

Pool Construction Update, by Gene Diotalevi, Vice Commodore

Happy Holidays from the stressed-out pool guy and his even more stressed-out wife. As the New Year is upon us, I thought I should bring everyone up to speed on the progress of the pool build. I'm going to provide some background details so everyone can understand the scope and depth (no pun intended) of this project.

In February 2020, MVYC signed a contract for consulting, engineering and permitting services. This included geotechnical work, structural plans, civil drawings, discovery and analysis of the existing pool mechanicals, engineering and architectural consulting, and finally permits for rehabilitating the pool. The most important element of this project is the permits. In August 2020, after the membership approved the pool replacement and financing approach, we contracted with a general contractor for the pool rehabilitation project, which included tearing out the existing shell, installation of a structural pier system, replacement of mechanicals and decking, and installation of a new wading pool. The hope was that the permits for the rehabilitation project from the February 2020 contract would be approved shortly thereafter. The MVYC Board and the general contractor agreed on an aggressive pool build schedule, with the hope that construction would be complete and the pool would be ready well before opening day in 2021. All was going well – even with the pandemic in March, we saw no obstacles to this process. The engineering, design, soil studies, and construction plans were all completed prior to June 2020.

In the summer of 2020, Fairfax County had a meltdown. The County's permitting process and staff went fully digital for the first time, which required our contractor to resubmit all of the permit requests. Essentially, the County had to reinvent the process for permitting, and this resulted in substantial delays. The final permit has a series of reviews, such as wastewater, structural, electrical, environmental, etc. The general contractor has been working with the County to try to resolve these reviews for the final permit. By late summer, the MVYC Board decided that it needed to get involved with the permit process at the County level. I engaged Supervisor Dan Storck's Office of Land Use and Development to help us drive this process through to completion. The Land Use and Development aide in Supervisor Storck's office, Nick Reinhart, has been very proactive in moving our reviews along. This said, as of last week, we have electrical and wastewater reviews pending before we will have final completion and permitting for the build. Of note, the Supervisor's office has relayed to us that, due to the myriad of permits within Fairfax County that are pending, the County is understaffed and logjammed. I am on frequent phone calls with the Supervisor's office and the general contractor, along with County employees, and our hope is that we will have the final permit the first week of January.

While I was writing this on Christmas Eve, Nick Reinhart called me about the slowdown in the electrical review and relayed that he would be briefing Supervisor Storck directly to determine whether the Supervisor's office needs to escalate this further up the food chain in County government. He also reiterated the fact that the County is overwhelmed, and that there are hundreds of projects in the County that are experiencing similar delays.

Once we receive the permit, the general contractor has his staff and materials to demolish the pool immediately. Provided that we have the permit the first week of January, we are still scheduled to open on time. For those concerned with the demolition and building in January through March, the general contractor has assured us that outside of any major catastrophic weather, they will continue to build

pools throughout the winter season. If you have any questions, comments or concerns, please feel free to contact me directly at vicecommodore@mvy.com.