

# STAFF REPORT



**SUBJECT:** Splashville Repairs  
**DEPARTMENT:** Parks and Leisure Services  
**STAFF CONTACT:** Kelli Votypka

## RECOMMENDATION:

Staff recommends critical repair work to Splashville which includes: a proper plaster overlay to the zero depth entry, lap lanes and lazy river. New 2x2 tile installed between the water line and coping stone around the lazy river and lap lane.

Staff recommends the removal of old expansion joint compound and replace with new product up to 1,000 L.F with color to match as close to possible the surrounding concrete.

Staff recommends the cleaning, resurfacing and new paint to the spray pad.

Staff recommends new piping for the lazy river pump that assist with water moment and the UV housing unit to be cleaned due to build up from water hardening.

## BACKGROUND:

Splashville opened in the summer of 2009. The pool had to be closed down mid-season in 2009 due to cracks developing in the plaster causing small sink holes. Repairs were made over the next year and the pool was able to open for a regular season in 2010.

In the spring of 2018, a plaster coating was completed but not done properly by completely removing the old plaster down to the gunite. It was sprayed over the existing plaster. Tiles (2x2) were placed around the pool and lazy river between the water line and coping stone. This is completed at this level because you can't plaster above water line, as water is needed to keep the plaster in place. The lazy river plaster overlay wasn't completed until the fall.

During summer operations in 2018 tiles were beginning to fall off and crackers were beginning to form in the new plaster in the Zero depth entry and lap lane area. Water proof grout and mortar needs to be used to keep the tile in place, which an assumption can be made it wasn't used. The work performed on the plaster was not completed with all the appropriate steps to withstand the duration of use. The work was not under contract or a warranty, therefore these concerns were never fixed by the company who completed the plaster and tile work.

In 2019, staff worked diligently to get the company to come back out and repair their less than quality work. The company who completed the plaster asked for chemical logs to review the quality of the water. Once they received a copy of the logs, staff never heard back from them. Which demonstrates they had no desire to repair their work.

Over the past three years the plaster crackers were growing and a hole would develop if you stepped on the crack causing a dangerous and rough edge. The Zero depth entry is the worse as this is where a lot of walking takes place and pressure is applied to the cracks. There are multiple buckets full of tile that have fallen off from around the pool and lazy river due to improper tile installation. (See attached images)

Other areas of concern that need addressed are; the pump pipes that move the water in the lazy river are busted and the pump is not operational and in desperate need of replacement. The spray pad needs to be cleaned, resurfaced and sealed. The concrete decking expansion joints are cracking and sections missing. Most have not

been replaced since the pool opened in 2009. The UV bulb was replaced last season, but the housing unit for the bulb needs to be cleaned due to water hardening buildup.

The summer of 2021 a professional commercial aquatics builder visited Stephenville and provided an assessment of the quality of work. He shared with staff that no amount of poor chemical water quality would damage the existing plaster. Just plain poor workmanship and design has caused the City to be in the situation we are currently in today.

#### **FISCAL IMPACT SUMMARY:**

The fiscal impact is a budget amendment from General Funds in the amount of **\$255,770.38** to complete the proposed work on Splashville prior to opening season of 2022. The vendors who are able to perform the work proposed for Splashville are Buyboard vendors. School parties use Splashville in May and this project has now become time sensitive due to the project not being budgeted in the FY21/22 year due to the budget in its final stages of completion by the time quotes were provided by vendors. Also, a Councilmember asked for additional quotes on the decking and any other areas of concern that needs to be address. These few factors along with the pool being open in October for water aerobics, caused a delay in presentation to City Council Committee. If we are not able to get on the vendor's calendar before February, we run the risk of delay in opening Splashville for school parties and the 2022 season.

Replaster and Tile: \$225,116.41

Spraypad: \$18,204.00

Lazy river pump pipe: \$8,668.00

UV housing cleaning: \$3781.97

Total Project Cost: \$255,770.38

#### **ALTERNATIVES**

If we do not take action and repair Splashville, it will not be safe to open for the 2022 summer season. I do not believe closing Splashville to the community of Stephenville is the direction we are the City want to take. Unfortunately, we have inherited a problem that was not properly built by a commercial grade aquatics firm. Moving forward our goal is to continue with routine maintenance, upkeep and repairs to ensure a safe and quality Water Park for families and friends to enjoy during the summer months.