

## Williams Park Pool

4362 E. Osborne Avenue  
Tampa, FL 33610

YEAR BUILT: 1989

YEAR CLOSED: 2008

TIMES OF OPERATION: Closed

BUILDING AREA: 2,180 S.F.

POOL SIZE: 3,600 S.F.



**FACILITY AMENITIES:** Zero entry pool, children's slide located at shallow end of pool, on-site parking, bicycle rack.

**DO SWIMMING TEAMS USE THIS FACILITY:** The facility is currently closed.

**PROXIMITY TO PARKS OR PLAYGROUNDS IN THE AREA:** This facility is located within Williams Park which has a recreational building and hard courts.

**OTHER:** This facility is close to Clemmie Ross James Elementary School.

### SUMMARY:

The Williams Park Pool complex consists of a main pool with an aquatic feature / toy. Although it was constructed many years ago, it has regrettably fallen into a state of disrepair perhaps mainly, in our opinion, due to the inadequate filtration, chemical, and pool design and construction methods / systems. In addition, there are several appurtenances to this pool that appear to be in violation of the current rules and requirements of the Florida Building Code as well as the Florida Administrative Chapter 64E-9 (commonly known as the Department of Health Rules).

There are several bather safety concerns as well as major components of the pool deemed to be inoperative or are impractical to operate efficiently within the parameters of the established "green initiative" environmental concerns of today. It is our hope that these recommendations will serve as a guide to return this pool to many additional years of active, efficient use as a safe swimming environment offering the benefits of water education, physical exercise, and a gathering place for family activities.

This facility was built during the same time period as the Copeland facility but has similar architectural characteristics as Angus Goss, Interbay, and Danny Del Rio. It has very small administrative and support spaces. Plumbing fixture counts and ADA accessibility do not meet current standards. The facility is currently closed. Site drainage, pool shell, and pool deck issues will have to be corrected to realize continued operation. Additional improvements to the bath house building including exterior envelope and interior are also recommended.

## Site

- Minor repair to concrete sidewalks.
- The concrete area around the pool deck shows erosion, and it is undermined along most of the perimeter edge. Recommend adding fill, retaining walls, and regrading to provide a gentle slope. Provide new slab with thickened edge.

## Building

- Replace all damaged doors, frames and replace all hardware.
- Replace floor finish and repair damaged ceilings.
- Replace old or missing toilet accessories.
- Repair reception desk.
- Remodel toilet rooms for accessibility requirements. Replace toilet partitions.
- Update building to comply with current Florida Energy Efficiency Code and ASHRAE standards.
- Roofing shingles appear to be the original shingles installed in 1989. Recommend replacing shingles and underlayment.

## Pool & Deck

### DECKING & DECK-SIDE APPURTENANCES

- The safety equipment and signage must be improved / corrected to meet the current code requirements.
- The overhead illumination system shall be tested to ensure that the code required illumination levels are present prior to the pool being used in non-daytime hours. Light fixture replacement or supplement may be required.
- The decking or portions of the decking should be replaced to correct the cracking issues.

### POOL INTERIOR EQUIPMENT, FINISHES & FUNCTIONALITY

- In order to determine whether the existing pool structure is salvageable, several items will need to be checked and verified prior to moving forward with any of the recommendations stated below. First, the structural integrity of the pool will need to be checked to ensure it has not been compromised. Initially we recommend that the pool shell be visually inspected for cracking. The pool should also be filled with water to confirm whether the structure is still water tight. This may have already been accomplished during the last swim season when the pool was open as Parks & Recreation employees may have made some minor adjustments to the zero-entry to enable the pool perimeter gutter's operation. Following the inspection of the pool structure, all piping will need to be pressure tested to ensure no leaks are present. Once all the above tests have been performed and it is determined that the structure and piping system have not been compromised, the pool will need to be re-leveled.
- A new interior finish is recommended to replace all painted surfaces. New tiles will be required at major locations for code compliance.
- New wall and gutter tiles are recommended.
- The present pool vacuuming system is not VGB compliant and presents a potential underwater entrapment hazard to bathers. The existing vacuum system should be plugged and abandoned. A portable vacuum system should be provided with appropriately spaced electrical outlets.
- All inlets, gutters, static, and miscellaneous fittings should be replaced.
- Renovate, update and re-coat the water toy / feature.

