



MEMORANDUM

TO: Rich Keehner, Jr.,
Village Manager

CC: Greg Gola,
Director of Parks and Recreation

FROM: Marlon Hummell, _____
Superintendent of Parks, Buildings Grounds and Fleet Operations

DATE: July 12, 2012

SUBJECT: Status of Lufkin and Jefferson Pools

Staff has completed the evaluation of Lufkin and Jefferson Pools. It is clear from the evaluation that both pools are aging and are being maintained and operated beyond their life expectancies. Facilities that are subject to frozen winter conditions typically last from 30 to 40 years of service. In the best of conditions, some facilities may approach 50 years of service. Lufkin pool is 58 years old and Jefferson Pool is 46 years old.

In the FY 2009-2010 budget, staff included \$35,000.00 for a professional review of both pools to provide the Manager, Board and residents information regarding the condition of each pool, and what it would take to rebuild, remodel or replace swimming facilities if necessary. Staff started the project in January of 2010, but was unable to proceed due to budget constraints.

In 2010, the Superintendent of Parks, Buildings and Grounds attended a Board Workshop Meeting to answer questions and report on the condition of the pools. The question that came up several times was whether Lufkin pool would open or not. In response, I explained that with the advanced age and deterioration of the pool and facilities, I could not guarantee that the pool would continue to open from year to year. Lufkin Pool has opened every year. Each year in the spring, staff does a thorough evaluation of the pool to ensure it is safe for residents to swim for another season.

In the spring of 2011 staff provided an information sheet to the Board and the public as directed by the Parks and Recreation Advisory Commission.

Presently, based on national pool standards, both pools have reached their useful life expectancies. That being said, both pools open each season and continue to provide an enjoyable swimming experience for our residents. This report is not meant to recommend the closing of any pool. The purpose is to inform our Village Management, Board and residents of probable necessary future expenditures to keep the pools operating and to accurately plan for the costs of remodeling, rebuilding or replacing of the Village's swimming facilities in the near future.

LUFKIN POOL

Background

- Pool opened in 1954.
- Pool filter system was changed from a Sand Filter to a D.E. Earth Filter System in the late 1960's to early 1970's.
- In 1997-1998 there were several upgrades:
 1. Pool walls were patched.
 2. New gutter system was installed.
 3. New pool liner was installed and concrete repairs were done to the pool shell.
 4. New site amenities were installed: water slide, drop slide, spray features and a sand play area with playground.
 5. The pool's bathhouse plumbing was upgraded and the shower rooms and washrooms were remodeled.

Current Status

1. In spring of 2012, when preparing the pool for opening, we found that approximately 1/3 of the pool liner had delaminated from the pool walls. In layman's terms, the liner failed. Staff was able to lift the liner and refill the pool for this year. It is unlikely we will be able to successfully perform this procedure again next year. Until we have a professional assessment, our best estimate for repairing the liner would be in the mid to upper five figures. The high end of the price range would include structural concrete work that may be necessary. We will have a better idea this fall when the pool closes and the pool can be drained in order to reassess the condition of the liner. This repair will have to be done prior to opening in 2013.
2. Lufkin was last upgraded in 1997-1998, receiving a new gutter system, concrete repairs to the pool shell, a new liner and new amenities as detailed above. There were no upgrades done to the filter house, the filtering equipment, or the concrete deck area. The deck area was capped sometime in the 70s.
3. The filter house is all original, and the filtering equipment and system is from the 60s-70s and has many problems. The roof and fascia need to be replaced, wood siding needs some replacement and staining, the concrete floors have settled over the years from ¼ inch to 3 inches. Staff has already raised the roof between 3-4 inches in the last 5 years. The main filter pit has to be repaired every two to three years to stop leaking into the basement. Staff's assessment is that this pool's filter room and equipment is in need of complete replacement. The cost for replacing the filter house and filtering system could run as high as \$400,000.00-\$500,000.00.
4. The main swimming pool shell is from 1954. Structural repair may be needed in the near future.
5. There is still original underground piping being used for pool water circulation.
6. The Pool bath house has received some plumbing upgrades, a new roof and some interior renovation in the last 15 years, but the facility is original.
7. In spring of 2013, the water slide will need to be re-gelcoated. This is the protective coating over the fiber glass. Cost estimate for gel coating is in the \$8,000.00-\$10,000.00 range.
8. In spring 2013, the diving board and standard (platform) need replacement. Estimated cost is \$7,500.00.
9. Drop slide repairs and replacement parts will be needed in the spring of 2013. The cost estimate is \$3,500.00.
10. Playground surfacing around the spray features would range from \$5,000.00-\$6000.00 and would also be needed in spring of 2013.
11. The ADA assessment and report has been completed for this pool. Upgrades to attain compliance will range from \$20,000.00-\$40,000.00 over the next 5 years. The ADA report is attached at the end of this document.

