

Infrastructure and Long-Range Planning Committee – Swimming Pool Complex Analysis

Component	History and/or issue(s) identified	External Expert	Follow-up by	Additional Knowledge thru follow-up	Alternatives	Estimated Cost	Recommendation to Board
Main Pool							
Walls and ground below liner	The pool base floor and walls were the original concrete pool in 1975. It had a history of leaks from the beginning and liners were the hopeful solution to these. In 2011 when the last liner was installed, we needed to replace the drain cover and needed some construction in the drain area to fit the new required covers.						
Liner	Liner – we believe is 6 years old with expected life of 10 years. No perceived leaks at this time. We want to determine the source of this estimate, confirm this estimate, see if we can get a representative to inspect the liner with us this Spring when we fully drain the pool, and determine ways that we can expand the liner's expected life.	Bryce Jones with Spear Corporation – Drain cover Reno Systems – installed the liner	Kevin Arduini, Jeff Lox, and Don Keith	2/7: Glenda supplied us with the invoice for the current liner and installation. Don will contact the company directly, since it appears that they may be able to assist with the pump room pit questions as well. 3/7: Don and Kevin will work with Glenda to contact Reno Systems and schedule a representative to come inspect the pool complex and provide the committee additional knowledge about all the issues we have raised within this matrix. 4/11: Don will contact Reno Systems.		\$70,000	
In-pool lighting	The lights in the pool have not worked for at least 12 years. The external pole lights have been adjusted to direct the lighting at the pool to meet inspection requirements.						
Fencing **	Needs painting. This would be a great project for a group of volunteer members on a Saturday in May.		Suzanne Wheeler	3/7: We have planned the painting to occur on Saturday, April 29 th with a rain date of May 6 th . Suzanne will work with Glenda to have this advertised in the newsletter, on the Facebook page, and on the website. Volunteers will be asked to contact the office. We estimate that paint may cost up to \$400. 4/11: Kevin has a list of 5 volunteers so far plus Jim Sinclair and John Hecker. Roger will supply drop cloths and step ladders. Kevin will work with staff to obtain the paint and paint supplies. Temperature must be 60 degrees, winds less than 10 mph, and no rain; otherwise, May 6 th is alternative date. Suzanne obtained one estimate of \$4,500 from ColbyCo Painting.		\$400	Recommend that community member volunteers paint the pool complex fence black (vs aluminum color) on 4/29 (rain date 5/6) and that ads for volunteers be placed in the newsletter, on the Facebook page, and on the website. 4/11: Recommend that we proceed with the community members painting the fence on 4/29.
Piping into/out of pool	This is 40+ year old piping with schematics indicating both cast iron and old style drainage tile used when built. The pool even with the liner still has		Roger Markle	2/7: We need to get a scope into the piping to see if we can determine the extent to our problems. Roger will contact Steve			

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	leaking occurring, especially at the end of the summer when there is little rain. Some of this piping could be failing. The grass between the pool and the street has always been moist and when the pool is drained, there has been bubbling coming out of the ground below the pool next to the boat launch parking.			Harenberg and determine options for renting the equipment needed to do this. 4/11: Roger indicated that a couple of companies said they would not do the scoping for us unless they got the work. He will contact Steve Harenberg and get some bids to get this done.			
Concrete deck **	Trip hazards on the pool deck. We believe most could be fixed by raising the concrete. There is one area that needs to be replaced.	Dave at Concrete Solutions in Eureka who has volunteered to be our concrete expert.	Jeff Lox	1/10: There are two ways to raise the concrete – with slurry or with foam. The major downside of foam is that it has to be treated as hazardous material when you tear up the concrete in the future. Even though we may need to replace a lot of this concrete when the piping is addressed, we feel the trip hazards need to be fixed. We will obtain quotes. 3/7: Jeff brought a quote from Concrete Solutions (Eureka, IL) to raise all panels along the south end of the pool next to the fence approximately 4 inches and 20 other “trip hazard” (over 3/8ths of an inch) panels for \$8,421, caulk these for \$3,022, so total of \$11,443. Jeff indicated that the other two companies will not do concrete bidding until after 3/31. Jeff will use their quote to create our spec to be given to these companies. There bids will be due before the April 11 th ILRPC meeting; our proposal for Board approval on April 19 th , and the work completed by May 10 th . 4/11: Jeff created a spec sheet for the deck leveling and requested bids from Bix, Slab Jackers, and American Home Pride Basements. These additional three companies all refused to bid.			Propose to the Board that we accept the bids (two pieces) from Concrete Solutions totaling \$11,503 to complete the deck leveling work in the Month of May. The tripping hazards will be completed by May 10 th and the South end will be done the last week of May.
Diving Board **	The old Board needs to be replaced by the new one in the maintenance building.		Glenda	1/10: The company the board was purchased from will be scheduled this spring to install the new board. 3/7: Need to get this scheduled. 4/13: Glenda indicated this will be scheduled with their installers the first week in May. There people don't start their season until then. And after the fence is painted if the fence is still being painted.			
Life guard chairs**	Both need to be replaced. Suggestion would be replace with portable ones.		Roger Markle & Suzanne Wheeler	1/10: Possible member carpenter who would be willing to assist. 2/7: Portable chairs are considerably more and are held down with a weight. http://thelifeguardstore.com Looking at the current stands it seems to me they can easily be repaired buy someone with a saw. I			