### POOL CHEMICAL & FILTRATION EQUIPMENT

- A new filtration system is recommended. Within the last 5 years, new innovations have made available more efficient filtration systems. Such a filtration system will tremendously minimize operator-labor, save substantial amounts of water (critical to the overall operation of the pool), and provide many years of minimal maintenance operation.
- Chemical-addition innovations also allow for much more advanced chemical systems to be installed. Systems that we highly recommend for this project include:
  1. Salt-Chlorine generators (actually manufactures chlorine on-site)
  2. Ultra-Violet Sanitizers (all known living microbes are eradicated when exposed to the prescribed UV)
- A separate chemical room and chemical controller should be installed to automate all chemical-addition functions, monitor

liquid levels in chemical containers, record the chemical parameters within the pool (for liability avoidance), monitor flow functions, monitor pressure and vacuum sensing systems, and notify the operator if an “out-of-limits” reading or sensing occurs.

- The chlorine storage issue should be re-addressed in the existing crowded equipment room.
- If the owner desires the pool water to be heated, a Lochinvar high efficiency pool heater is recommended.
- If a pool heater is installed, the purchase of a pool cover and reel is highly recommended to help aid in maintaining the heated water temperatures.



## Site

### ACCESSIBILITY:

1. Parking –Three (size of spaces and signs meet accessibility standards).
2. Curb Ramps – Pavement flush with sidewalk.
3. Sidewalks – Detectable warning surfaces should be provided where sidewalks are flush with pavement.
4. Stairs / Ramps / Railings – Sidewalk to main entrance exceeds 1:20 slope and accessible railings have been provided.
5. Building Entrance – Doors are kept open during operating hours.
6. Water Coolers – None observed.

### POOL AREA:

1. Type of pools available – One lap pool – concrete with painted finish.
2. Special features – Frog slide in the shallow end for children.
3. Hardscape – Concrete pool deck (fair condition – minor cracking), textured finish requires repair. Erosion and undermining of slab edge.
4. Furniture & Equipment – None.
5. Seating / Bleachers – None.
6. Remote Buildings – The facility is part of a park complex with two other buildings.
7. Fencing – Six foot high metal picket fence and gates around the pool area (some damage on north elevation).
8. Lighting – Four light poles with three fixtures on each pole. Reports indicate that lighting levels are not adequate.

### GENERAL SITE:

1. Parking Capacity – 27 regular parking spaces
2. Sidewalks – Concrete sidewalks are generally in fair condition – some areas require replacement.
3. Signage – Facility sign is in good condition.
4. Landscaping – Plants and trees are in good condition. Grass is in fair to poor condition – some erosion was observed along concrete slabs.
5. Irrigation – None observed.
6. Drainage – Site drainage adjacent to the pool area appears to be adequate.
7. Paving and Striping – Asphalt pavement is in fair condition (various cracks and patching). Striping is in fair condition.
8. Fencing –Chainlink fencing at site is in fair condition.
9. Bollards – Round timber bollards are present throughout the park and pool facility.
10. Lighting – Site lighting appears to be adequate.
11. Other – Bicycle racks and benches are available and in good condition.

PROXIMITY TO PARKS OR PLAYGROUNDS IN THE AREA: This facility is part of a park complex with recreation building, restroom building, playcourt, playground and play fields.

OTHER: Clemmie Ross James Elementary School is one block away.

## Building Exterior

### ROOF:

1. Roofing Type – Hip roof – asphalt shingles on plywood on wood trusses (shingles in poor condition).
2. Flashing & Coping – Galvanized edge drip (fair condition). Gutters and downspouts at west elevation (good condition).
3. Penetrations – Plumbing vents. Exhaust fan on curb.
4. Overhangs & Soffits – Painted wood soffit with continuous metal vent (good condition).

### NORTH WALL:

1. Wall Materials – Split face concrete block (good condition).
2. Windows / Louvers – Continuous grillage for ventilation from top of masonry wall to soffit.
3. Doors and Frames – Hollow metal frames and doors (poor condition). Metal gates (fair condition).
4. Sealant – None observed.
5. Lighting – Surface mounted fixture located in soffit (fair condition).
6. Electrical – Electrical service and meter.
7. Plumbing – None
8. Signage – Safety signs (fair condition).
9. Other – Exposed round concrete columns (good condition).

### EAST WALL:

1. Wall Materials – Split face concrete block (good condition).
2. Windows / Louvers – Continuous grillage for ventilation from top of masonry wall to soffit.
3. Doors and Frames – Hollow metal frames and doors (poor condition).
4. Sealant – None observed.
5. Lighting – Surface mounted fixtures located in soffit (fair condition).
6. Electrical – Waterproof receptacle (good condition).
7. Plumbing – Hose bibbs and shower (fair condition).
8. Signage – Information signs (fair condition).
9. Other – Exposed round concrete columns (good condition).

