

Forest Park Indoor Pool Renovations

I. Community Commodity

- The Forest Park Indoor pool services over 200 residential/non-residential members who utilize the warm waters for its therapeutic and instructional benefits. Over 100 kids have successfully learned to swim through our camps and swim instruction programs – and those numbers will continue to grow. The Forest Park Indoor pool is a commodity used by the families in the community and surrounding areas.

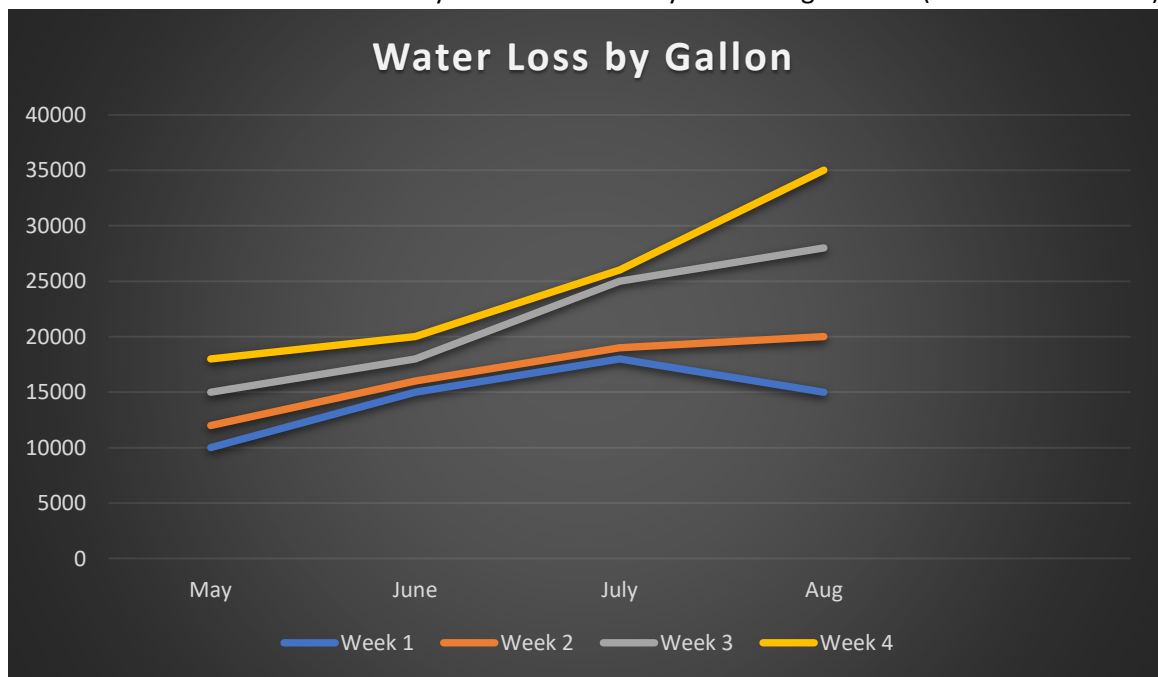
II. Initial Pool Analysis

- Feb 2015 – City officials contract an Architect Engineer to perform an evaluation on the Indoor Pool foundation and structure for renovations.
- March 2015 – Money allocated from the Splost account to hire Markey and Associates to perform an Alternative Evaluation and give 4 cost options for renovations.
- June 19, 2015 - Full Evaluation was completed by Markey and Assoc. which determined the concerns of the pool's structure, interior finishes, the pool deck, the building envelope, filter and pump systems and most specifically pool piping. It was identified that there was a very high potential of pipe failure. The evaluation cited that the piping that serves the skimmers, main drain and return inlet are in serious need of replacement.
 - Markey and Associates, Inc. recommended that the entire pool be replaced for the imminent potential of "pipe failure" under deck. (See Exhibit A) The 1st option, which was considered best practices for this industry, was to replace the entire pool due to how the pool was structured, sitting on a slope with part of the pool suspended in the air on concrete columns; once limited renovations were considered, more complete options were identified and estimated in the analysis.

III. Pool Construction/Renovations

- February 2019- City officials submit memo in reference to imminent need for indoor pool renovations and dehumidifying system.
- June 2019 – RFP for the indoor pool renovations begin. The scope of work changed 4 times while in the process of drafting the RFP. Although plumbing and piping, most specifically the “Return Inlet”, were some of the main concerns identified to be fixed, it was removed from being a necessary item to as needed on the final draft of the RFP. (SEE FINAL RFP)
- Aug 2019 – Bid awarded to United Pools.
- Jan 2020 – Leak in the pool identified as possibly coming from the return inlet pipe. The only original pipe that was not replaced during the renovations.

Water loss calculations week by week from May 2021-Aug 2021. (See Chart Below)



IV. Recommendation

- Sept 2021- Structural Assessment Inspection performed by Fleacto Engineering.
- Two options were quoted for pool renovations from United Pools based on the Structural Assessment.
 - Option A- Demo entire pool – Cost: \$319,102.00; This option comes with a 1-year warranty and ensures a sound structure and eliminates any possibilities of future leaks that would be covered under the warranty.
 - Option B- Focuses on one specific area of the pool deck only targeting where the leak is possibly located. Cost was quoted at \$56,250.00 and will not come with a warranty. This means that if another leak springs at another end of pool during the warranty period, the city will be absorbing another costly renovation.
- Here's what we know: The option for a new pool structure was highly recommended during the initial evaluation in 2015 by Markey and Assoc., due to the age of the pool and how it is structured. Renovations were done at the bare minimum during construction in 2019, which lead to an oversight because the pool is still leaking.
- Since January 2020, the pool has been losing on average 30,000 gallons of water, weekly (See Graph Metrics), and twice as many chemicals used to maintain pool chemistry due to water loss, daily.
- Based on the structure of the indoor pool, there is a possibility that other leaks may appear/reappear that may lead to more detrimental effects to its foundation, if the pool is not renovated based on recommendations for the best practices for this industry.