project featured on the last sheet.
- FF&E was reduced because of the built-in benches, solatubes and passive ventilation.
- The surrounding Olympic –sized pool was protected in place.
- The tiles were painted by the children and fired in the Community Center kiln making the only cost for this feature basic tile and installation.

What lessons were learned that could be shared with other local governments?

- Work together! Become a team with the common goal for the end users and listen to their needs.
- Hire professionals that care beyond the contract price who will research to find the best program for the project.
- Sustainability does not have to have an exorbitant price tag.

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Which departments and/or individuals championed the innovation?

- The Parks and Recreation Department led the charge and the parks development division worked closely with the aquatics division to determine the negative issues in managing the old pool house.
- The Engineering and Architectural Services Department (now incorporated into Public Works Department) pressed for the Design/build method, managed the project and worked closely with the team to reduce costs. The cost of LEED certification was determined and that money was put back into the project while still applying sustainable principles.
- The Office of Arts and Culture in the City Manager's Office provided funding for the poet's work to be incorporated in the site. They managed the poet's project and worked closely with the architect and building team to provide a seamless and integrated end product.
- Salt River Project provided a rebate to offset the cost of the solar panels.
- The architects, Holly Street Studio, constantly thought outside the box, incorporate art and vibrant color throughout the project. The project had to fit seamlessly in the new park. Early in the design, Holly Street Studio advocated pulling the program apart to create a series of smaller individual buildings, which would allow for greater visibility, a smaller overall footprint, additional natural light and ventilation, and an abundance of shade for pool patrons.
- The builder, Brignall Construction, used recycled materials, for millwork and decking, low-e glass at window systems and solatubes. The LEED-accredited staff was able to incorporate sustainable principles throughout the buildings at minimal cost.
- CEPTED principles were provided by the Police Department to increase public safety and security of the site.



Above: Interior view of dressing room and shower. The budget for signage was used creatively for to add color and art but still clearly mark destinations. Natural light adds brightness to areas away from the entrance.

Right: Office of Arts and Culture's project Bilingual poetry was sandblasted into the exterior sidewalks leading to the pool house. Close coordination between projects was required at all times.

