Malvern Hills Park Pool Update

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Agenda

1. Background
2. Public engagement
3. Construction delivery (CMAR)
4. Schedule & next steps

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Background

- Replacing the 91-year-old municipal pool in Malvern Hills Park with a modern, code-compliant, accessible aquatic facility
- 2017 assessment found the pool had exceeded its useful life; recommended repairs were made until further maintenance became infeasible
- Pool closed for the 2023 swim season until a replacement is completed
- Identified as a funding priority in the 2024 Parks General Obligation (GO) Bond



Existing Malvern Hills Park pool, built in 1935 (closed since 2023), photo credit: Kate Toler

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Future Malvern Hills Pool



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Public Engagement

Spring 2025

Clark Nexsen Architecture selected and contract awarded

Community preference survey goes into initial design

Sept–Oct 2025

Public events to share initial concepts, and project parameters:

- 9/23 West Asheville Park
- 9/30 West Asheville Tailgate Market
- 10/1 RAD Farmers Market
- Concurrent online survey

Nov 2025

Settled on a design that balances budget, safety, code and community needs

Design shared on the project page

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Public Engagement

How public input shaped this project

- Negotiable Aspects:
  - **Features, preferences, and potential uses for the new pool design**
- Fixed Aspects:
  - Safety, budget; and local, state and federal regulations

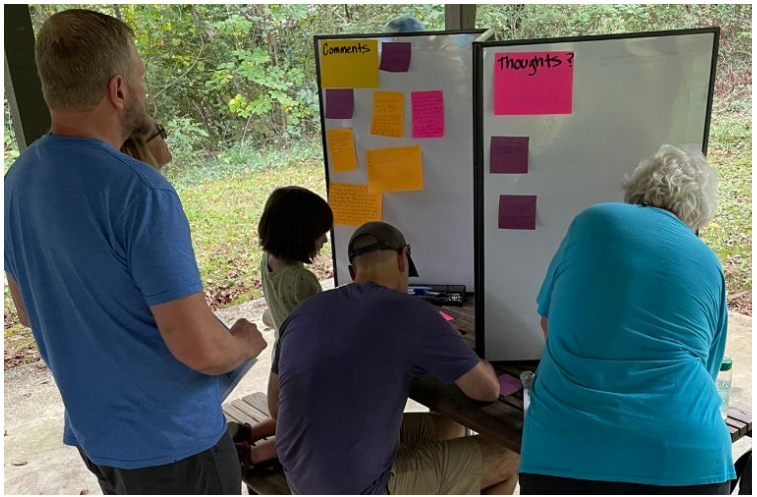
Feedback from stakeholders on **features, preferences, and potential uses for the new pool** influenced the final design

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Public Engagement

How we collected input

- Online preferences survey
- Design open house
- Pop-up design feedback opportunities
- Online comment window based on conceptual design
- One-on-one meetings with City staff and community leaders



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Public Engagement

Feedback and how we incorporated it

What we heard from stakeholders:

- Emphasis on more space in the 5-foot and deeper zone
- Desire for a sloped entry
- Deep sentiment for the original pool

How we used feedback to inform the final design:

- The project team provided three pool layout options* for consideration with stakeholders and City Council
- Budget (fixed constraint) was adjusted to meet community needs
- **Final design reflects key takeaways from stakeholder feedback**

*Note: Pool layout presentations provided on the Malvern Hills Project Page

Construction delivery: CMAR

Who: Harper Construction was selected as the Construction Manager at Risk (CMAR).

Why: The CMAR delivery method was chosen in order to expedite the construction start date and completion of the pool.

- Benefits of the CMAR Construction Contract Method:
  - Early construction manager engagement with design team, familiarity with plans
  - Opportunities for cost savings, and better cost control
  - Faster construction delivery
- Examples: McCormick Field and RADTIP project

How:



