

Grafton Pool - Meeting Minutes

Objective: Kickoff the Design phase of the Pool replacement project.

Date: 9/10/2026

Facilitator: KLJ

Time: 12:00 PM

Location: 715 W 5th St, Grafton, ND 58237 & Virtual

Attendees: KLJ – Scott Kolbinger, Jon Markusen

Foss Architects – Wade Erickson

Associated Pools – Hunter Volk, David Volk (virtual)

Grafton Parks – Bill Dahl, Matt Oppegard, Kristi Olson, Scott Hills, Cory Burns, Jon Jelinek

Agenda

1. Introductions
2. Review existing information & Design concepts
 - a. Geotechnical – Bornings/Report completed Oct/Nov 2025.
 - i. Groundwater observed at 4' below grade (~822 elevation)
 - ii. 3' sand cushion under pool, fabric and daintile recommended
 - b. Floodplain – roughly 825. Planning to elevate the site about 2'.
 - c. PreDesign Concept
 - i. Linear 3,584 sq. ft. building w. locker rooms, office, party room and pool mechanical room & canopy.
 - ii. Pool 5,390 sq. ft. w. Zero entry, play structure, floatables, lap pool, rock climbing wall, slide. 604 sq. yd. pool deck.
 1. Existing pool surface area is 7,200 sf
 2. New deck to be elevated above the floodplain
 - iii. Parking lot paving – physically fits but not in project budget.
 - iv. Project estimate w. contingency was between \$5.3M-\$5.5M vs budget of \$5M
3. Moving Forward
 - a. Demo – included in the project documents
 - i. Correct, include removals in plan set. Parks doesn't plan to start anything until the project is a go.
 - b. Verify building layout
 - i. Prefer the linear layout compared to the L shape.
 - ii. Concessions area will likely have popcorn, candy and maybe a hotdog roller.

- iii. Transaction area for concessions to have an operable window or rool-up type door that will be secure.
- iv. Plan for a fridge, freezer in the office area as shown.
- v. Building planned to be winterized after the season.
- vi. Maintain overhand as shown as it is good for shade, and storage in the off season.
- vii. Mechanical room may grow or shrink depending on the size of the pool. Pool equipment will be the driving force on the size of the space.
- viii. The group liked the locker room size and configuration shown
- ix. Liked the location of the family changing room but move the door into the interior hallway.
- x. Plan for 20 people (min) in the party room.
- xi. Liked the configuration of the office area but need to add a small closet for IT/surveillance equipment.
- xii. Plan for security cameras throughout the building (not the locker rooms).
- c. Verify pool layout & features
 - i. Shade structures in a couple areas. Maybe a sail, pergola or park type shade structure. Team to look at options.
 - ii. Want to have a 1m spring board, zero entry with a smaller play structure & 5 lap lanes. Remove climbing wall. If budget allows potentially add a slide.
 - 1. Diving board requires 12'-6" depth – How much does this increase costs?
 - iii. Plan for lane anchors but not providing floating lane markers at this time. Also plan for "floatable" feature anchors
 - iv. Capacity for 250 – 350 people in the pool area.
- d. Verify site layout
 - i. Preference is to get the building on the north or possibly west to increase visibility of the pool and limit shading of the pool.
 - ii. Don't want the east side as the building would cast shadows over the pool for morning swimming lessons.
- e. Utility needs – water, sewer, electrical, fiber, gas – all would be nice to have
 - i. Ex 4" water line feeding the pool
 - ii. Ex sanitary can't handle the backwash cycle. Need to verify pipe size.
 - 1. Unsure if it is a line capacity issue or if there is a clog somewhere.
 - iii. Gas lines are fed from 4th Street.
 - iv. No stand alone lighting for the pool, will have some security lighting on the building. Potentially will need a new electrical service for the facility
 - v. There will be video servailance around the facility so some IT space is needed in the building.

- f. Items to incorporate
 - i. Beams from existing building
 - ii. Donar Acknowledgement areas
 - 1. Naming rights to the building, donar wall
 - a. Unity Medical Aquatic Center
 - iii. Other items? – nothing particular
- g. Schedule
 - i. Site Survey – Oct 2
 - ii. Design – Dec 2026
 - iii. Bidding – Feb 2027 – will know more around the end of the year on fundraising.
Won't go out to bid if funding isn't adequate yet.
 - iv. Construction – 2027

Project bueget is \$5M for construction with approximately \$5.7M all in.

Action Items

- 1. KLJ/Foss/Associated Pools
 - a. Provide concepts showing the building on the west and north.
 - b. How much of a cost increase is it to go to the 12'-6" depth? A/E team discussed after the meeting and figured it would be approximately \$40,000 due to the extra pool depth construction, excavation, pool equipment, water, etc.
 - c. Provide options for shade structures.
 - d. Verify existing utility sizes
 - e. Provide a list of slide options with costs

Other Notes or Information

Swimming lesseson are typically at 9 am and mostly stay in the 3'6" areas.

The life guards typically park on the northeast side of the existing building.

Group discussed nighttime swimming – not proceeding with this idea for security, staffing and liability reasons.