
City Council Regular Meeting

DEPARTMENT: Parks and Recreation
FROM: Jen Basham, Director of Parks and Recreation
MEETING: April 7, 2025

SUBJECT:

Receive a report, hold a discussion and provide staff direction regarding the indoor pool stair and slide structure. (*Staff Contact: Jen Basham, Director of Parks and Recreation*)

SUMMARY:

Background:

The indoor pool slide and stair tower have experienced progressive deterioration due to exposure to chlorinated water and structural design issues. In April 2019 and November 2020, the stair structure underwent repainting and minor repairs totaling over \$88,000. However, during the 2024 annual inspection by TMLRIP, significant corrosion was observed, prompting immediate closure of the slide and a recommendation for further structural evaluation.

A licensed structural engineer from Freese and Nichols was engaged to conduct a thorough inspection. The findings concluded that while the structure does not currently pose an immediate safety risk, visible corrosion, particularly at joints and fasteners, will continue to worsen without intervention.

Inspection Findings and Engineering Recommendations

- Corrosion is concentrated at connection points and areas exposed to cascading water.
- Galvanized and non-galvanized pipe supports are severely deteriorated.
- Structural integrity remains intact; however, the engineer recommends recoating or replacing the staircase, replacing bolts, and correcting drainage at the upper landing.
- Design—not maintenance—was identified as the root cause of corrosion.

In parallel, staff coordinated with the original slide manufacturer, Splashtacular, who reviewed both photos and later conducted an in-person inspection. While Splashtacular currently recommends refurbishing the structure, they have advised that if the City chooses to move forward with replacing the stair structure, the slide should be replaced at the same time, as it must be deconstructed to facilitate stair replacement. Performing both replacements concurrently would avoid duplicated labor, reduce future disruptions, and result in cost efficiencies.

Maintenance Enhancements

To support long-term structural health, staff has worked with Splashtacular to enhance maintenance protocols, including the development of formal Standard Operating Procedures and potential implementation of a third-party maintenance agreement. The proposed agreement includes annual inspection, cleaning, recaulking, and minor surface repairs for \$12,155, with additional services billed as needed.

The BRiCk is also being onboarded into the City's Cartegraph work order system to track all facility maintenance and repairs. This data will support long-term asset management and help inform future capital planning. Currently, the aquatics division utilizes digiquatics to record daily maintenance items such as the management of pool chemicals. This software will continue to be utilized in conjunction with cartegraph moving forward.

Park Board Review

On February 13, 2025, the item was tabled by the Park Board for additional information. It was brought back on March 20, 2025, where the Park Board recommended:

Replacing the stair structure

Refurbishing or replacing the slide structure

Exploring a maintenance contract to ensure the longevity of the structure

Staff supports a one-year maintenance contract with Splashtacular to ensure best practices are followed during the transition period. The need for continued service would be reevaluated following the first year.

Scopes

Refurbishment of Stairs	Splashtacular	SafeSlide
Rust remediation, inhibitor/primer of steel support structure as needed	X	X
Apply new paint to entire steel support structure	X	X
Remove all existing stair treads and landing/platform decking	X	
Retrofit/install all new stair treads and decking with our Smart Tread™ to include associated	X	
Angles, risers and hardware	X	
Includes lift equipment and freight	X	

Hot water/high pressure wash structure, (5,000 PSI) per AMPP SSPC-SP1		X
Abrasive spot blast structure free of any previous coatings per AMPP SSPC-SP6 o If there are areas with previous coatings, this will provide a more aggressive profile to assure better adhesion		X
Reasonable measures will be taken to capture/contain the majority of debris associated with abrasive blasting (i.e. blast tarps, ground tarps)		X

Refurbishment of Slide	Splashtacular	SafeSlide
Rust remediation, inhibitor/primer of steel support structure as needed	X	X
Apply new paint to entire steel support structure	X	X
Remove all existing stair treads and landing/platform decking	X	
Retrofit/install all new stair treads and decking with our Smart Tread™ to include associated	X	
Angles, risers and hardware	X	
Includes lift equipment and freight	X	
Hot water/high pressure wash structure, (5,000 PSI) per AMPP SSPC-SP1		X
Abrasive spot blast structure free of any previous coatings per AMPP SSPC-SP6 o If there are areas with previous coatings, this will provide a more aggressive profile to assure better adhesion		X
Reasonable measures will be taken to capture/contain the majority of debris associated with abrasive blasting (i.e. blast tarps, ground tarps)		X

Replacement of Stairs and Slide	Splashtacular	SafeSlide
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Demo entire steel support tower and fiberglass slide to include haul off	X	X
Install new steel support tower of same design, height, and ride path on existing foundations design/engineered by Splashtacular	X	X
Install new fiberglass slide of same design, height, length, and ride path on existing foundations design/engineered by Splashtacular	X	X
Includes lift equipment and freight	X	X

*In all scopes, new Smart Tread design will resolve the drainage issue raised by the structural engineer

Funding

Funding for this project was identified through the reconciliation of existing projects. This process reallocates unused funds to address current needs, helping to avoid additional debt while maximizing the use of available resources.

Staff has identified \$1,022,917.61 in project savings. Of this amount, \$558,848 has been allocated to the BRiCk renovation project, as previously presented with the Guaranteed Maximum Price (GMP) package award.

The Bailey Lake and Chisenhall Parking Lot Expansion Bond was issued on August 21, 2023, which can be utilized for this project.

If the decision is to refurbish rather than replace, alternate funding must be identified, as refurbishment is not considered a capital expense and must be funded with available cash. In that case, the project would be included in the year-end budget adjustments.

Procurement Considerations

Splashtacular qualifies as a sole-source provider for full replacement, as their proprietary components can be retrofitted to the existing engineered foundation. They are not currently part of any cooperative purchasing agreements.

Refurbishment does not qualify for sole-source designation and would require a formal competitive bidding process. All third-party vendor quotes included Splashtacular components, resulting in higher total costs due to product markups and installation charges.

Budget and Funding

Full Replacement (2025):

Total Estimated Cost: \$416,160

Includes full replacement of both the stair tower and slide, financed over 18 years

Annual Debt Service: \$23,120

Lifespan: 25 years

Projected ROI: 104%, based on \$34,000 in annual revenue from pool party room rentals

Refurbishment (2025) + Replacement (2035):
Refurbishment Now (Cash-Funded): \$159,595
Future Replacement in 2035 (Debt-Funded): \$396,455
Total Estimated Cost Including Debt Service: \$603,675

Cost Comparison:
Full Replacement in 2025: \$416,160
Refurbishment in 2025 + Replacement in 2035: \$603,675
Difference: \$187,515 more over the next 25 years

On-going maintenance and small refurbishments will be required for both a new and refurbished structure and were not considered a factor when completing the financial analysis.

RECOMMENDATION:

Staff recommends to proceed with contracting for the full replacement, utilizing available reconciled project funds

PRIOR ACTION/INPUT (Council, Boards, Citizens):

Park Board tabled this item February 13, 2025

Park Board reviewed this item on March 20, 2025, and recommended replacement of the stairs and replacement or refurbishment of the slide. The board discussed the desire to enter into a maintenance contract with Splashtacular.

REFERENCE:

FISCAL IMPACT:

N/A

STAFF CONTACT:

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