### SOUTH WALL:

1. Wall Materials – Split face concrete block (good condition).
2. Windows / Louvers – Continuous grillage for ventilation from top of masonry wall to soffit.
3. Doors and Frames – None
4. Sealant – None
5. Lighting – Surface mounted fixture located in soffit (fair condition).
6. Electrical – None
7. Plumbing – None
8. Signage – None
9. Other – Exposed round concrete columns (good condition).

### WEST WALL:

1. Wall Materials – Split face concrete block (good condition).
2. Windows / Louvers – Continuous grillage for ventilation from top of masonry wall to soffit.
3. Doors and Frames – Hollow metal frame and wood doors (poor condition). Metal gate (fair condition).
4. Sealant – None observed.
5. Lighting – Surface mounted fixtures located in soffit (fair condition).
6. Electrical – None
7. Plumbing – None
8. Signage – None
9. Other - Exposed round concrete columns (good condition).

## Building Interior

### SPACE IDENTIFICATION:

Room Number and Name – 101 FIRST AID

Room Size – 120 S.F.

Description of Use – First aid and equipment.

### SPECIAL ELEMENTS AND MATERIALS CRITERIA:

- Floor – Concrete with textured coating (fair condition).
- Base – None
- North Wall – Painted concrete block (fair condition).
- East Wall – Painted concrete block (fair condition).
- South Wall – Painted concrete block (fair condition).
- West Wall – Painted concrete block (fair condition).
- Ceiling – Painted gypsum board (fair condition).
- Doors and Frames – Hollow metal frame and pair of wood doors at east wall (poor condition). Hollow metal frame and wood door on west wall (poor condition).
- Windows – None

### ENVIRONMENTAL CRITERIA:

- HVAC – None
- Natural Ventilation – Yes
- Fans – None
- Louvers – Grillage at top of exterior wall.

### LIGHTING CRITERIA:

- Fixture Type – 1x4 surface mounted fluorescent (fair condition).
- Skylights – None

### UTILITIES:

- Sinks – One stainless steel sink (fair condition).
- Lavatories – N/A
- Water Closets – N/A
- Urinals – N/A
- Showers – N/A
- Water Coolers or Drinking Fountains - None
- Custodial Floor Sink – N/A
- Floor Drain – Yes.
- Thermostat – None.
- Fire Alarm Pull Station – None

### FURNITURE AND EQUIPMENT:

- Lockers – None.
- Base and Wall Cabinets – Counter with plastic laminate and sink (poor condition). Wood cabinets (fair condition).
- Shelving – None
- Movable Furniture – First aid table
- Other – Tack board (fair condition). Framed mirror and soap dispenser (fair condition).

## Building Interior

### SPACE IDENTIFICATION:

Room Number and Name – 102 OFFICE

Room Size – 97 S.F.

Description of Use – Administrative office

### SPECIAL ELEMENTS AND MATERIALS CRITERIA:

- Floor – Concrete with textured coating (fair condition).
- Base – None
- North Wall – Painted concrete block (fair condition).
- East Wall – Painted concrete block (fair condition).
- South Wall – Painted concrete block (fair condition).
- West Wall – Painted concrete block (fair condition).
- Ceiling – Painted gypsum board (fair condition).
- Doors and Frames – None
- Windows – None

### ENVIRONMENTAL CRITERIA:

- HVAC – None
- Natural Ventilation – None
- Fans – None
- Louvers – None

### LIGHTING CRITERIA:

- Fixture Type – 1x4 surface mounted fluorescent (fair condition).
- Skylights – None

### UTILITIES:

- Sinks – N/A
- Lavatories – N/A
- Water Closets – N/A
- Urinals – N/A
- Showers – N/A
- Water Coolers or Drinking Fountains – None
- Custodial Floor Sink – N/A
- Floor Drain – None
- Thermostat – None
- Fire Alarm Pull Station – None

### FURNITURE AND EQUIPMENT:

- Lockers – None
- Base and Wall Cabinets – Painted wood reception desk (poor condition). Tall wood cabinet (fair condition).
- Shelving – None
- Movable Furniture – None

## Building Interior

### SPACE IDENTIFICATION:

Room Number and Name – 103 RECEPTION

Room Size – 194 S.F.

Description of Use – Public entrance and reception.

### SPECIAL ELEMENTS AND MATERIALS CRITERIA:

- Floor – Concrete with textured coating (fair condition).
- Base – None
- North Wall – Split-face concrete block (good condition).
- East Wall – Painted concrete block (fair condition).
- South Wall – Split-face concrete block (good condition).
- West Wall – Split-face concrete block (good condition).
- Ceiling – Painted gypsum board (fair condition).
- Doors and Frames – Hollow metal frame and pair of wood doors (poor condition).
- Windows – None

### ENVIRONMENTAL CRITERIA:

- HVAC – None
- Natural Ventilation – Yes
- Fans – None
- Louvers – Grillage at top of exterior wall.

