

# Aquatic Facilities Needs Assessment

## Appendix I - Qualitative Assessment



City of Austin, Texas





Pool House



Pool



Gravity Filter



Wading Pool



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Garrison  
Map Number \_\_\_\_\_  
Address 6001 Manchaca Rd. Zip 78745  
District S  
Pool Type Municipal Year Constructed 1966 Year Renovated \_\_\_\_\_  
Pool Class B

**Overview:** Garrison is designation as a Municipal pool which means that it is larger than a neighborhood pool, but also requires an admission fee for the public to use it. The pool is easy to access and has plenty of parking available. There is an adjacent playground, which shares the parking. This pool experiences high use in the summer as it is one of four pools serving the area South of Hwy 290 and city swim meets are held at municipal pools. The changing/ restroom facilities have experienced high use and are showing lots of wear and tear. Total replacement of finishes in both restroom areas is recommended.

**ADA/ TAS Compliance:** Existing configuration of toilet fixtures with slight modifications to comply with ADA. The ramp leading from the wading pool down to the main pool needs a landing added and available length should suffice in adding this landing.

**Admission:** Admission is required to use pool.

**2013 Pool Schedule:** M-F 9am-9pm Sat-Sun 11am-8pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
Repair Estimate - Restrooms		550				X	\$110,000	X			Recommend total renovation of area, bringing up to ADA compliance.
Repair Estimate - Vending		300				X	\$18,000	X			Recommend moderate maintenance repairs.
Roof Replacement Estimate - Vending		300					\$4,500	X			Recommend replacement of roof, gutter system/ fascia.
Repair Estimate - Guard/ Admissions Area		400				X	\$24,000	X			Recommend moderate maintenance repairs.
Roof Replacement Estimate - Admission Area		400					\$6,000	X			Recommend replacement of roof, gutter system/ fascia.
Separate from pump room?											Yes
Restrooms	1M					X					No mirrors; tile chipping (recommend replacing all tile); replace missing lens on ceiling fixture
	1W					X					No mirrors; wall tile chipped (recommend replacing all tile); missing spindles for toilet paper dispensers; minor cracking of glazed CMU
Inside pool fence? In park?											Inside pool fence
Exterior walls					X						Stone masonry (needs power washing)
Interior walls											
Roof						X					Gutter is rusted (rusted all the way through, in some places has good sized holes) and at end of life (recommend replacing); galvanized corrugated roof is
Doors											None entering restrooms - others listed in their areas
Floor/Drainage					X						Pebble finish concrete with area drains
Ceiling											
Lighting/Power						X					All restroom lighting is old, at end of life (recommend replacement)
Office					X						Currently used as a Help Area; top of counter 44"/ 36"(36" max per ADA); exposed wiring under counter; shelves under counter are painted plywood (recommend painting); 2'-8" wide door leading into storage room (electrical panel cover in here rusted, new shower seat stored in here, bare light bulb ceiling mounted)
Guard Room											
Concessions/Vending					X						Soda machine; overhead coiling door; pool equipment stored here
Men/Women Changing Rooms											Integrated into restrooms
Family Changing Rooms											None
Plumbing fixtures	M										1 wall-hung stainless toilet (flush valve on wrong side); 2 stainless floor mounted urinals (controls at 47" AFF); 2 stainless sinks (26.5 & 31.5" AFF)
	W										3 stainless toilets (16" AFF); 2 stainless sinks (32" AFF)
Toilet partitions											Plastic laminate (recommend replacement)
Showers	1M					X					Stall is 36x36 w/ correct clear space but no grab bars shower control is missing a knob/ lever required to operate; walls missing lots of tile
	1W					X					Shower seat missing; water and mixing controls are knobs not ADA compliant (missing 1 knob)
	Gen										No HC changing bench



BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
ADA Compliance	M					X					Restroom signage not ADA compliant; toilet (grab bar behind toilet should be adjacent and adjacent grab bar should be behind toilet); controls for urinals too high (47" AFF and 46" AFF is max); soap dispenser (51" AFF and max is 48" AFF)
	W					X					Grab bars are correct behind toilet in HC toilet stall but structural pole prevents side grab bar from being correct length; floor slopes down; verify control knobs for shower do not require tight grasping, pinching or twisting and the force required to operate is less than 5 lbs.
Drinking fountain on building											** see Site Inside Fence section **
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>		575				X	\$57,500		X		Recommend performing extensive envelope and roof maintenance/ restoration in addition to other moderate maintenance repairs.
Chemical Storage Room											
Pump/Filter Room											Pump room/ chemical located under pool area/ deck
Electrical system											
Grating											
Sump pump											
Storage											
Work area											
Ventilation											
Eye wash											
Safety											
Pit access											
Roof											
Floor/Drainage											
Walls											Brick veneer - stained/ dirty, falling off building (between the two man doors); recommend replacing the two rusted louvers; brick veneer cracked all the way to the ground from sill of louver
Doors						X					2'-8" doors - doors & frames badly rusted (holes in door); 2 rusted overhead doors (the 3rd is new) recommend replacement
<b>TOTAL</b>							<b>\$220,000</b>				



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Garrison

Drainage Issues:  
Ground drains toward the back of the pump house. Add  
Roof drain at front entrance drains directly onto pool deck and collects near gate.

ADA Issues:  
ADA route from upper deck to lower deck - water valve needs to be adjusted to grade.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments	
				Good	Fair	Poor		H	M	L		
INSIDE FENCE												
Landscaping/Lawn					X						Many large trees around perimeter & one overhanging large pool	
Irrigation												
Sunbathing Area				X							Lots of grassy area within fencing	
Drainage							\$7,412					
Sewer line												
Water line												
Site furniture												
Benches						X					None	
Picnic tables	1					X					Movable picnic table w/ wood horiz. surfaces	
Trash receptacles	9										Aluminum garbage cans stored in Vending area	
Drinking fountains	1				X						Tri-level ADA compliant (some rust on side)	
Shower											** see Pool House **	
Pool deck						X					Ramp from wading area to main pool is 39' long with no landing; deck 8' wide exposed aggregate. Uneven at wading pool. Steeply slopes away from pool on NW side.	
Deck drains												
Shade structures											None	
Pool area lighting/Power	2				X						Pole lights at either end of pools	
ADA Compliance											Max ramp length between landings is 30', handrails required on both sides (currently one side only), water cut-off cover sticking above ramp surface	
Retaining walls		24"-28" Ht.			X						Cracked-leaning.	
OUTSIDE FENCE												
Parking Lot					X							
Total parking spaces	39				X						Approximately	
HC spaces	3				X						One space is missing HC sign; spaces have ramps w/ flared sides; one wheel stop is missing	
Bike racks	0											
Site access and circulation												
ADA access												
Sidewalks to pool											Exposed aggregate concrete	
Site amenities												
Signage and way finding											Park entry only	
Site security												
Curbs						X					Yes; parking islands poor;	
Pool perimeter fencing					X						6" chainlink fencing with 3 rows of barbed wire on top. Leaning on NW side (side toward parking lot)	
Parking lot lighting				X							Pole lights w/ solar LED panels	
Site lighting outside fence												
Flood Plain/Regulatory Issues (TCEQ)											Not in a flood plain	
TOTAL							\$7,412					