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				would estimate repair would cost under \$200.00 if we used composite decking or plywood. The deep end one looks to only need some paint. I would suggest covering the top with a rubber "mat" (secured). This would keep the water off and be cooler on their feet. Roger will look at both chairs and determine a plan to improve what we have. Are there height requirements for these chairs? 3/7: Need to get this scheduled. 4/11: Roger Markle inspected the two chairs and will use a special chemical paint on the poles and other metal to seal in and stop future rusting. He will also make sure that the platforms are replaced or reinforced to be safe for the lifeguards.			
Electrical other than in-pool lights?	Pole lighting needed for night swimming parties. Work fine at this point.						
Drain cover				2/7: Glenda supplied the invoice for the cost to upgrade the current drain to required specifications.			
Medium Pool							
Cement bottom	No issues noted or observed.						
Gate**	Need to be fixed or replaced so they are self-closing		Glenda & Roger Markle	Security Fence will be contacted to replace this. 2/7: Glenda supplied an old quote from Security Fence. 3/7: Need to get this scheduled. 4/13: Currently being worked on.			
Piping into/out of pool	Leaking has occurred between this and the main pool over the years and fixed as needed. May still be issue with wetness in grass between pool and the street.						
Drain cover	Purchase new ones as needed.						
Small Pool							
Cement bottom	Crack on pool floor. This is superficial and no leaking has occurred.		Glenda	1/10: This pool will be sand blasted and resealed this Spring.			
Gate**	Need to be fixed or replaced so they are self-closing		Glenda & Roger Markle	Security Fence will be contacted to replace this. 3/7: Need to get this scheduled. 4/13: Currently being worked on.			

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Piping into/out of pool	Not sure if this pool also contributes to the wetness in the grass between the pool and the street.						
Drain cover	Purchase new ones as needed.						
Pump Room							
Filters	Replace them. 50% are in the 2017 budget to be replaced. Very labor intense to remove, clean, and replace during the swimming season.						
Door to the room**	Current door does not have vents for airflow. Needs to be replaced. ILRPC recommended to Board with two or three quotes last Spring.		Glenda & Roger Markle	Roger volunteered to work with RTA staff to get this replaced. 3/9: Door has been purchased. 3/7: Need to get this replaced. 4/13: Door purchased and will be installed in May after additional maintenance personnel begin working.		Under \$1,000	Get the right size door purchased and installed.
Pumps	Current pumps are single-phase. They were rebuilt in 2016. The back-up is stored in the maintenance building so it will not corrode from the chlorine fumes in the room. These are rotated throughout the swim season.						
Pump and filter system pit	The pit needs a serious assessment. The floor in the pump section is gone. The major concern is the wall between the pumps and the filter tank. Even though the exhaust fan was installed, a fan has to be lowered in to the pump area to keep it cool.		Kevin Arduini & Don Keith	2/7: See liner discussion above. May contact Chris Davenport who works at Hollis Grade School that has an indoor pool about the same age as ours for additional contacts to address our pool needs.			
Exhaust Fan	This was installed in 2016 and appears to be doing what was requested. However, still wonder why additional fan in the pump section of the pit is needed?						
Piping inside the room, pit area, and into/out of the room.	Pit area piping replaced last year due to severe corrosion and rusting.						
Other pump room equipment**	We are required to have an automatic chlorine feeder and an automatic acid cleaner feeder.		Glenda	1/10: These are less than \$200 each and will be purchased and installed before this year's inspection. 3/7: Need to purchase and get scheduled.		3/9: \$2,000 for the chlorine feeder	
Electricity	We have electrical box capacity if we need another circuit along the way for			3-phase electricity is available along the road next to the pool.			

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	somewhere else in the building. We have single-phase in the building.						
Supplies storage	The chlorine, acid, etc...is stored in the small closet just inside the pump room door on the right. Due to the toxic nature of the items stored over the years, the door has practically disintegrated. Another concern are that children occasionally go thru the open door.		Roger Markle	1/10: Need to review this situation for the safety of all. 2/7: One suggestion would be the back room of the ball diamond concession building. Another suggestion would be to construct some type of utility shed next to the pools. 3/9: Build a tin shed and buy enough chemicals for the summer at a bulk discount.			
Building							
Roof	This shows not only wood rot issues on the North side over the two bathroom doors, but also one drain shows signs that it may not be draining which may be causing excessive pooling that may be causing the wood rot issue.		Jeff Lox	1/10: Need more thorough assessment of roof and drains. Do drains work? If not, way to divert drained water outside vs going down into the drain tile.	Repair current roof Replace total flat roof with rubber membrane. Replace with a pitched roof		Therefore, the consensus is that a pitched roof needs to be installed with 6-inch gutters and no more costs would be needed for at least 20 years.
Walls	The building blocks and structure should last another 30 to 40 years.						
Floor & flooring	No issues.						
Piping and plumbing	Not well thought out when built as to access to the pipes in the building. Extremely hard for maintenance to address issues that arise.						
Non-kitchen sinks, toilets, urinals, etc...	Currently replace as needed.						
Non-pump room doors.							
Painting							
Non-Kitchen & non-pump room electrical inside and outside	No complaints other than the concessions discussed below.						
Wood work – shower area	No known issues.						

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Non-Kitchen & non-pump room storage	No issues						
Concessions Kitchen & Outside Snack Area							
Sinks and other plumbing	No issues.						
Appliances – microwave(s), refrigerator, etc...	No issues.						
Electrical – inside and outside in snack area	Circuits have tripped when food warmers, etc... are setup for various events – swim meets, etc...						
Storage cabinets	Adequate.						
Carpentry							
Painting							
Snack area fence	Kids like to climb over the fence versus going through the gate. There is some minor issues where the fence ends next to the main pool fence, possibly from some of this climbs.		Suzanne Wheeler	Should we consider some type of signage to prevent this type of behavior?			