### LIGHTING CRITERIA:

- Fixture Type – 1x4 surface mounted fluorescent (fair condition).
- Skylights – None

### UTILITIES:

- Sinks – N/A
- Lavatories – N/A
- Water Closets – N/A
- Urinals – N/A
- Showers – N/A
- Water Coolers or Drinking Fountains – None
- Custodial Floor Sink – N/A
- Floor Drain – None
- Thermostat – None
- Fire Alarm Pull Station – None

### FURNITURE AND EQUIPMENT:

- Lockers – None
- Base and Wall Cabinets – None
- Shelving – None
- Movable Furniture – None
- Other – Vending machine. Full size refrigerator (fair condition).

## Building Interior

### SPACE IDENTIFICATION:

Room Number and Name – 104 CORRIDOR

Room Size – 72 S.F.

Description of Use – Access to pool from women's dressing area.

### SPECIAL ELEMENTS AND MATERIALS CRITERIA:

- Floor – Concrete with textured coating (fair condition).
- Base – None
- North Wall – Painted concrete block (fair condition).
- East Wall – Painted concrete block (fair condition).
- South Wall – Painted concrete block (fair condition).
- West Wall – N/A
- Ceiling – Painted gypsum board (fair condition).
- Doors and Frames – Hollow metal frame and hollow metal door (poor condition).
- Windows – None

### ENVIRONMENTAL CRITERIA:

- HVAC – None
- Natural Ventilation – Yes
- Fans – None
- Louvers – Grillage at top of exterior wall.

### LIGHTING CRITERIA:

- Fixture Type – 1x4 surface mounted fluorescent (fair condition).
- Skylights – None

### UTILITIES:

- Sinks – N/A
- Lavatories – N/A
- Water Closets – N/A
- Urinals – N/A
- Showers – N/A
- Water Coolers or Drinking Fountains – None
- Custodial Floor Sink – N/A
- Floor Drain – Yes
- Thermostat – None
- Fire Alarm Pull Station – None

### FURNITURE AND EQUIPMENT:

- Lockers – None
- Base and Wall Cabinets – None
- Shelving – None
- Movable Furniture – None

## Building Interior

### SPACE IDENTIFICATION:

Room Number and Name – 105 CORRIDOR

Room Size – 72 S.F.

Description of Use – Access to pool from men's dressing area.

### SPECIAL ELEMENTS AND MATERIALS CRITERIA:

- Floor – Concrete with textured coating (fair condition).
- Base – None
- North Wall – Painted concrete block (fair condition).
- East Wall – Painted concrete block (fair condition).
- South Wall – Painted concrete block (fair condition).
- West Wall – N/A
- Ceiling – Painted gypsum board (fair condition).
- Doors and Frames – Hollow metal frame and hollow metal door (poor condition).
- Windows – None

### ENVIRONMENTAL CRITERIA:

- HVAC – None
- Natural Ventilation – Yes
- Fans – None
- Louvers – Grillage at top of exterior wall.

### LIGHTING CRITERIA:

- Fixture Type – 1x4 surface mounted fluorescent (fair condition).
- Skylights – None

### UTILITIES:

- Sinks – N/A
- Lavatories – N/A
- Water Closets – N/A
- Urinals – N/A
- Showers – N/A
- Water Coolers or Drinking Fountains – None
- Custodial Floor Sink – N/A
- Floor Drain – Yes
- Thermostat – None
- Fire Alarm Pull Station – None

### FURNITURE AND EQUIPMENT:

- Lockers – None
- Base and Wall Cabinets – None
- Shelving – None
- Movable Furniture – None

## Building Interior

### SPACE IDENTIFICATION:

Room Number and Name – 106 MEN'S TOILET

Room Size – 164 S.F.

Description of Use – Men's toilet

### SPECIAL ELEMENTS AND MATERIALS CRITERIA:

- Floor – Concrete with textured coating (fair condition).
- Base – None
- North Wall – Painted concrete block (fair condition).
- East Wall – Painted concrete block (fair condition).
- South Wall – Painted concrete block (fair condition).
- West Wall – Painted concrete block (fair condition).
- Ceiling – Painted gypsum board (fair condition).
- Doors and Frames – None
- Windows – None

### ENVIRONMENTAL CRITERIA:

- HVAC – None
- Natural Ventilation – Yes
- Fans – None
- Louvers – Grillage at top of exterior walls.