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Garrison

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SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											Municipal
Volume		550,000	gal.								Per APARD Records
Pool Perimeter		480.00	ft								
Surface Area		12,275.00	sf								
Turnover Rate		1600	GPM								
Turnover Time		5.73	hrs								
Shape		65' x 162' Rectangle									
Depth (min. - max.)		3' - 12'	ft								
Lap Lanes	8	50	M								
Cross Lanes	N										
Pool floor											Concrete
Appearance				x			\$98,200				Painted, peeling and flaking
Pool walls											Concrete
Appearance				x			\$20,160				Painted, peeling and flaking
Coping		12" clay tile				x	\$14,400				Red tile mortar joints cracking, tile fallen off; raised 2" above deck.
Pool deck		8114		x			\$162,280				8' wide. Sunken on bathhouse side of pool.
Tiles/Waterline				x							Tiles in Gutter coming loose
Deck Depth Markers				X							
Wall Depth Makers				X							
Warning / No Diving				X							
Pool lighting - in side walls	N										
Pool deck equipment											
Life guard chairs	5					3X	\$7,500				3 old steel pipe structures, paint peeling. 2 newer ones
Ladders	6				x						
Steps	Y				x						
Diving boards	Y				x						
ADA Lift	Y										
ADA Compliance	N						\$1,500				Needs second handrail on stair
Circulation system											
Surge tank	Y										
Filtration system		700	s.f.								Gravity Sand
Filter Rate		2.29	gpm/sf								
Gutter						x	\$144,000				Tiled, Coming loose in some areas
Skimmers	N										
Drains				x							
Returns / Inlets						x					On floor in cove
VGB Compliance	Y										
Valves											
Piping							\$20,000				Old cast piping, some new replacement but limited. Some asbestos pipe still remains
Pump					x						
Strainer											
Pool heater											
Backwash discharge											
Backwash holding tank	N						\$2,500				Backwash to storm
Flow meters							\$1,500				
Pressure gages							\$1,000				
Chemical System											
Sanitation				x							Calcium Hypochlorite
pH Control				x							Muriatic Acid



Facility Name Garrison

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SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Stabilizer											
Residual											
Slurry System											
Chemical feed system											Peristaltic Pumps
Chemical controller			x								Sanrol System 4
Chemical storage											Separate Rooms
UV system											
Filtration building											
Water Temperature											Too warm for lap swimming.
WADING POOL											
Shape / Dimensions											
Depth -min/max											
Surface Area		2,211.00	sf								
Perimeter		210.00									
Volume		2,356	gal.								
Turnover Rate			GPM				\$2,356				Needs Separate System, combined with main pool
Turnover Time			hrs								
Pool floor											
Appearance											Painted, peeling and flaking
Pool walls											
Appearance											Painted, peeling and flaking
Deck						X					Major cracks and uneven.
ADA Compliance	N						\$20,000				Needs Zero Depth
Circulation system	N										Needs Separate System, combined with main pool
Gutter											
Skimmers											
Returns / Inlets											
VGB drains	Y										
Pump	N										
Strainer	N										
Valves	N										
Filters	N		s.f.								
Play features	N										
TOTAL							\$495,396				



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Garrison

MEP	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Louver						X	\$1,000		X		Louver at chemical room is very corroded
Fan (Chem Room)						X	\$3000 (\$1000 to repair)		X		Fan is very noisy (bearings not lubricated properly) but still functional
Water Closets					X		\$18,000			X	
Lavatories					X		\$8000 (\$1000 to repair)		X		Lavatory faucets are loose and need to be tightened down.
Showers						X	\$5,000	X			Showers in both mens and womens did not function.
Drinking Fountain					X		\$2,200			X	
Piping					X		\$6,000			X	
Water Heater					X		\$3,000			X	
Lighting Fixtures					X		\$500			X	Lighting fixture at shower missing cover
Electrical Gear					X		\$2,000		X		Electrical panels and disconnects throughout the site show some slight corrosion. Main panel has broken latch.
Outlets					X		\$2,000			X	Aquasol controls have large number of wires routed-could use better management to prevent damage.
<b>TOTAL</b>							<b>\$39,700</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Garrison

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Pool House											
Foundation, Restrooms				x							
Roof Framing				x							
Pump Room											
Walls	1					x	\$5,000				Efflorescence noted at wall between pump room and pool, evidence of leaking
	2					x	\$2,000				Cracks in exterior brick wall
Foundation					x						Efflorescence at exterior tank perimeter
Slab					x						cracking at exterior water tanks
Pool Area											
Slab to west of pool						x	\$7,500				Fill supporting slab has eroded away at north end, leaving slab unsupported, will need repair or replacement
TOTAL							\$14,500				





Pool House



Pool



Pump House



Deck / Stairs Moving away from pool

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Mabel Davis  
 Map Number \_\_\_\_\_  
 Address 3427 Parker Ln. Zip 78741  
 District S  
 Pool Type Municipal Year Constructed 1980 Year Renovated \_\_\_\_\_  
 Pool Class B

**Overview:** Mabel Davis is a busy pool during the summer. UT aquatics uses it in the mornings and it is open to the public in the afternoons. Its designation as a Municipal pool which means that it is larger than a neighborhood pool, making it large enough for UT to use, but also requires an admission fee for the public to use it. In addition to these uses it is also one of the pools where city swim meets are held during the summer. The facilities serving the pool (are not accessible to the park), appear to have experienced lots of use. The bath house and the wood shade structures in particular are showing signs of age. Through the years some items (i.e. overhead doors) have been replaced but there are some bigger items such as roofs, pool deck, etc. which currently need to be replaced. A fresh coat of paint and some work to update the restroom/ locker/ shower areas would help to improve its presentation to the public.

**ADA/ TAS Compliance:** A fair amount of ADA parking spaces are available for pool use and are located near a curb ramp. Unfortunately to access the ramp, the user must travel behind cars which is discouraged. A sidewalk in front of the parking spaces to safely guide the user to the pool is recommended. Once the mobility impaired person has gained access to the sidewalk, they have a twisting and unmarked route to avoid steps and gain access to the pool. An effort was made to make the shower and restroom areas ADA compliant and in most cases a few changes can be made to bring them up to current compliance (i.e. replacing toilet partitions and at that time installing the door on the correct side, installing ADA changing seats, etc.). Other items such as drinking fountains, ADA signage, shifting pool deck and steps up to access diving board end of pool need to be addressed for compliance.

**Admission:** Admission is required to use pool.

**2013 Pool Schedule:** M-F Noon-9pm Sat-Sun Noon-8pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		2185					\$327,750				Recommend total renovation of restroom/ shower areas along with performing other moderate maintenance/ repairs.
<b>Roof Replacement Estimate</b>		2185					\$32,775				Recommend immediate roof replacement.
Separate from pump room?											Yes
Restrooms	1M					X					HM frame/ door to plumbing chase is rusted/ deteriorated; water leaking inside chase; door swing for HC toilet is incorrect (hinge side should be opposite from grab bars/ toilet); steep rise/ bump up in floor to access non-HC toilet stall
	1W					X					CMU was partially removed to install HC controls in shower and patched back (not painted, holes around fixtures too big/ gaping); steep rise/ bump up in floor to access non-HC toilet stall
Inside pool fence? In park?											Inside pool fence
Exterior walls						X					Stucco w/ exposed fastener wall panels up high (wall panels need to be replaced - end of life)
Interior walls						X					CMU; all paint peeling
Roof						X					Exposed fastener metal roof (has been repainted/ repaired in the past) and is badly bent (bulging down in spots) and has pin holes (poor condition - recommend replacing); structural steel is rusting (needs cleaning/ painting)
Doors											
Floor/Drainage											Concrete w/ area drains
Ceiling											Open air, restroom area covered by exposed to structure roof
Lighting/Power											No lighting inside toilet/ shower area, wall mounted area light over changing area for each restroom (recommend replacing existing lighting and installing more in areas without lighting)
Office											None
Guard Room					X						Shares with the ticket area; repaint; 2 smaller coiling doors rusting and peeling (need to be painted); 1 new coiling door (good); ADA level counter (36" AFF, 38" max); open to struct.; storage room adjoining this area accessed only through this room
Concessions/Vending						X					Coiling door finish peeling (needs to be painted); 1 soda machine inside
Men/Women Changing Rooms	M					X					Changing "area" with benches but no privacy/ cubicles
	W					X					Integrated into restroom area; 4 cubicles w/ concrete seat and metal pole for curtains to hang (no hooks or curtains present; rod needs to be painted); 2 mirrors (39.5" & 46.5" AFF)
Family Changing Rooms											None
Plumbing fixtures	M				X						2 porcelain wall hung toilets (19" AFF; flush valve); 1 floor mounted porcelain urinal (push button on wall); 2 porcelain lavatories (w/ ADA faucets @34" & 36" AFF)
	W				X						3 porcelain wall hung toilets (18.5", 19" & 19" AFF); 2 porcelain lavatories (w/ ADA faucets @ 31" & 36" AFF)



BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Toilet partitions						X					Dividers are CMU w/ floor mounted overhead braced partition front; scratched/ abused (recommend replacement)
Showers	M					X					1 ADA shower (hi & lo head w/ hinged shower seat; "L" grab bar & lever controls; low head @ 49" AFF and control 40" AFF); 1 regular shower
	W					X					1 ADA shower (hi & lo head (@ 47" AFF) w/ hinged shower seat; L grab bar & lever controls @ 38" AFF); 1 regular shower
ADA Compliance					X						Restroom signs not ADA compliant (high); no HC changing bench provided
Drinking fountain on building						X					Stainless; on outside, hi unit only (36" AFF to spout)
Water and sanitary service											
Electrical system, service entrance and panel boards											
Locker Area						X					Lockers have been abandoned, locks removed (recommend removing lockers); empty box where light switches were; ceiling light fixtures are older lens fixtures w/ leaves inside lenses (recommend replacement); 2 coiling doors are peeling (need to be painted); 1 new coiling door (good)
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>		0					\$0				No pump building
Chemical Storage Room											
Pump/Filter Room											
Electrical system											
Grating											
Sump pump											
Storage											
Work area											
Ventilation					X						Open air - not enclosed
Eye wash											None
Safety					X						Exterior wall mounted lighting for this area; 4' chainlink fence protecting entry level from pit area below; chainlink enclosure (walls & top) protecting pit below grade
Pit access											
Roof											
Floor/Drainage											
Walls						X					Located behind back concrete wall of diving area; door to this outdoor area is HM door/ frame very deteriorated (eaten though holes - recommend replacing both); edges of concrete @ opening falling apart, chipped/ cracked and steel rusting
<b>TOTAL</b>							<b>\$360,525</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Mabel Davis

**Drainage Issues:**

High Point located in middle of parking lot. South end drains to grate inlet near service drive to pump house. Curb surrounding grate inlet is failing and the ground is subsiding. Reconstruct curb and inlet.  
 North end of parking lot drains from curb in front of the pool entrance to concrete valley gutter which drains to sidewalk that provides access to the skate park. The sidewalk also receive stormwater collected from the pool entrance. Construct pipe system to remove runoff from sidewalk.

**ADA Issues:**

ADA Parking spaces on south end of parking lot with ramps and sidewalk to south driveway. Unknown use for HC parking in this location unless to provide access to trails or rear entrance to pool.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn					X						Around 40% of site has grass; @ 20% is shaded by trees
Irrigation											
Sunbathing Area											
Drainage							\$6,427				
Sewer line											
Water line											
Site furniture						X					Decorative painted concrete raised podiums at both corners of deep end (needs to be painted)
Benches	12					X					Wood benches splitting/ deteriorated (wood top needs to be replaced, metal base needs to be repainted); additional shallow bench behind diving area on conc. pump house wall
Picnic tables						X					None
Trash receptacles						X					None
Drinking fountains	1					X					** see Pool House **
Shower						X					None
Pool deck						X					Joint material very deteriorated (steel in conc exposed & rusting); deck cracked, crumbling in spots; steps up to diving area have shifted & are a few inches lower than diving deck @ top and lower than deck @ bottom (tripping hazard). 1 3/4" gap between coping and deck on shallow end of lap lanes.
Deck drains					X						
Shade structures						X					Wood pergola over & adjacent to entry (wood rotting & paint peeling)
Pool area lighting/Power	4				X						Old pole light missing cover/ lens; pole rusted; finish on fixture oxidized; 4 shoebox fixtures.
ADA Compliance											
Vending machines											
Stone wall at entry				X							
OUTSIDE FENCE											
Parking Lot					X						Improved - Pavement cracking; striping poor
Total parking spaces	91				X						This includes 4 vehicle recharging stations; these are shared with the adjacent skateboard park
HC spaces	3				X						Access from the HC spaces to the sidewalk ramp runs behind the parking spaces (no sidewalk in front of spaces); spaces have wheel stops except 1 space has had its moved into the striped loading zone - recommend permanently installing these with steel rods driven through stops into parking surface; 1 space missing pole mounted HC sign; 2 additional at far end w/ ramp leading to parking lot making this not usable for the pool; bikes parked at bike rack would block HC access
Bike racks	3			X							Single loop - blocks sidewalk route.
Site access and circulation						X					HC access path very winding and not marked to approach entry from parking area
ADA access						X	\$506				It is discouraged for the accessible path from parking spaces to run behind the cars
Sidewalks to pool						X					Handrails along sidewalks approaching the pool need repainting (chalked/ chipped)
Site amenities											
Signage and way finding					X						Pool name over entry (painted in recessed letters is peeling, needs to be painted) and new light installed in same place as old one (outline of old one still apparent, needs to be cleaned/ painted)
Site security						X					Back double door gate is weakly chained shut

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Curbs											
Pool perimeter fencing					X						7' chainlink fence
Parking lot lighting					X						3 pole mounted cobra-head fixtures
Site lighting outside fence						X					Pole mounted lighting (rusted/ old)
Flood Plain/Regulatory Issues (TCEQ)											Not in a flood plain; active "PIER migration W/WW" permit; expired "PIER migration sewer tap" permit; expired "PIER migration water tap" permit
<b>TOTAL</b>							<b>\$6,933</b>				



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Mabel Davis

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SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
											U.T. Swim Team Practice pool, needs cooling
Opening Date							Closing Date				
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											Municipal
Volume		506,800	gal.								
Pool Perimeter		465.00	ft								
Surface Area		11,717.00	sf								
Turnover Rate		1600	GPM								
Turnover Time		5.28	hrs								
Shape		Lazy 'L'									
Depth (min. - max.)		2'-12'	ft								
Lap Lanes	8	50	M								
Cross Lanes	N										
Pool floor					x						Poured Concrete / cracking
Appearance						x	\$93,736				Peeling
Pool walls					x						Poured Concrete / cracking through coping
Appearance						x	\$19,530				Peeling
Coping						x					14" wide Poured Concrete - raised 2".
Pool deck		7833				x	\$133,161				
Tiles/Waterline						x					Tiled
Deck Depth Markers					x		\$1,500				1" tiles / painted
Wall Depth Makers						x					Painted
Warning / No Diving						x	\$1,000				Painted
Pool lighting - in side walls	N										Dive well has niches, but are covered
Pool deck equipment											
Life guard chairs	3				x		\$7,500				Permanent
Ladders	9				x						Over the wall
Steps	2				x		\$2,500				Not ADA Compliant
Diving boards	1				x		\$25,000				Needs Replacement
ADA Lift	Y			x							
ADA Compliance	Y										Railings 24" & 34" apart. 12" steps
Circulation system											
Surge tank	Y										Converted Baffle Tank
Filtration system		550	s.f.		x						Gravity Sand Filter
Filter Rate		2.91	gpm/sf								
Gutter	Y				x		\$139,500				Scum gutter with wiers; tiled
Skimmers	N										
Drains	3										
Returns / Inlets											Floor and wall inlets
VGB Compliance	Y										Portable stairs required
Valves					x						Cast and SCH 80 PVC
Piping					x						Cast and SCH 80 PVC
Pump											Vertical split case
Strainer	N										Trash rack utilized in lieu of strainer basket
Pool heater	N						\$110,000				Recommend Heat Pump, will allow cooling as well
Backwash discharge											Backwash to field behind pool
Backwash holding tank	N						\$2,500				
Flow meters							\$1,500				
Pressure gages							\$1,000				
Chemical System											
Sanitation											Calcium Hypochlorite
pH Control											Muriatic Acid
Stabilizer											
Residual											

Facility Name Mabel Davis

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
											U.T. Swim Team Practice pool, needs cooling
Slurry System	Y										Booster pump
Chemical feed system											Peristaltic Pumps
Chemical controller											Chemtrol
Chemical storage				x							Separate, open wall with chainlink fence
UV system	N										
TOTAL							\$538,427				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Mabel Davis

