

Action Brief

ACC Board of Directors

Open Session Agenda Number **9B**

| | |
|-----------------------|--|
| CONTACT | Aaron Baker, Executive Director Scott Newell, Director of Aquatics and Programs |
| MEETING DATE | January 28, 2026 |
| AGENDA ITEM | Resolution 2026-R-03-Community Center Pool Coping Stone Contract |
| RECOMMENDATION | Adopt Resolution 2026-R-03 |

LINKAGE TO STRATEGIC PRIORITIES

- Operational Excellence - Manage community resources with care and pride.
- Fiscal Stewardship - Maintain an assessment rate with low volatility.

BUDGETARY IMPLICATIONS

| | | |
|-------------------------------------|---|--|
| Fiscal Impact | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Amount | \$359,000 | |
| Duration | <input checked="" type="checkbox"/> One-time <input type="checkbox"/> On-going <input type="checkbox"/> Other _____ | |
| Fund Source | <input type="checkbox"/> Operations <input checked="" type="checkbox"/> Reserve <input type="checkbox"/> Enhancement <input type="checkbox"/> Other _____ | |
| Budgeted expense | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Exceeds budgeted amount | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Notes | While these items exceed the current reserve budget, staff believes that the overall reserve will still be under budget for 2026. | |
| Long-term Impact | | |
| Impact on Reserves | <input checked="" type="checkbox"/> Yes | <input type="checkbox"/> No |
| Notes | Will need to increase future reserve replacement cost estimates | |
| Impact on Annual Assessments | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Notes | | |

PREVIOUS BOARD ACTION/ACTIVITY

| | |
|-----|-----|
| N/A | N/A |
|-----|-----|

ISSUE SUMMARY/DESCRIPTION

Most pools have coping around the perimeter. Coping is the protective, decorative cap at the edge of a pool. In the included images, there are white stones along the pool edge with slots in them. These stones are part of the gutter system and are essential for proper water circulation and pool safety.

Many of the coping stones surrounding the Community Center Lap Pool and Water Park are original from 1999/early 2000. Some have been replaced over the years which is why there are varying colors of the stones currently at the pool. In both 2024 and 2025, staff examined the condition of the coping stones and decided to delay the project. However, based on the current condition of most of the coping stones in both pools, it is time to replace all the coping stones around both pools.

Action Brief

ACC Board of Directors

Project details

Lap Pool

Over 477 linear feet of coping to be removed and replaced with custom stones. Use of a bobcat/ skid-steer would be needed for removal and a large dumpster would be required for disposal. The pool would be closed 3-4 weeks. Lap pool would be done first.



2026 Anthem Lap Pool



Phoenix Swim Club, Phoenix, AZ
(example of the finished product)

Water Park

Over 430 linear feet of coping. Similar construction process as the Lap Pool. Project would start at the same time as the Lap Pool and run 5-6 weeks.



Anthem Water Park 2024



Anthem Water Park 2024

There is significant lead time to fabricate these custom coping stones. Although the project may be approved in January, fabrication is not expected to be complete until October with installation to start no sooner than November 9, 2026.

Action Brief
ACC Board of Directors

Comparison Table

| | Reserve Amount | Proposal Amount |
|-------------------|-----------------------|------------------------|
| Water Park | \$83,584 | \$172,000 |
| Lap Pool | \$81,113 | \$187,000 |
| Total | <i>\$164,697</i> | <i>\$359,000</i> |

As mentioned in previous communications, there is only one manufacturer who fabricates and installs these coping stones. Over the years, staff has investigated alternative systems, but it would cost 3-10 times the cost of this project to install new coping and a drainage system.

RECOMMENDED MOTION

I move to adopt Resolution 2026-R-03

ATTACHMENTS

- Resolution 2026-R-03 with Exhibits