### LIGHTING CRITERIA:

- Fixture Type – 1x4 surface mounted fluorescent (fair condition).
- Skylights – None

### UTILITIES:

- Sinks – None
- Lavatories – Two (fair condition). Two framed mirrors (fair condition). One paper towel dispenser (poor condition). One soap dispenser (fair condition).
- Water Closets – Three (fair condition). Three toilet tissue dispensers (fair condition). One set of grab bars at one compartment (fair condition).
- Urinals – Two (fair condition).
- Showers – None
- Water Coolers or Drinking Fountains – None
- Custodial Floor Sink – N/A
- Floor Drain – Yes
- Thermostat – None
- Fire Alarm Pull Station – None

### FURNITURE AND EQUIPMENT:

- Lockers – None
- Base and Wall Cabinets – None
- Shelving – None
- Movable Furniture – None
- Other – Plastic laminate toilet compartments (fair condition).

REMARKS: One water closet, one urinal, and one lavatory are mounted at the height that meets accessibility standards. The stall with the grab bars does not meet current accessibility standards. Hose bibb provided below lavatory.  
No baby changing station provided.

## Building Interior

### SPACE IDENTIFICATION:

Room Number and Name – 107 WOMEN'S TOILET

Room Size – 140 S.F.

Description of Use – Women's toilet

### SPECIAL ELEMENTS AND MATERIALS CRITERIA:

- Floor – Concrete with textured coating (fair condition).
- Base – None
- North Wall – Painted concrete block (fair condition).
- East Wall – Painted concrete block (fair condition).
- South Wall – Painted concrete block (fair condition).
- West Wall – Painted concrete block (fair condition).
- Ceiling – Painted gypsum board (fair condition).
- Doors and Frames – None
- Windows – None

### ENVIRONMENTAL CRITERIA:

- HVAC – None
- Natural Ventilation – Yes
- Fans – None
- Louvers – Grillage at top of exterior walls.

### LIGHTING CRITERIA:

- Fixture Type – 1x4 surface mounted fluorescent (fair condition).
- Skylights – None

### UTILITIES:

- Sinks – None
- Lavatories – Two (fair condition). Two framed mirrors (fair condition). One paper towel dispenser (poor condition). One soap dispenser (poor condition).
- Water Closets – Three (fair condition). Three toilet tissue dispensers (fair condition). One set of grab bars at one compartment (fair condition).
- Urinals – N/A
- Showers – None
- Water Coolers or Drinking Fountains – N/A
- Custodial Floor Sink – N/A
- Floor Drain – Yes
- Thermostat – None
- Fire Alarm Pull Station – None

### FURNITURE AND EQUIPMENT:

- Lockers – None
- Base and Wall Cabinets – None
- Shelving – None
- Movable Furniture – None
- Other – Plastic laminate toilet compartments (fair condition).

**REMARKS:** One water closet and one lavatory are mounted at the height that meets accessibility standards. The compartment with the grab bars does not meet current accessibility standards. Hose bibb provided below lavatory. No baby changing station provided. Code requires five water closets, and only three are provided.

## Building Interior

### SPACE IDENTIFICATION:

Room Number and Name – 108 MEN'S DRESSING

Room Size – 191 S.F.

Description of Use – Dressing room

### SPECIAL ELEMENTS AND MATERIALS CRITERIA:

- Floor – Concrete with textured coating (fair condition).
- Base – None
- North Wall – Painted concrete block (fair condition).
- East Wall – Painted concrete block (fair condition).
- South Wall – Painted concrete block (fair condition).
- West Wall – Painted concrete block (fair condition).
- Ceiling – Painted gypsum board (fair condition).
- Doors and Frames – None
- Windows – None

### ENVIRONMENTAL CRITERIA:

- HVAC – None
- Natural Ventilation – Yes
- Fans – None
- Louvers – Grillage at top of exterior walls.

### LIGHTING CRITERIA:

- Fixture Type – 1x4 surface mounted fluorescent (fair condition).
- Skylights – None

### UTILITIES:

- Sinks – None
- Lavatories – None
- Water Closets – None
- Urinals – N/A
- Showers – None.
- Water Coolers or Drinking Fountains – N/A
- Custodial Floor Sink – N/A
- Floor Drain – Yes
- Thermostat – None
- Fire Alarm Pull Station – None

### FURNITURE AND EQUIPMENT:

- Lockers – None
- Base and Wall Cabinets – None
- Shelving – None
- Movable Furniture – None
- Other – Wood benches with metal pedestals (good to fair condition).