Schedule & Communication



2025

Design and public engagement

2026

Design complete; construction documents finished; Bidding

Late 2026

Construction begins

Summer 2028

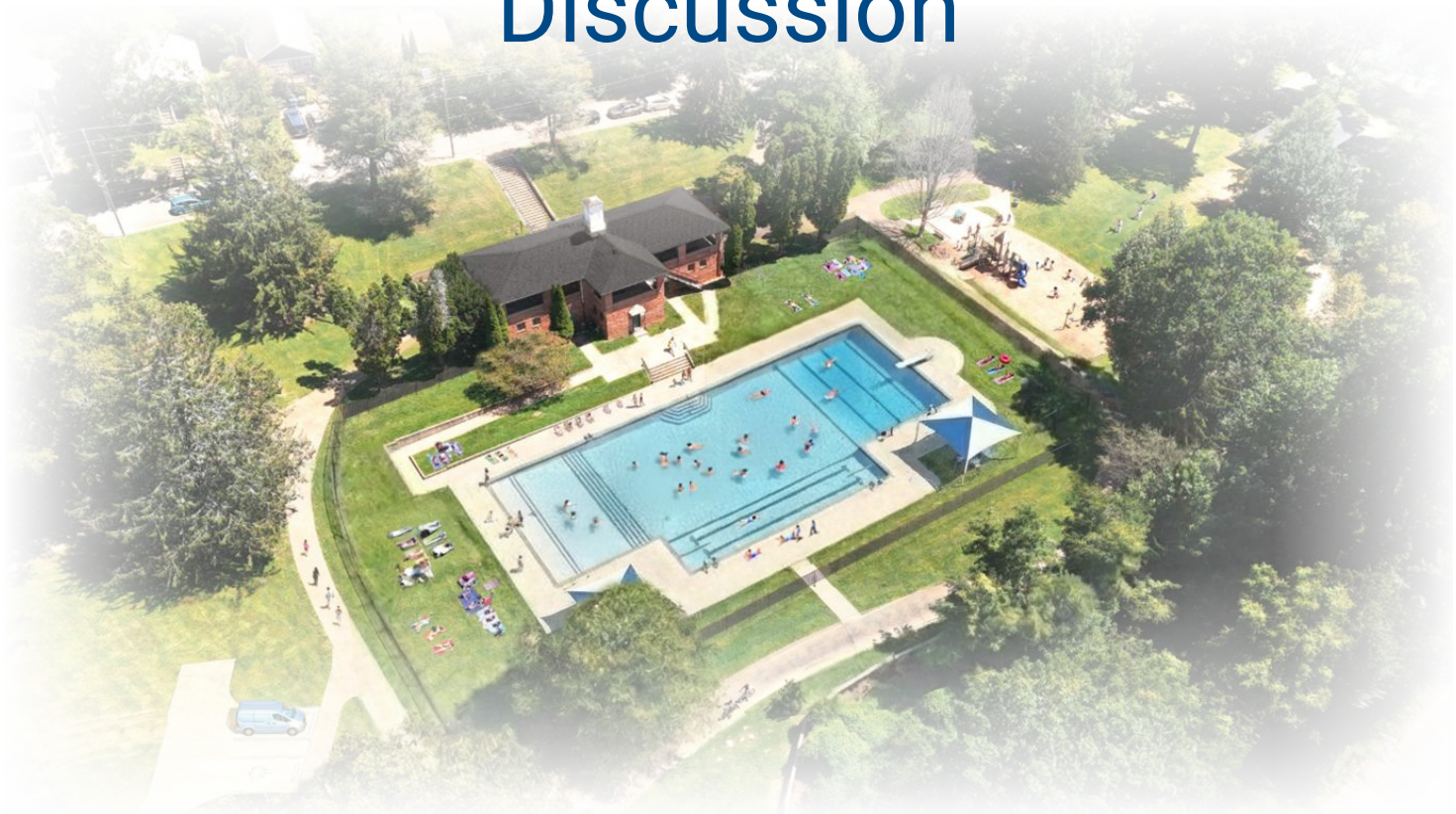
Pool opens for the swim season

Communication through construction:

- **Bi-Monthly Email Updates**: Neighbors and residents will be updated on construction progress through bi-monthly email updates
- **City Council Touchpoints**: City Council construction updates will come in the form of City Manager and Quarterly Capital Updates, as needed
- **Responsiveness**: The Capital Projects Division will respond to community questions on a consistent basis in coordination with the contractor
- **Ribbon Cutting**: Celebratory event may be held for the opening of swim season

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Discussion



www.ashevillenc.gov/projects/malvern-hills-pool/

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