MEP	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Equipment Room Ventilation						X	\$7,500			X	Equipment room is unventilated, is very hot and humid
Water Closets					X		\$10,500 (\$3000 to repair)			X	womens lefthand water closet would not flush. One Mens water closet has an exposed flushometer (all
Lavatories					X		\$8000 (\$500 to repair)			X	Womens righthand lavatory faucet is loose.
Showers					X		\$5000 (\$ 1200 to repair)			X	Shower in Womens restroom leaks and has loose faucet.
Drinking Fountain						X	\$2,200		X		
Piping						X	\$5000 (\$1000 to repair leak)			X	Piping leaks in chase- a collection bucket sits underneath.
Water Heater						X	\$3,000			X	
Lighting Fixtures					X		\$1,500			X	Pool light is broken and did not function.
Electrical Gear						X	\$15,000	X			Electrical panels and disconnects throughout the site are very corroded- one panel cover is rusted through. Table is set up in service access area for panels in violation of NEC. Latch for MDP panel is broken
Outlets					X		-			X	
<b>TOTAL</b>							<b>\$29,200</b>				



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Mabel Davis

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>Pool House</b>											
Walls				x							
Roof					x		\$5,000				Corrosion of framing, decking
Slab					x		\$5,000				Slab cracks

<b>Main Pool</b>											
Floor				x							Only minor cracking visible
Coping						x	\$5,000				Separation of coping from flatwork, cracks at dowels, expansion joints
Joints				x			\$5,000				separation at many locations
Deck					x		\$20,000				cracking, vertical discontinuity, separation of caulked joints, some deck should be replaced
<b>Pump Room</b>											
Walls				x			\$10,000				Severe corrosion at portholes, efflorescence at walls
Foundation				x							
Hoist Beam					x						
Slab						x					Some cracks, pitted concrete
<b>TOTAL</b>							<b>\$50,000</b>				





Pool House



Pool



Pump House



Wading Pool

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Northwest-Beverly S. Sheffield  
 Map Number \_\_\_\_\_  
 Address 7000 Ardath St. Zip 78757  
 District NW  
 Pool Type Municipal Year Constructed 1956 Year Renovated \_\_\_\_\_  
 Pool Class \_\_\_\_\_

**Notes:**

1. Crack in roof/ wall should be investigated further. Initial impression is that originally the building was only the pump room. The storage and chemical were added later on.

**Overview:** Northwest is designated as a Municipal pool, which means that it is larger than a neighborhood pool, but also requires an admission fee for the public to use it as well  
**ADA/ TAS Compliance:** A generous number of HC parking spaces are provided directly adjacent to the entry and a clear path of access is provided to the pool entry. Although  
**Admission:** Admission is required to use pool and facilities.  
**2013 Pool Schedule:** M-F 8am-9pm Sat-Sun 10am-8pm

BUILDINGS	Num	Size (Estimate)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		2,610					\$156,600				Recommend total renovation of Men's restroom to bring into compliance with ADA and other moderate maintenance/ repairs in the restrooms and other accessory areas.
Separate from pump room?											Yes
Restrooms	1M					X			X		Wall around bottom of urinals cracked/ patched (recommend filling/ painting); 1 mirror (B/ 40" AFF); 1 soap dispenser (40" AFF)
	1M					X					Outside pool gate but part of pool house (kept locked in winter); HC stall has grab bars; curtain/ rod provides privacy for toilet but only encloses half the stall; no mirrors; soap dispenser (52" AFF); terrazzo shelf over sinks (T/ 42" AFF); entry door clear opening 33" chain link gate; no lighting; walls open to outside w/ mesh over top to prevent access; has ADA signage outside; residue of graffiti in glazed tile grout
	1W					X			X		1 mirror (B/ 42.5" AFF); tile area between sinks patched with gray concrete; no rods/ curtains for changing stalls; no signage directing/ identifying HC toilet stall; no door for HC toilet stall privacy; concrete roof extends over HC toilet stall
	1W					X					Outside pool gate but part of pool house (kept locked in winter); ambulatory toilet stall @ 52" wide w/ grab bars; no toilet partition or rod/ curtain for toilet stall; no mirrors; soap dispenser (46" AFF); terrazzo shelf over sinks (T/ 42" AFF); no lighting; walls open to outside w/ mesh over top to prevent access; has ADA signage outside; dirty (walls need painting)
Inside pool fence? In park?											In pool fence and outside entry
Exterior walls					X						Stacked stone veneer
Interior walls					X						Painted CMU, glazed brick veneer and stacked stone veneer
Roof					X						Curved concrete
Doors											Exterior restrooms have chain link doors; interior unisex (family changing room) restroom has a hollow metal door/ frame and large interior restroom/ shower areas do not have doors
Floor/Drainage											Concrete
Ceiling											Open air; minimal overhang over large interior restroom/ shower areas, usually only over toilet facilities
Lighting/Power	M										1 wall mounted light above toilet stalls
	W				X						2 pole mounted lights w/ flood lights attached to top of pole shade
Storage											Additional storage room adjacent to Women's; missing bulb in wall mounted bare incandescent light fixture
Guard Room											
Concessions/Vending					X				X		36" to top of lower ticket counter (concrete counter w/ CMU and stone veneer below); full height roll up doors (appears to be in good shape, needs painting) couldn't be opened (stored items preventing); small life guard storage room off this area (holes in wall to access plumbing-recommend installing an access panel, sliding door opening 30" wide)
Men/Women Changing Rooms											Integrated into restrooms
Family Changing Rooms					X						Unisex restroom near Women's; HC accessible but flush valve is on the small side; toilet paper holder missing

Plumbing fixtures	1M				X					2 wall mounted porcelain flush valve toilets (18" AFF); 2 wall mounted flush valve urinals; 2 wall hung porcelain sinks (34" AFF); hose bib in-between sinks is dripping
	1M				X					Outside restroom - 1 wall hung flush valve porcelain toilet (handle is on small side; 19" AFF, center of toilet is 15" from corner); 2 wall hung porcelain sinks (31.5" AFF); hose bib on wall between sinks
	1W				X					5 wall mounted porcelain flush valve toilets (4 @ 18" AFF & HC @ 21" AFF); 2 wall hung porcelain sinks (33" AFF w/ twisting knobs)
	1W				X					Outside restroom - 1 wall hung flush valve porcelain toilet (center of toilet is 17" from corner); 2 wall hung porcelain sinks (31" AFF); hose bib on wall between sinks
Toilet partitions					X					White terrazzo with green aggregate
Showers	1M					X				3 flush valve showers (1 low w/ grab bars but no seat); no rods or curtains
	1W					X				2 showers w/ push buttons (1 low @ 42" AFF); both have grab bars; no shower seat; no curtain/ rod for privacy
ADA Compliance										No HC changing bench; no HC shower seat; both exterior restrooms are not HC compliant; no accessible seating at pool; controls which require grasping/ twisting do not comply with accessibility code
Drinking fountain on building					X					Stainless (rusting some), on outside of Men's (hi 44" AFF, lo 36" AFF)
Water and sanitary service										
Electrical system, service entrance and panel boards										
<b>PUMP ROOM</b>										
Repair Estimate		580					\$87,000			Recommend removing the addition and reconstructing.
Chemical Storage Room						X				Is no longer used to store chemicals; wood overhead door is rotted (recommend replacing); holes/ cracks in multiple places in corrugated fiberglass back wall; no lighting in storage area
Pump/Filter Room					X					Sliding doors are rusty; back door is rusted (needs cleaning & painting); paint peeling on wood louvers on back wall (needs cleaning & painting)
Electrical system										
Grating										
Sump pump										
Storage						X				Wood door/ frame (hole in frame head, needs replacing); structural crack through roof, across & down walls; See NOTE 1 below
Work area										
Ventilation										
Eye wash					X					Yes, recent orange one
Safety										
Pit access										
Roof										
Floor/Drainage										
Walls										
<b>TOTAL</b>							<b>\$243,600</b>			



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Northwest-Beverly S. Sheffield

**Parking Lot Issues:**

Sidewalk in front of HC spaces adjacent to berm which soil runs off onto sidewalk. Add curb or 6-inch retaining to stop soil erosion.

**ADA Issues:**

HC spaces need curb stops to protect pedestrians.

