
Park Board

DEPARTMENT: Parks and Recreation
FROM: Allison Smith, Deputy Director of Recreation
MEETING: March 20, 2025

SUBJECT:

Remove from the table; receive a report and provide possible recommendations for a project to replace or repair the stair structure and slide at the Indoor Pool. (*Staff Contact: Allison Smith, Deputy Director of Recreation*)

SUMMARY:

Background:

- In April 2019, the entire stair structure was sand-blasted and repainted (\$80,535).
- In November 2020, additional repairs were completed (\$8,000).
- On June 11, 2024 TMLRIP completed their annual inspection.
- The inspector stated that the stair tower needed an additional evaluation on the stairs, safety railing, supports, hardware, fasteners, and all steel components. The slide was closed immediately. The inspector requested that a structural engineer inspect the slide for integrity in the closing notes of their inspection. As of January 2025, a structural engineer is required to inspect the slide and stairs every five years or at the manufacturers recommended interval.
- Between the initial inspection and presentation to the board staff worked with the inspector and a third part inspector to determine remediation requirements. Once determined staff began gathering quotes for both refurbishment and replacement to make the most fiscally responsible decision.
- This item was presented to the Park Board on February 13, 2025. After discussion, the Park Board tabled the item with a request for additional information and for the item to be brought back for further review at the Park Board meeting on March 20, 2025.

Background (February 13 – March 12):

- Staff contacted the manufacturer to obtain their recommendations. The manufacturer has provided a recommendation based on submitted photos. Scheduling an on-site visit from the manufacturer will cost \$2,500. Staff is currently working to set the manufacturer up as a vendor and arrange for the on-site assessment.

- Staff also reached out to all original vendors to obtain additional quotes for the following:
 - Refurbishment of the staircase, including the removal of treads to address additional rust.
 - Refurbishment of the slide.
 - Replacement of the slide.
- Staff reviewed the most recent inspection report to identify process improvements and make necessary adjustments. Some items have been completed, while others are still in progress.
- Staff collaborated with the capital engineering department to source a structural engineer to inspect the existing structure and provide recommendations.

Structural Engineer Initial Draft Report (Freese and Nichols):

Observations:

- The most visually obvious rust staining originated at the top of the rises at the contact point with the tread pans. While highly visible, the corrosion was not a significant structural concern.
- In general, the bolts appeared to be very corroded and a close second in terms of visual impact.
- Some localized heavy corrosion and scaling was observed on the face of a few risers.
- **Most of the corrosion on the staircase appeared to be due to pool water cascading down the structure from the upper platform.**
 - Evidence for this conclusion area as follows:
 - Surface mineral deposits not observed on other structures.
 - The general lack of corrosion below the landings in areas protected from cascading water.
 - The general lack of similar corrosion for other steel structures in the vicinity which were exposed to the same atmosphere but no direct water exposure.
 - The galvanized and non-galvanized pipe supports below the upper landing were heavily corroded.

**This supports staff's initial findings that the stairs degradation is due to design and not to maintenance protocols historically utilized.*

Conclusion:

- None of the observed corrosion appeared to present an immediate concern for structural integrity or safety. The structure is in need of maintenance and a new coating.

Recommendations:

- Either recoat or replace the staircase.
- If possible, all of the circulated water at the upper landing should be made to enter a drain.

**This is a new recommendation that staff will be pursuing regardless of decision to repair or replace.*

- In general, bolts should be replaced before the face of the bolts begins to scale off.

- Consider replacement with a more corrosion resistant material. Bolt head markings were not visible during my site visit but should be verified by removing the coating. If the bolts are not high-strength, consider replacement with Type 316 stainless steel. If high-strength bolts were used, the bolts should be replaced in kind but should be hot-dip galvanized.
- The bolts at the upper landing guardrail appeared to have significant exposure and significant corrosion inside the post. While the guardrails did not have signs of incipient bolt failure, we recommend bolt removal for inspection and replacement as appropriate.
- When recoating, the treads should be removed to improve the surface preparation and coating between the treads and risers.
- Replace the heavily corroded galvanized pipe supports below the upper landing.
- Replace the bolts between the risers and the central column with welds.
- Insert a neoprene or plastic strip between the risers and tread pans to reduce coating damage due to foot traffic.