## Building Interior

### SPACE IDENTIFICATION:

Room Number and Name – 109 WOMEN'S DRESSING

Room Size – 171 S.F.

Description of Use – Dressing room

### SPECIAL ELEMENTS AND MATERIALS CRITERIA:

- Floor – Concrete with textured coating (fair condition).
- Base – None
- North Wall – Painted concrete block (fair condition).
- East Wall – Painted concrete block (fair condition).
- South Wall – Painted concrete block (fair condition).
- West Wall – Painted concrete block (fair condition).
- Ceiling – Painted gypsum board (fair condition).
- Doors and Frames – None
- Windows – None

### ENVIRONMENTAL CRITERIA:

- HVAC – None
- Natural Ventilation – Yes
- Fans – None
- Louvers – Grillage at top of exterior walls

### LIGHTING CRITERIA:

- Fixture Type – 1x4 surface mounted fluorescent (fair condition).
- Skylights – None

### UTILITIES:

- Sinks – None
- Lavatories – None
- Water Closets – None
- Urinals – N/A
- Showers – None
- Water Coolers or Drinking Fountains – N/A
- Custodial Floor Sink – N/A
- Floor Drain – Yes
- Thermostat – None
- Fire Alarm Pull Station – None

### FURNITURE AND EQUIPMENT:

- Lockers – None
- Base and Wall Cabinets – None
- Shelving – None
- Movable Furniture – None
- Other – Wood benches with metal pedestals (good to fair condition).

## Building Interior

### SPACE IDENTIFICATION:

Room Number and Name – 110 MEN'S SHOWER

Room Size – 67 S.F.

Description of Use – Shower

### SPECIAL ELEMENTS AND MATERIALS CRITERIA:

- Floor – Concrete with textured coating (fair condition).
- Base – None
- North Wall – Painted concrete block (fair condition).
- East Wall – Painted concrete block (fair condition).
- South Wall – Painted concrete block (fair condition).
- West Wall – Painted concrete block (fair condition).
- Ceiling – Painted gypsum board (fair condition).
- Doors and Frames – None
- Windows – None

### ENVIRONMENTAL CRITERIA:

- HVAC – None
- Natural Ventilation – None
- Fans – None
- Louvers – Grillage at top of exterior walls.

### LIGHTING CRITERIA:

- Fixture Type – 1x4 surface mounted fluorescent (fair condition).
- Skylights – None

### UTILITIES:

- Sinks – None
- Lavatories – None
- Water Closets – None
- Urinals – N/A
- Showers – Gang shower with three heads (good condition).
- Water Coolers or Drinking Fountains – N/A
- Custodial Floor Sink – N/A
- Floor Drain – Yes
- Thermostat – None
- Fire Alarm Pull Station – None

### FURNITURE AND EQUIPMENT:

- Lockers – None
- Base and Wall Cabinets – None
- Shelving – None
- Movable Furniture – None

REMARKS: The shower does not meet accessibility guidelines for shower spray unit and grab bars.

## Building Interior

### SPACE IDENTIFICATION:

Room Number and Name – 111 WOMEN'S SHOWER

Room Size – 67 S.F.

Description of Use – Shower

### SPECIAL ELEMENTS AND MATERIALS CRITERIA:

- Floor – Concrete with textured coating (fair condition).
- Base – None
- North Wall – Painted concrete block (fair condition).
- East Wall – Painted concrete block (fair condition).
- South Wall – Painted concrete block (fair condition).
- West Wall – Painted concrete block (fair condition).
- Ceiling – Painted gypsum board (fair condition).
- Doors and Frames – None
- Windows – None

### ENVIRONMENTAL CRITERIA:

- HVAC – None
- Natural Ventilation – None
- Fans – None
- Louvers – Grillage at top of exterior walls.

### LIGHTING CRITERIA:

- Fixture Type – 1x4 surface mounted fluorescent (fair condition).
- Skylights – None

### UTILITIES:

- Sinks – None
- Lavatories – None
- Water Closets – None
- Urinals – N/A
- Showers – Gang shower with three heads (good condition).
- Water Coolers or Drinking Fountains – N/A
- Custodial Floor Sink – N/A
- Floor Drain – Yes
- Thermostat – None
- Fire Alarm Pull Station – None

### FURNITURE AND EQUIPMENT:

- Lockers – None
- Base and Wall Cabinets – None
- Shelving – None
- Movable Furniture – None

REMARKS: The shower does not meet accessibility guidelines for shower spray unit and grab bars.

## Building Interior

### SPACE IDENTIFICATION:

Room Number and Name – 112 POOL EQUIPMENT / ELECTRICAL

Room Size – 366 S.F.