ADA route to women's restroom has cross slope greater than 2%. Removal and replacement of concrete pavement near entrance can adjust grades to restroom.

**Pool Issues:**

Concrete pavement inside pool facility near entrance is flaking, patchy, and mottled. Remove and replace.

Sidewalk adjacent to pool is heaving and shifting. Remove and replace with thicker concrete with rebar.

Sidewalk behind diving boards connects to pool deck with curb. Portions of sidewalk have settled below curb elevation causing a tripping hazard. Remove and replace.

**Drainage Issues:**

Deck drains are clogged.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn					X						40% of lawn is under tree canopy; poor in shaded areas
Irrigation											
Sunbathing Area					X						Adequate
Drainage							\$82,158				
Sewer line											
Water line											
Site furniture											
Benches	4										All benches located in grass - not HC accessible
Picnic tables	8				X						6 tables under metal structures near vending, 1 behind the ticket counter
Trash receptacles											Several metal cans are being stored in the vending area
Drinking fountains											** see Pool House section **
Shower											** see Pool House section **
Pool deck						X					3" curb at edge of deck/ grass; degrading and exposed rebar in several instances; places where deck has chipped away exposing smooth concrete below; deck area adjacent to and under bleachers has split & is shifting (East & West sides); concrete deck behind diving boards has sunk, Upper deck at bleachers heaving at light poles. Replace all decks.
Deck drains											
Shade structures	5					X					2 metal shade structures over bleachers (1 at wading pool has dented roof, 1 at large); 1 large shade structure over picnic tables near vending area; 1 canopy over vending area; all are beginning to rust & paint peeling (needs to be painted) & replace roofs
Pool area lighting/Power	8					X					Poles are very rusted up high (higher than can be painted while standing on the ground)
ADA Compliance											Appears steep from pool house to pool deck.
OUTSIDE FENCE											
Parking Lot					X						HC spaces are clearly striped but the rest of the parking lot striping isn't as apparent (recommend restriping parking lot)
Total parking spaces	191				X						Parking serves the pool and park; total spaces include 5 HC spaces serving the pool and 2 HC for the park
HC spaces	5				X						Each has a HC pools sign, lay down sidewalk in front, access areas but no wheel stops to prevent overhanging accessible path
Bike racks	4			X							(4) galvanized racks that can hold up to 7 bikes
Site access and circulation						X					Other than the main entry there are two turnstile gates for exiting - wheel chairs can not pass thru leaving only one way of exiting for wheel chairs
ADA access					X		\$525				5-7% slope for ramp up to entry from parking lot steps exceeds compliance; West side exit turnstile has a handrail 28-30" high and only on one side of steps which is not compliant

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Sidewalks to pool					X						Pebble finish sidewalk; handrail only on 1 side of steps approaching pool (2 instances - should have 2 handrails); existing square metal handrail is 24" from step nosing to top of railing
Site amenities											Low bushes and shrubbery are beginning to look overgrown; bench is wood and paint is wearing off
Signage and way finding						X					One sign as entering park but suggest adding another for way finding from Burnet Rd.; signage directing vehicles to additional parking at end of Ardath (West side of park) for overflow would be helpful
Site security											
Curbs					X						
Pool perimeter fencing					X						6' chainlink w/ 3 rows of barbed wire; some areas of chain link are rusting
Parking lot lighting						X					May be 2-3 pole light fixtures for a large lot
Site lighting outside fence						X					
Flood Plain/Regulatory Issues (TCEQ)											Is in a floodplain
<b>TOTAL</b>							<b>\$82,158</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Northwest-Beverly S. Sheffield

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SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
											Pre 99 pool, wading and main pool turnover mixed
MAIN POOL - LAP POOL											
Water source				x							Municipal
Volume		553,700	gal.								Calculated from Plans
Pool Perimeter		528.00	ft								
Surface Area		13,392.00	sf								
Turnover Rate		1500	GPM								Per APRAD records
Turnover Time		6.43	hrs		x						Includes wading pool volume, not to current code (post 99 pools)
Shape		L'									
Depth (min. - max.)		3'-14'	ft								
Lap Lanes	8	50	M								
Cross Lanes	7	25	Y								
Pool floor					x						Concrete - minor cracking
Appearance						x	\$107,136				Painted - Flaking
Pool walls					x						Concrete - minor cracking
Appearance						x	\$22,176				Painted - Flaking
Coping					x						Tile over concrete
Pool deck		10508	s.f.			x	\$210,160				Cool Deck over Concrete - Cool deck is failing and deck has settled in areas. Curbs on outside edge cracking from rebar rusting
Tiles/Waterline					x						Tiled, many places have been repeired or are in need of repair
Deck Depth Markers					x		\$1,500				Mosaic and Full Tile Markers
Wall Depth Makers					x						Mosaic Markers
Warning / No Diving					x		\$1,000				Tiles and Painted Concrete
Pool lighting - in side walls	7					x	\$20,000				In Deep end only
Pool deck equipment											
Life guard chairs	5			x							Permanent with shade umbrellas
Ladders	9			x							S.S. Ladders and Rails (Over wall)
Steps	N/A			x							
Diving boards	2	1 Meter		x							DuraStands
ADA Lift	1										Electric Lift and Portable Stair
ADA Compliance	Yes										Yes, but could be better (No Ramp or Zero Entry)
Circulation system											
Surge tank	N/A										
Filtration system	4	492	s.f.	x			\$60,000				Gravity Sand
Filtration Rate		3.05	gpm/sf								
Gutter					x		\$158,400				Overflow to Filter
Skimmers	N/A										
Drains	3			x							
Returns / Inlet						x					Original Inlets capped, return water now by pipe in bottom of pool to maintain operation
VGB Compliance	Yes										
Valves					x						Cast Iron, backwash valves have floor stands
Piping					x		\$20,000				Mix of newer SCH 80 and original Cast Iron
Pump					x						
Strainer					x						
Pool heater	N/A										
Backwash discharge											Creek
Backwash holding tank											Open Basin
Flow meters				x			\$1,500				Signet - Remote Read
Pressure gages							\$1,000				
Chemical System											
Sanitation				x							Pulsar Calcium Hypochlorate
pH Control				x							Muratic Acid

Facility Name Northwest-Beverly S. Sheffield

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
				Good	Fair	Poor					
Stabilizer				x							Cyanuric Acid
Residual											
Slurry System				x							Booster Pump for Pulsar System

Facility Name Northwest-Beverly S. Sheffield

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SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Chemical feed system				x							Peristaltic Pump
Chemical controller				x							Aquasol
Chemical storage					x						Stored Above Pump Pit
UV system	N/A										
<b>WADING POOL</b>											
											For chemicals/filtration -see above
Shape / Dimensions		75x30									Per Drawings
Depth -min/max		1'-2'									
Surface Area		2,250.00	sf								
Volume		25,245	gal.				\$25,245				Calculated
Turnover Rate		See Above	GPM								
Turnover Time		See Above	hrs								
Pool floor											Poured in place Concrete, many cracks
Apperance					x		\$18,000				being repainted
Pool walls											Poured in place Concrete
Apperance					x		\$9,000				being repainted
Deck						x					
ADA Compliance	No						\$20,000				Wading pools require sloped entry
Circulation system						x					Overflow gutter and return inlets only, filtered with main pool
Gutter							\$21,500				On deep end wall only, not continuous
Skimmers	N/A										
Drains	1				x		\$10,000				Main Drain is for drain down only
Returns / Inlet	4					x					Wall Inlets only on shallow end
VGB drains											Yes
Pump						x					Booster pump housed in dog house on deck
Strainer				x							
Valves					x						
Filters		See Above	s.f.								
Play features	N										
<b>TOTAL</b>							<b>\$706,617</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Northwest-Beverly S. Sheffield