Maintenance:

Daily:

- Inspect before & after pumps are turned on (address deficiencies immediately)
- Rinse with fresh water

Monthly:

- NEW: Utilize preventative rust chemical (currently researching this option)

Bi-Monthly:

- Check joints - Re-caulk and wax if needed

Annually:

- Water Slide Connector/Fastener Inspection and Replacement

Enhanced Maintenance Procedures:

- As staff reviewed maintenance standards through this process, they developed Standard Operating Procedures (SOPs) in collaboration with the slide and stair manufacturer, Splashtacular.
- Staff has also engaged with the manufacturer to discuss enhancing current maintenance practices through a third-party maintenance agreement. This agreement offers an annual service that includes one inspection, cleaning, and up to six chip or gauge repairs, as well as recaulking and typical maintenance, for **\$12,155**. Any identified deficiencies beyond routine maintenance, such as rust remediation, bolt replacement, tread repair, or leak repairs, would be quoted at an additional cost.
- Additionally, staff has been working to onboard the BRiCk facility into the current work order system, Cartegraph. This system, already utilized by Public Works and Parks, will track maintenance and repairs for all major systems within the BRiCk. Implementing Cartegraph will improve reporting capabilities and provide valuable historical data to inform repair or replacement decisions.
- *Daily maintenance is currently tracked, and will continue to be tracked, through the aquatic system Digiquatics.
- In 2024, staff was directed to replace the dehumidification system within the natatorium. Staff also proposed enhancing this system with an

evacuator system designed to remove chemicals at the ground level. Staff believes this enhancement will improve the indoor environment and extend the longevity of facility components.

- Also in 2024, HR introduced a new position dedicated to managing risk management across the organization. Moving forward, this position will receive all inspection reports throughout the City and report any identified weaknesses or deficiencies to City Management.

Findings:

- Cost to replace the slide stair tower
 - Amusement Restoration Companies: \$218,672.50
 - **ARC has withdrawn their quotes**
 - Safe Slide Restoration: \$223,444
 - 1 – year warranty on paint for adhesion – Steel
 - 5-year warranty on structural fiberglass repair not to delaminate
 - 5 – year warranty on gel coat and paint (available with yearly protection plan)
 - Landmark Aquatic: \$291,078.57
 - Cost to restore the slide stair tower and the added longevity
 - Amusement Restoration Companies: \$72,000
 - **ARC is no longer interested in this project.**
 - Safe Slide Restoration: \$98,670
 - Cost replace the big slide
 - Amusement Restoration Companies: \$199,350
 - **ARC has withdrawn their quotes**
 - Splashtacular (Manufacturer) Cost to replace the stair tower and the big slide
 - **Splashtacular: between \$275,00-\$295,000**
 - Splashtacular (Manufacturer) Cost to restore the stair tower and the big slide
 - **Splashtacular: \$159,595**

Budget:

This item will be funded using project savings. The debt has already been approved and issued. Bond Council has been consulted and determined this to be an appropriate use of funds.

At the February 13, Park Board meeting, the board asked if issued debt could be returned to pay off existing debt. Bond Council advised that if the debt was sold, it would pay down existing debt that was issued at a lower interest rate and new debt would have to be issued at a higher rate for current projects.

Current available funding from project savings across all park projects:
\$1,022,917.61

Project savings currently allocated to the BRiCk remodel project: \$558,848

- Bailey Lake and Chisenhall Parking Lot Expansions-\$396,616
- Park Annex, Oak Valley Park, Bailey Lake Dredging, Oak Valley South Connector Trail- \$162,231

Breakdown of \$558,848

- Slide-\$218,673 (will change with recommendation)
- Replacement of doors and frames in aquatic area-\$81,627
- Parking lot striping-\$6,904
- Partition and benches in family changing rooms-\$8,727
- GTS Technology in meeting rooms-\$7,149
- Facility signage-\$10,000
- Remaining funds currently available-\$16,292

**Total cost for project is still being determined by recommendation from board and council*

RECOMMENDATION:

Staff recommends removing the item from being tabled at the February 13 Park Board meeting.

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

This item was presented to the Park Board on February 13, 2025. After discussion, the Park Board tabled the item with a request for additional information and for the item to be brought back for further review at the Park Board meeting on March 20, 2025.

REFERENCE:

N/A

FISCAL IMPACT:

Proposed Expenditure:

Account Number(s): PK2404. 30. 4505003-70020

Fund: 4B

Account Description: 4B Bond Construction

STAFF CONTACT:

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