

Memorandum

To: Mike Geisel, City Administrator
From: Tom McCarthy
Director of Parks, Recreation and Arts
Date: June 29, 2022
Re: Chesterfield Family Aquatic Center Update



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After 24 years of pool operations the pool continues to age and we are finding more and more issues with opening and closing of the facility each year. In earlier years, we worked with Westport Pools for repairs. For the past several years we have been relying on Capri Pools for necessary repairs, substantial repairs should be expected with a facility that is as old as ours. Staff has done a very good job maintaining what we have, improving the mechanics and updating many of the pool elements. We continue a heavy focus on preventive maintenance and the unexpected issues that come with an aging pool. We are regularly replacing pumps, valves, flanges, repairing gutters and cracks in the walls, correcting leaks due to floor and wall voids, addressing slide issues, repairing and replacing play feature elements, and working on the chemical feed systems, chlorine tanks and filtration systems. These repairs routinely require sawing through the deck, floor, or walls to access defective components. We continue to have more issues as the pool approaches the end of its life cycle.

This past year, 2021, we identified several large issues while closing the pool. We were able to trace some major structural failures in the return pipes from the Lazy River to the filtration room. We also uncovered several substantial leaks and cracks in the gutters along the Lazy River, numerous cracks in the walls of the Lazy River and extensive voids underneath the Leisure Pool floor. All of these items necessitated repair prior to opening for the 2022 season. The lazy River was sandblasted, painted and the gutters repaired and sealed. As a result of these repairs, I believe the lazy River is sound for the next several years. However, additional issues will certainly arise. We are still experiencing significant water loss somewhere within the Lazy River. I have attached a list of items that we have worked on in-house and with Capri Pool to get the pool up and running this year. We used budgeted ARPA funds to repaint the Leisure Pool as was scheduled. With the extensive repairs to the facility, the opening of the pool for the 2022 season looked relatively good for the everyday user. Our biggest challenge continues to be hiring enough lifeguards to keep the entire pool open this season. Aquatic codes dictate the number and location of lifeguards necessary to keep individual sections of the facility operational. Frequently, we must close portions of the pool due to a lack of available lifeguards.

At this point in time, which it is still relatively early in the season, I think we should be good for the 2022 season. W routine repairs in 2023, we expect to have a better 2023 season as we get further away from the years of Covid. However, the long-term disposition of the facility requires pre-planning and critical decisions. We must start discussing the future of the pool and planning for what comes next.

I recommend that we consider requesting a Municipal Planning Grant application in early 2023, to give us the opportunity to seek input and determine how the Chesterfield Community envisions us moving forward. This would also give us a better understanding on pool trends, residents' needs/wishes, and construction cost so we can actually develop a plan of action. This would also set us up nicely for a Municipal Grant in the future for the pool.

Item 2022 Pool Season 6.29.2022	Cost
Pool Repair Labor PO# 2021-98	\$4,606.64
Replaced Pump Gaskets	\$312.50
Repaired leak at propulsion pump 1	\$3,550.00
Repaired deck and coping	\$4,426.50
Repairs to walls, sumps /gutters	\$2,104.36
Pool repair material	\$1,850.50
Filter Manhole gaskets	\$750.00
8" flange gasket, 12" butterfly valve	\$1,899.50
Skimmer Lid & Basket	\$313.75
Strainer replacement	\$311.25
Pool Repair material	\$3,000.00
Pool Repair Material	\$625.00
Labor to repair leak at propulsion pump #2 wall suction	\$4,550.00
Pipe and fittings to repair leak at propulsion pump #2	\$825.00
Strainer lid & O rings	\$1,446.00
Eyeball Inlet Kit	\$36.62
Pool Light Fixture Repair	\$1,046.01
Tnemec Pool Paint for Lazy River/Splash pool PO#047	\$15,547.30
Lazy River /splash pool -brush and blast	\$4,986.00
Lazy River/splash pool - clean	\$4,986.00
Lazy River Sandblast Gutters, seal with Tnemec sealer	\$4,931.00
Leisure Pool brush, sandblast, seal cracks fill voids	\$4,580.00
Zero Depth entry clean and wash	\$4,580.00
Lazy River/splash pool patching	\$3,314.00
paint - PO 2022-048	\$3,588.20
Zero Entry patching	\$3,968.00
Zero Entry patching	\$2,916.00
troubleshooting chemical controller	\$265.00
50 Amp fuses	\$439.60
Plumbing miscellaneous repairs	\$781.56
Repaired motor starter for whirlpool pump	\$196.00
Replaced cargo netting in Leisure pool (SCS Play feature)	\$6,513.36
Install netting in Leisure pool (SCS Play feature)	\$1,061.64
Repaired anchors	\$149.63
Installed new hardware in new MD Frames-Leisure	\$1,182.75
Installed 5 manhole gaskets	\$120.00

Install new U/W light	\$114.00
Weld SS gutter & in-wall steps	\$618.00
Backwashed lap & leisure filters	\$159.00
	\$96,650.67