MEP	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
HVAC					X		\$7,500	X			PTAC unit installed in lower vault (including discharge of heat)- unit is not currently operating. No ventilation occurs for pump equipment in vault., is very hot and humid- needs some for of ventilation
Water Closets					X		\$10,500			X	
Lavatories						X	\$8000 (\$2000 to repair/upgrade)		X		Faucets are not metered, left Men's lavatory faucet leaks, right Men's lavatory is not functional
Showers						X	\$5,000		X		Flush valves are used to operate showers instead of pus buttons
Drinking Fountain					X		\$2,200			X	
Piping						X	\$5,000			X	
Water Heater						X	\$3,000			X	
Lighting Fixtures					X		\$750			X	Lighting fixture did not function in pump room
Electrical Gear						X	\$10,000	X			Electrical panels and disconnects throughout the site are very corroded.
Outlets					X		\$4,000		X		Devices in chlorine room are rusted, non-GFIC devices at pump room and at exterior
<b>TOTAL</b>							<b>\$47,950</b>				



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Northwest

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Pump Room											
Walls						x	\$10,000				Many Cracks, leaks, rusted piping, cracked CMU, effluence at walls from leaks
Foundation						x	\$10,000				Standing water, pitted concrete, cracks, obvious movement
Slab						x					Standing water, pitted concrete, cracks
Restroom											
Walls					x		\$10,000				Cracks in walls
Slab				x			\$10,000				Several cracks, movement
Main Pool											
Floor					x		\$10,000				Hard to see cracking with swimmers, but some obvious cracks were visible
Coping					x						Looks old, some cracked tiles
Joints						x	\$5,000				Differential movement obvious
Deck						x	\$20,000				Many large cracks, obvious movement
Kiddy Pool				x							
Floor				x							Some cracking
Gutter cover					x						Nothing Noted
Joints					x						Some differential movement
Deck					x						Some cracking
Site											
Sidewalks					x						Several cracks
Shade structures					x						Some rusted connections and rusted roof, needs maintenance.
Vending structures						x	\$20,000				Need to be replaced
Storage attached to pump bldg.						x	\$20,000				Structural failure at expansion joint, needs to be replaced
Entry Building											
Slab					x		\$2,000				Several cracks
Roof structure					x		\$5,000				Rusted columns and connections
Entry walls				x							some stones for wall missing
TOTAL							\$122,000				

## Walnut Creek



Pool House



Pool



Pump House



Wading Pool

# QUALITATIVE ASSESSMENT

## AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT

Facility Name	Walnut Creek		
Map Number			
Address	12138 N. Lamar Blvd.	Zip	78758
District	NW		
Pool Type	Municipal	Year Constructed	1983
Pool Class	B	Year Renovated	

**Overview:** Walnut Creek is one of Austin's six municipal pools, is probably one of the smallest, and serves a large area of patrons. On the whole it is a well maintained pool with generous grassy areas, a nice roll-in HC ramp for the main pool and has pleasant, airy restrooms with indirect light and attic fans bringing in fresh air from outside. Signage directing the pool patrons from the main park road to the park area and then back to the pool would be a beneficial improvement.

**ADA/ TAS Compliance:** This pool has a ramp which allows HC patrons to roll directly into the pool, only one other wading pool in our current review has this feature. There are also a generous amount of HC parking spaces with a direct accessible path to the pool. The restroom/ shower areas comply more than other pools reviewed, but still have some issues with mounting heights and access/ approach. The pool deck is beginning to settle, creating a few tripping hazards.

**Admission:** Admission is required to use pool.

**2013 Pool Schedule:** M-F 9am-9pm Sa-Su 11am-8pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
Repair Estimate		2,460					\$246,000				Recommend possible total replacement of wood siding on exterior walls. Other moderate maintenance/ repairs and ADA issues need to be performed.
Roof Repair Estimate		2,460					\$36,900				Recommend replacing roof in 2-3 years.
Separate from pump room?											Yes
Restrooms	M										Soap dispenser (49" AFF); mirrors (41" & 49" AFF); door for HC toilet stall swings into the stall (not compliant); there is no shower rod/ curtain for non-HC shower; no towel hooks
	W										A few shower curtains and rods are missing from the changing area; soap dispenser (49" AFF); mirrors (41" & 49" AFF); door for HC toilet stall swings into the stall (not compliant); there is no shower rod/ curtain for the non-HC shower
Inside pool fence? In park?											Inside pool fence
Exterior walls					X						Fieldstone
Interior walls					X						CMU, painted (needs to be repainted)
Roof						X					Shingle, nearing end of life (a few years left); metal roof edge finish has worn off; fascia and soffit are visibly rotting (need to be replaced)
Doors						X					Paint is peeling on overhead coiling doors in general
Floor/Drainage					X						Concrete; area drains
Ceiling					X						Unpainted wood structure with unpainted wood plank decking
Lighting/Power					X						Exterior soffit lighting is coated with paint overspray and the lenses are yellowing; vandal resistant wall mounted fluorescent tube lights in restrooms; indirect clerestory lighting where roof slopes come together
Office											Not accessible, locked
Guard Room											Not accessible, locked
Concessions/Vending											Ticket counter is 48" AFF (38" max)
Changing Rooms	M				X						No stalls but benches along wall in restroom area
	W				X						3 stalls w/ benches and curtains and part of the restrooms area
Family Changing Rooms											None
Plumbing fixtures	M										Porcelain urinals (17" & 21" AFF); porcelain sinks (32" & 34" AFF); porcelain toilet (19" AFF); flush valve on HC toilet is on wrong side
	W										Porcelain sinks (30" & 34" AFF); porcelain toilets (16" & 19" AFF); 2 shower heads (1 ADA)
Toilet partitions											CMU divider w/ stainless steel doors & also metal pipe frame w/ sheet metal skin (metal ones need to be painted)
Showers	M										Non-HC shower has curb and fixed head; HC shower has grab bar, seat and HC shower fixture but is missing the flexible HC head/ hose
	W										Non-HC shower has curb and fixed head; HC shower has grab bar, seat and HC shower fixture but is missing the flexible HC head/ hose; towel hook outside shower too high for HC
ADA Compliance											No HC changing benches or towel hooks; sinks have levers/ controls which do not require tight grasping
Drinking fountain on building											** see Site Inside Fence section **
Water and sanitary service											
Electrical system, service entrance and panel boards											
Other					X						Door entering plumbing chase/ electrical b/t restrooms is rusting at bottom of jamb

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>PUMP ROOM</b>											
Repair Estimate - pump house		1,345					\$16,813				Recommend performing minor maintenance/ repairs.
Repair Estimate - equipment yard roof		310					\$3,875				Recommend replacing roof and chain link.
Chemical Storage Room						X					Chain link creating walls in this area are very rusted; ceiling mounted strip fluorescents very rusted (recommend replacement of rusted items); electrical branch box rusting; roof is lightly rusted; steel beam rusting (remove before progresses); pump hoist structure for pit is bent and badly rusting (rendered useless - recommend replacement as this will be needed in the future)
Pump/Filter Room											
Electrical system											
Grating						X					Very rusted, in places missing
Sump pump											
Storage											
Work area											
Ventilation											
Eye wash					X						Newer orange one
Safety											
Pit access											
Roof											
Floor/Drainage											
Walls					X						Painted CMU with areas of field stone for decoration; paint chipped in areas (needs to be repainted); crack running the height of wall on fenced in side (just about where the dividing wall is between the water holding tanks and water exchange space)
Other					X						6' chain link with 3 rows of barbed wire and wood slats though the chain link around the pump/ chemical areas
<b>TOTAL</b>							<b>\$303,588</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Walnut Creek

**Drainage Issues:**  
Deck drain covers have corroded. Replace.  
North of pool entrance near side gate - offsite drains to pool decks. Regrade and add curb (6-inch retaining wall) along fence footing. Improve drainage ditch along north side of pool that crosses in front of pool entrance.