Description of Use – Filters, pumps, and electrical panels.

### SPECIAL ELEMENTS AND MATERIALS CRITERIA:

- Floor – Concrete (fair condition).
- Base – None
- North Wall – Painted concrete block (fair condition).
- East Wall – Painted concrete block (fair condition).
- South Wall – Painted concrete block (fair condition).
- West Wall – Painted concrete block (fair condition).
- Ceiling – Painted gypsum board (fair condition).
- Doors and Frames – Hollow metal frame and hollow metal door with louver at north wall and hollow metal frame and hollow metal door at east wall (poor condition).
- Windows – None

### ENVIRONMENTAL CRITERIA:

- HVAC – None
- Natural Ventilation – Yes
- Fans – Fan on roof.
- Louvers – Grillage at top of exterior wall.

### LIGHTING CRITERIA:

- Fixture Type – 1x4 surface mounted fluorescent (fair condition).
- Skylights – None

### UTILITIES:

- Sinks – N/A
- Lavatories – N/A
- Water Closets – N/A
- Urinals – N/A
- Showers – N/A
- Water Coolers or Drinking Fountains - None
- Custodial Floor Sink – N/A
- Floor Drain – None
- Thermostat – None
- Fire Alarm Pull Station – None

### FURNITURE AND EQUIPMENT:

- Lockers – None
- Base and Wall Cabinets – None
- Shelving – None
- Movable Furniture – None
- Other – Filters, pumps, and electrical panels.

## Building Interior

### SPACE IDENTIFICATION:

Room Number and Name – 113 STORAGE

Room Size – 69 S.F.

Description of Use – General storage

### SPECIAL ELEMENTS AND MATERIALS CRITERIA:

- Floor – Concrete (fair condition).
- Base – None
- North Wall – Painted concrete block (fair condition).
- East Wall – Painted concrete block (fair condition).
- South Wall – Painted concrete block (fair condition).
- West Wall – Painted concrete block (fair condition).
- Ceiling – Painted gypsum board (fair condition).
- Doors and Frames – Hollow metal frame and hollow metal door (poor condition).
- Windows – None

### ENVIRONMENTAL CRITERIA:

- HVAC – None
- Natural Ventilation – Yes
- Fans – None
- Louvers – Grillage at top of exterior wall.

### LIGHTING CRITERIA:

- Fixture Type – 1x4 surface mounted fluorescent (fair condition).
- Skylights – None

### UTILITIES:

- Sinks – N/A
- Lavatories – N/A
- Water Closets – N/A
- Urinals – N/A
- Showers – N/A
- Water Coolers or Drinking Fountains – None
- Custodial Floor Sink – N/A
- Floor Drain – None
- Thermostat – None
- Fire Alarm Pull Station – None

### FURNITURE AND EQUIPMENT:

- Lockers – None
- Base and Wall Cabinets – None
- Shelving – Plywood shelving (fair condition).
- Movable Furniture – None

## Building Interior

### SPACE IDENTIFICATION:

Room Number and Name – 114 CHEMICAL STORAGE

Room Size – 29 S.F.

Description of Use – Chlorine storage tank

### SPECIAL ELEMENTS AND MATERIALS CRITERIA:

- Floor – Concrete (fair condition).
- Base – None
- North Wall – Painted concrete block (fair condition).
- East Wall – Painted concrete block (fair condition).
- South Wall – Painted concrete block (fair condition).
- West Wall – Painted concrete block (fair condition).
- Ceiling – Painted gypsum board (poor condition).
- Doors and Frames – Hollow metal frame and hollow metal door with louver (poor condition).
- Windows – Hollow metal vision panel located on south wall (poor condition).

### ENVIRONMENTAL CRITERIA:

- HVAC – None
- Natural Ventilation – Yes
- Fans – None
- Louvers – Grillage at top of exterior wall.

### LIGHTING CRITERIA:

- Fixture Type – Surface mounted incandescent (fair condition).
- Skylights – None

### UTILITIES:

- Sinks – N/A
- Lavatories – N/A
- Water Closets – N/A
- Urinals – N/A
- Showers – N/A
- Water Coolers or Drinking Fountains – None
- Custodial Floor Sink – N/A
- Floor Drain – Yes
- Thermostat – None
- Fire Alarm Pull Station – None

### FURNITURE AND EQUIPMENT:

- Lockers – None
- Base and Wall Cabinets – None
- Shelving – None
- Movable Furniture – None
- Other – Chemical storage tank.

