



MEMORANDUM

TO: Mayor and City Council

FROM: Kimberly A. McNeeley, CPRP, Acting Director
Austin Parks and Recreation Department

DATE: April 7, 2017

SUBJECT: 2017 Givens Pool Operation

As part of the 2014 Aquatics Assessment, Givens Pool was identified as one of seven critical pools not likely to remain operational for more than 5 years. As part of routine leak detection, at the end of the 2016 summer staff discovered that Givens pool was leaking in excess of 50,000 gallons per day. Staff had also identified visual cracks in the pool wall and water flowing into the pump room through the cracks of the pool walls. Based on this information it was determined that an engineering assessment was needed to verify the structural integrity of Givens Pool.

On April 4, 2017 the Parks and Recreation Department received a preliminary report. This report's preliminary conclusion identified that the cracks in the wall and the slab of the mechanical room appear to be caused by foundation movement. Further information from surveying work will confirm this movement. The report also indicated that the wall strength has just enough capacity to withstand the pool water pressure when full, and that it is probable that water from both the wading and the lap pools are leaking under the floor slab and walls increasing the pressure on the diving pool walls.

The report's preliminary recommendations include sealing all the cracks and joints of both sides of the floor and walls where possible. This will minimize the number of leaks that are causing additional pressure on the pool walls. The report also recommends to identify and subsequently repair all other leaks in the pools system in order to reduce foundation movement and pressure on the pool walls.

The preliminary findings of the Aquatics Master plan identifies Givens Pool as a key facility within the City's Aquatic System, due to the location, population density and the community it serves. The Parks and Recreation Department recommends closing Givens Pool for the summer of 2017 and making all necessary repairs in order to extend the life of the facility. These repairs and upgrades to the facility will be funded from the 2012 bond with an anticipated opening for summer of 2018.

The Parks and Recreation Department acknowledges that these repairs will encumber the majority of what is remaining of the 2012 Bond funding and future bond dollars are unknown. These repairs will leave the Department with little funds for any future repairs for the 2018 season. The Department will use the finalized Aquatic Master Plan to guide and prioritize any future repairs.

Should you have any questions, please contact my office at (512) 974-6717.

Cc: Elaine Hart, Interim City Manager
Sara L. Hensley, CPRP, Interim Assistant City Manager

FACT SHEET: GIVENS POOL

History

- In September 2016, water loss in the pool was significant and multiple fractures on the deep end of the pool were visible with water seepage and appeared to worsen. Additionally, water leaks on the exterior side of the filtration containment were discovered.
- In October 2016, funds were secured for the pool structure to be evaluated by an engineer firm due to the age of structure and multiple visible fractures discovered. Please note, in order for the pool to be evaluated the plaster and paint coating had to be removed.
- In November 2016, the procurement for a contractor to sandblast the coating and the structural engineer firm process were implemented.
- Contracts with a contractor and structural engineer were secured in January 2017. Work to remove the coating began at Givens pool for preparations of the evaluation in February 2017.
- The engineering assessment work was completed in early March 2017. The structural engineer began their evaluation and surveying of the pool structure in late February. On April 4, 2017 the department received a preliminary progress report.
- The progress report preliminary concludes that the "vertical cracks in the west wall" (deep end of pool),"appeared to be caused by foundation movement" and the "walls strength has the capacity to withstand the pool pressure when full (water)". The foundations movement is probably caused by water leaks underneath the pool floor slab or walls.
- While crack repairs are needed to ensure the structural integrity of the pool remains intact and the pool water pressure does not cause further deterioration.

Recommendation:

- Close the pool for summer 2017 in order to make all necessary repairs identified in the Engineering assessment
- The preliminary recommendation is to seal the cracks and joints on the pools surface and repair the west wall with an epoxy injection and verify the condition of the piping system. Leaking to the pipe system contributes to the issues of foundation movement and increased pressure on the wall.
- Next steps include expanding the scope of the engineering firm to address the pipe system for repairs and/or replacement. The pool recirculating pipe system is original and exceeds its life expectancy and should be inspected for breaks. All indications suggest that the pool will not be repaired for the 2017 pool season.
 - Even with recommended repairs a facility life expectancy cannot be determined. This facility has exceeded its life expectancy and any repairs made are a temporary solution.
- Identify preferred alternative means to provide swimming pool access to the community for summer 2017 through a focus group and/or community engagement process. Options currently under consideration include:
 - Roundtrip shuttle service to Rosewood pool every half hour at an estimated cost of \$34,650 (\$525 per day 6 days per week)
 - Rent a van and hire a driver at an estimated cost of \$17,151.33 (\$741.03 for driver for 11 weeks [\$8,151.33] plus \$9,000 for fleet rental)
 - Provide bus passes at no charge for citizens who live within the community. Bus passes could be made available for pick up at Givens Recreation Center.

Basic Pool Facts

- Facility History: Built in 1958 (59 years old)

- 2014 Aquatic Assessment Finding: recommended to replace the pool for a minimum of \$6,880,000
 - Givens was listed as a critical pool not likely to last more than 5 years
- Programming: Swim Safe, Swim Team, Swim Lessons
- Average revenue for the 2015 season: \$1,350 and \$1,500.00 for the 2016 season
- District 1 includes pools at two other parks (Rosewood and Dottie Jordan) and splash pads at three separate locations (Chestnut, Lott and Rosewood)
 - Proximity to other Pools:
 - Rosewood (1.8 miles away) – 1182 Pleasant Valley Road Austin, Texas 78702
 - Patterson Pool (2.5 miles away) – 1400 Wilshire Blvd, Austin Texas 78722
 - Dottie Jordan (3.3 miles away) – 2803 Loyola Lane, Austin, Texas 78723
- Water utility costs for the 2016 summer season averaged \$31.10 per 1,000 gallons.
- The preliminary results of the Aquatic Master Plan recommend that Givens Pool remain in the Aquatic System Inventory due to the location, population density and the community it serves.