In conclusion, what we observed on the surface alone at Lufkin is a very aged pool showing many typical and expected signs of degradation for a pool this age. In 1997-98, the upgrades done were primarily to improve the variety of amenities for a better swimming experience. All upgrades in 1997-98 had a ten year warranty. There was no work done to upgrade the infrastructure of the filter system or filter house and very little was done to upgrade the bathhouse. There have been no upgrades done to the mechanical room, electric or deck areas.

All of the pool's main structures and operating systems are 57 years old. Lufkin pool has served the community for 57 years and we currently go from year to year to evaluate the condition of the pool. It would be more cost effective to replace when compared with the costs of attempting to repair/remodel. Lufkin should be considered for replacement in the near future based on its current condition.

JEFFERSON POOL

Background

- Pool opened in 1966.
- The original filter system is still in use.
- In 1996-1997 a new baby pool was constructed.
- In 1996-1997 the main pool received two new amenities, a water slide and a drop slide.
- The pool's bathhouse plumbing was upgraded and the shower rooms and washrooms were remodeled.
- The main pool has to be cleaned, patched and painted each year at a cost of about \$10,000.00 for materials and labor.
- The bathhouse currently needs a new roof, approximate cost is \$35,000.00.
- There have been no upgrades done to the main pool for 46 years. The pool has been in operation serving the community for 46 years. This pool should be considered for upgrades in the near future based on its age and condition. At this time the pool appears to be structurally sound.

Current Status

12. This pool is 46 years old and has exceeded its normal life expectancy.
13. The filter system is original from the mid 1960s. Staff has replaced the circulating motor and several plumbing pipes. This system is still in good working order.
14. The concrete decking around the pool is in need of replacement. Staff has done several repairs over the last 15 years, patching and caulking seams. Replacement costs are estimated at around \$100,000.00.
15. The pool bath house has had several upgrades to the plumbing, walls and flooring.
16. The filter room is original with new piping installed about 15 years ago.
17. The pool heater is fifteen years of age; this is when major repairs or replacement is necessary.
18. The water slide will have to be re-gelcoated prior to the 2013 swimming season. Estimated cost is \$8,000.00-\$10,000.00.
19. The diving board and standard will need to be replaced within the next 2 years.
20. The ADA assessment and report has been completed for Jefferson. Necessary upgrades to attain compliance will range from \$20,000.00-\$40,000.00 over the next 5 years. The ADA report is attached at the end of this document.

Jefferson's main pool has more than 40 years of paint layers covering the concrete. It is a general practice to sandblast every 10-15 years to remove the old paint and repair seams and cracks. This has never been done to this pool. Staff currently scrapes and repaints the pool on a yearly basis. Peeling and spauling of the new paint happens yearly due to the many coats built up over 40 years. There are two methods to solve this problem. 1) Sand blast the entire concrete area in the main pool to remove all old paint and patch and caulk all damaged areas and seams. The cost for this would be \$80,000.00. 2) Develop plans to install a pool liner and gutter upgrades. The cost for this is \$150,000.00+. Overall, Jefferson Pool is in fair shape. Many of the required repairs can be done in phases, with the other options being refurbishing or rebuilding of the pool based on community needs.

CONCLUSION

We will continue to annually update Village Management and the Village Board on the condition of both pools. Eventually (and sooner rather than later) a concrete plan or course of action must be developed. The continual deterioration and the age of both pools dictates this action.

Due to past management directive along with budget constraints, the Parks and Recreation Department has continued to put a band-aid on an ever increasing problem. Without a doubt to continue to do so will result in pool failure and inevitably, closing of at least Lufkin Pool.

RECOMMENDATIONS

It is our recommendation that a professional pool architectural and engineering firm be retained to evaluate each pool and assist us in accurately planning for the future.