Pool & Deck

The items that we recorded included:

Item #	Subject Area	Description of Deficiencies
A	Rules Signage	The lettering on the pool rules sign was not observed to be 1” in height. The required 4” lettering stating “No Diving” was not posted on the rules sign. The bathing load for the pool was not observed. Hours of operation were not posted.
B	Tile Signage	All depth markers observed outside of the pool have been spray painted on to the concrete pool coping. All depth markings on the interior of the pool were observed to be spray painted on the back of gutter. Some of the painted signage on the interior of the pool is beginning to wear off. “No Diving” markings were observed to be painted on the top of coping as well.
C	Deck Condition	This pool has a concrete deck. The majority of the deck has cracks running from one cut/control joint to the next. An isolation joint was observed between the pool beam & deck. The pool deck was observed to be sloping away from the pool.
D	Pool Condition	The entire interior of the pool is concrete and has been painted a light blue color. The original construction of the pool did not provide a step entry. This pool has a zero-entry. It was brought to ADE’s attention that there has been a report of this pool shell floating out of the ground sometime in the past. ADE was unable to observe this due to the pool being empty and not being able to view the water elevation differences at the gutters. The parks and recreation department has stated that there is a 1.25” elevation variance at the perimeter gutters. This exceeds the maximum allowance required by the Department of Health. It appears that some measures have been taken to temporarily fix this by increasing the elevation of the zero-entry gutter. This has created what ADE would consider a potential un-safe trip hazard at the zero-entry and may be in violation of the building code.
E	Sanitary Facilities	No diaper changing tables were observed in either restroom.
F	Pool Components	<u>Main Drains</u> - 2 – 18”x18” stainless steel VGB compliant <u>Gutter Fittings</u> – 26 total <u>Floor Inlets</u> – 36 total <u>Vacuum Fittings</u> – 3 direct suction point within pool <u>Underwater Lights</u> – None <u>Cross braced Ladders</u> – 1 total <u>Pool Cover</u> – None

		<u>Pool Cover</u> – None
G	Electrical	The required GFI was observed on the pool deck. 4 light poles for a total of 12 lights were observed surrounding the pool. This pool is not approved for night use.
I	Equipment Room	<u>Recirculation Pump</u> – A.O. Smith Century, 10 H.P., 1750 RPM, 230V <u>Vacuum Pump</u> – Sta-Rite, 1.5 H.P., 3450 RPM, 230V <u>Vacuum D.E. Filter</u> – 15 Grids <u>Flow Meter</u> – Blue White - 6-in. <u>Heater</u> – None <u>Chemical Feeders</u> – Stenner, 1 – 45M5 for Chlorine, 1 – 85M5 for Acid. Chemical levels in crocks currently sit at a higher elevation than the feeders. <u>Chemical Controller</u> – No Chemical Controller. Feeders are on timers. <u>Chemical Storage Tanks</u> – 1 Chlorine Storage Tanks, 1 Acid Storage Tank. The acid tank previously shared the same room as the other filtration equipment. Minor corrosion was observed throughout the room.
J	Other Info	<u>Pool Volume</u> – 121,500 Gallons, <u>Filter Flow Rate</u> – 675 GPM

SCOPE OF WORK	POOL RENOVATION
<u>Site Improvements</u> : Repair/replace fencing, detectable warning surface, sod replacement, irrigation repair, landscape replacement, erosion repair, retaining wall repair, earthwork, replacement and improvements to pool deck lighting (Site work is limited to area adjacent to pool deck only and does not include other work that may be required for the entire park complex.)	\$155,391
<u>Main Building Exterior Envelope Repairs</u> : Replace shingle roofing, replace exterior doors, frames, hardware	\$62,156
<u>Main Building Interior</u> : Replace one door, renovate public spaces, remodel dressing and toilet rooms for ADA compliance, casework replacement, provide mechanical ventilation (no air conditioning), new plumbing fixtures and plumbing rough-in as required, electrical upgrades	\$186,469
<u>Deck and Deck side</u> : Replace signage, install permanent depth markings, purchase additional safety equipment, demolish and replace concrete decking	\$145,031
<u>Pool Interior Finishes and Restoration</u> : Install new painted finish, replace vacuum system, replace inlet and gutter fittings, pipe pressure testing, leveling and reconstruction of the concrete gutters, provide horizontal non-slip tile and vertical glazed tile	\$238,267
<u>Pool Filtration and Chemical Equipment</u> : Filter, salt/chlorine generator, UV generator, chemical controller (Estimate does not include heating equipment.)	\$420,591
<b>Total Probable Project Cost</b>	<b>\$1,207,905</b>

*Project cost estimate includes overall project costs through design and construction services with all associated soft costs.*