**ADA Issues:**  
Add additional railing to stairs entering pool for ADA access.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments	
				Good	Fair	Poor		H	M	L		
INSIDE FENCE												
Landscaping/Lawn					X						Generous amount of grass area within pool fence; no trees right next to pool deck; tree canopy shades 25% of grassy areas; 10 trees inside fence. Raised planter beds at entry.	
Irrigation												
Sunbathing Area					X						Adequate	
Drainage							\$4,708					
Sewer line												
Water line												
Site furniture												
Benches	2										Metal; neither are HC accessible (located in the grass)	
Picnic tables	1				X						Metal table and bench with HC table overhang	
Trash receptacles	0										** see Site Outside Fence section **	
Drinking fountains	1					X					Not a hi/ lo fountain; not HC compliant	
Shower	0										** see Pool House section **	
Pool deck		10'-6" wide			X						Generally good.Coping is cracked and missing in several places, especially near divider ropes; many holes in deck joint sealant and cracked; deck has settled in some areas creating a tripping hazard; 1' settling near diving boards.	
Deck drains						X					8" rusted and thick paint. Replace.	
Shade structures											None	
Pool area lighting/Power	4			X							4 pole mounted shoebox lights with 1 wall mounted on the pump house overlooking the diving board	
ADA Compliance												
OUTSIDE FENCE												
Parking Lot											Shares a parking lot with the surrounding park/ playground	
Total parking spaces	76											
HC spaces	8										Spaces are striped, have wheel stops and only one is missing a sign	
Bike racks	3										On either side of sidewalk approaching the main entrance. Single loops.	
Site access and circulation					X							
ADA access					X							
Sidewalks to pool				X								
Site amenities											Green metal parks trash can near entrance	
Signage and way finding						X					There is no signage directing from the park road to the pool, nor the parking lot to the pool; where the pool is, is not readily apparent	
Site security												
Curbs					X							
Pool perimeter fencing					X						6' chain link in concrete curb; wood slats through chain link fence on east side have about 25% broken or missing	
Parking lot lighting	None											
Site lighting outside fence												
Flood Plain/Regulatory Issues (TCEQ)												
TOTAL							\$4,708					

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Walnut Creek

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SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											Municipal
Volume		580,000	gal.								
Pool Perimeter		485.00	ft								
Surface Area		10,643.00	sf								
Turnover Rate		700	GPM								
Turnover Time		13.81	hrs								
Shape		L'									
Depth (min. - max.)		2' - 12'	ft								
Lap Lanes	8	25	M								
Cross Lanes	N										
Pool floor					x						Poured Concrete
Appearance						x	\$85,144				Painted
Pool walls					x						Poured Concrete
Appearance						x	\$20,370				Painted
Coping						x					Cast in place Concrete
Pool deck		7081									
Tiles/Waterline					x						Tiled
Deck Depth Markers											1" tiles
Wall Depth Makers											Paint
Warning / No Diving							\$1,000				Paint
Pool lighting - in side walls	Y										dive well only
Pool deck equipment											
Life guard chairs	5				x						
Ladders	6				x						
Steps	3				x						
Diving boards	1										
ADA Lift	1										
ADA Compliance	Y										Ramp with rails 39" apart.
Circulation system											
Surge tank	Y										
Filtration system		432	s.f.								Gravity Sand
Filter Rate		1.62	gpm/sf								
Gutter											Scum Gutters
Skimmers	N										
Drains											
Returns / Inlets											Wall Inlets
VGB Compliance	Y										
Valves											Cast Valves
Piping											Cast an PVC
Pump											
Strainer											Gross Screening
Pool heater	N										
Backwash discharge											To Creek
Backwash holding tank	Y										
Flow meters							\$1,500				
Pressure gages							\$1,000				
Chemical System											
Sanitation											Calcium Hypochlorite
pH Control											Muriatic Acid
Stabilizer											
Residual											



Facility Name Walnut Creek

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SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Slurry System											
Chemical feed system											Booster Pump and Peristaltic
Chemical controller				x							Aquasol
Chemical storage											Separate Area, with Chem Controller
UV system	N										
<b>WADING POOL</b>											
Shape / Dimensions											
Depth -min/max											
Surface Area		576.00	sf								
Volume		4,308	gal.								
Turnover Rate			GPM								
Turnover Time			hrs								
Pool floor											Poured Concrete
Appearance											Painted
Pool walls											Poured Concrete
Appearance											Painted
Deck											
ADA Compliance	N										
Circulation system											
Gutter	Y										
Skimmers	N										
Returns / Inlets											Wall Inlets
VGB drains											
Pump											
Strainer											
Valves											
Filters			s.f.								
Play features	N										
<b>TOTAL</b>							<b>\$109,014</b>				

Facility Name Walnut Creek

7/21/2014

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Walnut Creek

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Pump Building											
Walls					x		\$3,000				Some effluence at outside of walls, some pitting of concrete near pipe connection, missing and cracked concrete at grate attachment on top
Foundation				x							Nothing noted
Slab				x							Some minor cracking
Restroom											
Walls				x							Some cracks in walls
Roof				x							Some rotted beams and roof deck
Slab				x							Some small cracks
Pool											
Floor					x		\$7,000				Many cracks, some major near deep end
Coping					x		\$3,000				Several cracks, some large chunks missing,
Joints					x		\$3,000				Many cracks between pool and deck
Deck					x		\$15,000				Many cracks
Site											
Chemical storage area					x		\$5,000				Structural beams and roof rusting
TOTAL							\$36,000				

## Balcones Neighborhood Pool



Pool House



Pool



Pump Building



Heaters





Grade issues at pump pit



Pool Coping cracked – rebar rusting



Paint at Fascia



Rusted Electrical Panels

# **QUALITATIVE ASSESSMENT**

## **AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name	Balcones		
Map Number			
Address	12017 Amherst Dr.	Zip	78756
District	NW		
Pool Type	Neighborhood	Year Constructed	1986
Pool Class	B	Year Renovated	

**Overview:** Balcones had been the only pool serving the area between Hwy 183 and Mo-Pac until Springwood was annexed in 2011. Even with the added pool, it still serves a very large area. The pool has a simple yet efficient and sturdy pool house. In the past the pool has been used during the winter, creating the need for the shower areas to be heated. The doors were added over the louvers at the top of the walls when the heaters were added. Interior wall surfaces of the restrooms are dirty (need to be power washed) and the roof is beyond repair. With the exception of a few repairs, this pool is in fair condition.

**ADA/ TAS Compliance:** The pool area itself is accessible although the pool house but has some accessibility issues with heights and reach ranges. The HC parking for the pool is questionable and the sidewalk ramp from the parking to the pool is not currently compliant, but is adequate.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** M-F 7am-9pm Sa-Su 10am-8pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		1,240					\$74,400				Recommend immediate protection of fascia. Other moderate maintenance/ repairs and ADA compliance issues need to be performed. Restrooms lack ADA compliant toilets.
<b>Roof Replacement Estimate</b>		1,240					\$18,600				Recommend immediate replacement of roof.
Separate from pump room?											Yes
Restrooms	General				X						Perimeter of shower area in both Men's and Women's has 2 foot high open louvers to outside - there is the option to close the louvers with hinged door panels on the inside; generous number of robe hooks but are all mounted around 51" AFF
	M				X						Soap dispenser (49" AFF); paper towel dispenser (48" AFF); grab bars in toilet stall are 40" long & 35" AFF; bottom of door frame for plumbing chase very rusted, eaten away (recommend remove rust and protect very soon); bottom of chase door is beginning to rust (needs to be cleaned/ painted)
	W				X						No soap dispenser; paper towel dispenser (47" AFF); grab bars in toilet stall are 42" long & 34" AFF; mirrors (42.5" & 43" AFF); additional mirror in shower area (23" AFF); bottom of door frame for plumbing chase very rusted, eaten away (recommend remove rust and protect very soon); bottom of chase door beginning to rust (needs to be cleaned/ painted)
	M										Outside pool fence: badly dented mirror (42.5 AFF); walls are very dirty; door is rusted and missing part of the bottom
	W										Outside pool fence: badly dented mirror (42.5" AFF); room overall is 48.5" wide; 56" to braille on restroom signage; handrails for toilet okay
Inside pool fence? In park?											Large toilet rooms inside pool fence and single use toilets on park side are all a part of the same building
Exterior walls				X							Scored cmu
Interior walls				X							Scored cmu
Roof						X		X			Shingle; end of life; missing shingles on roof and lying on ground around the building (recommend replacement); about 50% of paint on fascia of roof is missing and raw wood exposed
Doors					X						Metal pipe frame covered by plexi-glass
Floor/Drainage											Concrete covered with interlocking 12" sq. plastic draining sport flooring in Men & Women restrooms (flooring could be removed to assess conc. slab)
Ceiling					X						Textured gyp board ceiling; mechanical vents in ceiling rusting
Lighting/Power					X				X		Ceiling mounted vandal resistant in restrooms (rusting and lens yellowing - recommend replacement)
Office											None



BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Guard Room					X						Electrical panel rusting; plexiglass window; stucco ceiling with recessed 4' linear prismatic fluorescent in good condition; unfinished scoared CMU walls; hollow metal door frame is rusted and bottom of jamb is missing; hollow metal door is beginning to rust on the bottom; not weathertight, @ 3" air space between top of CMU wall and bottom of wood roof beam
Concessions/Vending											None
Men/Women Changing Rooms											Part of the restroom areas
Family Changing Rooms											None
Plumbing fixtures	M										High heads only in showers; porcelain wall mounted urinals (21.5" & 24" AFF); porcelain toilet (16" AFF); wall hung porcelain coated sinks (42" & 43" AFF)
	W										High heads only in showers; porcelain toilets (16" AFF); wall hung porcelain coated sinks (32" & 33" AFF)
	M										Outside pool fence: rusting porcelain coated sink (32.5" AFF) w/ spigot knob; stainless toilet (20" AFF)
	W										Outside pool fence: rusting porcelain coated sink (33" AFF); stainless toilet (20" AFF)
Toilet partitions					X						Scored cmu with wood door/ jamb
Showers											Part of the restroom areas; none outside at the pool
ADA Compliance					X				X		No ADA towel hooks
Drinking fountain on building											Single fountain on outside of building (32" AFF to spout) with no low fountain
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
Repair Estimate		580					\$7,250				Recommend immediate protection of fascia. Other moderate maintenance/ repairs need to be performed.
Roof Replacement Estimate		580					\$8,700				Recommend immediate replacement of roof.
Chemical Storage Room					X				X		Some rust on chainlink wall; steel beam which runs through room to outside is beginning to rust quite a bit
Pump/Filter Room					X				X		Ceiling mounted light fixtures are rusted, ceiling has spots of discoloration; bare 1x12 board on the ground on end in front of two walls which are chain link to prevent water from washing in from ground level
Electrical system											Panel boxes 50% covered in rust
Grating											
Sump pump											
Storage											None
Work area											None
Ventilation											Many of the walls are chain link
Eye wash											None
Safety											
Pit access											
Roof						X		X			Paint of fascia of roof is peeling, some places down to bare wood (needs to be scraped/ painted); roof is past end of life (recommend replacement)
Floor/Drainage											Concrete
Walls											Scored cmu walls are bleached/ discolored
<b>TOTAL</b>							<b>\$108,950</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Balcones

**Drainage Issues:**

Pump house - the ground slopes toward the storage room and the pit next door. During storm events runoff drains to the storage room & pit. A board has been added along the top of the pit to prevent runoff from entering. A small berm upslope of the storage room has also been added but appears to not be completely effective.

**ADA Issues:**

Two lateral parking spaces in front of the pool entrance share painted striping and ramp to the pool. One handicap space is located in the southwest corner of the parking lot. From the painted striping adjacent to the parking space, there is not a designated ADA route to the ramp at the pool entrance. There is no other ramp in the surrounding area.

Lifeguards chair on the south end of the pool blocks access around the pool area.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn					X						30% of grassy area is shaded by tree canopy
Irrigation											3 heads found
Sunbathing Area					X						Adequate
Drainage						x	\$11,862	x			Concrete wall to protect pool house from stormwater runoff and removal of ex berm.
Sewer line											
Water line											
Site furniture											
Benches	0										
Picnic tables	2										Movable picnic tables, located in grass area
Trash receptacles											** see Site Outside Fence section **
Drinking fountains											** see Pool House section **
Shower	0										
Pool deck		6'		x	X						
Deck drains	1										Near entry-drains to grass
Shade structures											None
Pool area lighting/Power					X						(2) 3 head pole mounted lights; wall mounted vandal resistant lighting on outside of pool house (very yellowed & rusted - recommend replacement)
ADA Compliance											
OUTSIDE FENCE											
Parking Lot											Parking lot is shared with the rest of the park and playground.
Total parking spaces	72										
HC spaces	3										A striped loading zone behind a parallel parking space painted on the asphalt of the drive aisle is located just in front of the curb ramp leading to the pool. There is no signage indicating that this is a HC parking space. A compliant space is located at the other end of the parking lot, serving the playscape.
Bike racks	3				X						single loop - Blocks sidewalk
Site access and circulation					X						
ADA access					X		\$800				Needs tactile strips
Sidewalks to pool				X							
Site amenities											Concrete trashcan (for 2) enclosure between pool entrance and parking area
Signage and way finding					X						
Site security											
Curbs					X						
Pool perimeter fencing				X							6' chain link fencing
Parking lot lighting					X						
Site lighting outside fence					X						3 cobra heads on 2 wood poles
Flood Plain/Regulatory Issues (TCEQ)											Not in a flood plain
Landscaping				X							Shrubbery just outside pool entrance is overgrown (needs pruning). Irrigated
TOTAL							\$12,662				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Balcones

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				Pool has heater installed, but is not used.
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source		2"		x							Municipal
Volume		142,500	gal.								Based off Original Plans - APD 128,000
Pool Perimeter		313.67	ft								Based off Original Plans
Surface Area		4,583.00	s.f.								
Turnover Rate (Provided)		400	GPM								
Turnover Time (Calculated)		5.94	hrs								
Shape		L'									
Depth (min. - max.)		2'-4'	ft								
Lap Lanes	6	225	YD								
Cross Lanes	N/A										
Pool floor				x							No lane markers, cracks, caulk in good condition
Appearance					x		\$36,664				Painted Concrete Floor, some flaking
Pool walls				x							No marker cracks, caulk in good condition
Appearance					x		\$7,528				Painted Concrete walls, worn at gutter overflow to bare concrete. Need sto be painted
Coping					x		\$31,367				Poured in place Concrete Coping. Coping is cracking due to re-bar corrosion
Pool deck		3500	s.f.	x							
Tiles/Waterline				x							Painted Concrete
Deck Depth Markers				x							Tile in Concrete Coping
Wall Depth Markers					x		\$1,000				Painted on Concrete
Warning / No Diving					x		\$500				Painted on Concrete
Pool lighting - in side walls	N/A										
Pool deck equipment											
Life guard chairs	2			x							One Portable, One permanent
Ladders	4			x							Cast in place SS steps, S.S. 'D' Grab Bars
Steps	1			x							Full Length of Shallow End
Diving boards	N/A										
ADA Lift	1										Water Operated
ADA Compliance				x							Yes, with use of removable stairs.
Circulation system											
Surge tank	N/A										
Filtration system		28.3	s.f.	x							High Rate Sand
Filter Rate		14.13	gpm/sf								
Gutter				x							Multiple outlets piped separately to surge tank
Skimmers	N/A										
Drains	2										
Returns / Inlet	20				x		\$15,000				Wall Inlets
VGB Compliance											Yes
Valves				x							Butterfly / Ball
Piping				x							Mostly SCH 80 PVC, a few cast iron fittings.
Pump					x						Motor at risk due to flooding potential of pit
Strainer											Stainless Steel
Pool heater	1										Pennant
Backwash discharge											To Wooded area behind pool
Backwash holding tank	N/A					x	\$1,500				
Flow meters						x	\$1,500				
Pressure gages						x	\$500				
Chemical System											
Sanitation											Sodium Hypochlorite
pH Control											Muriatic Acid

Facility Name Balcones

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Stabilizer											
Residual											
Slurry System	N/A										
Chemical feed system				x							Peristaltic Pump
Chemical controller				x							Aquasol
Chemical storage											
UV system	N/A										
Filtration building						x	\$5,000				Problems with drainage coming into pit and building area
<b>TOTAL</b>							<b>\$100,559</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Balcones

	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>MEP</b>											
Central Heating System					X		\$5,000			X	Unit is located above ceiling and does not meet code requirements for access. Unit not operating during visit.
Water Closets					X		\$7,500			X	Flush valves are push button operated, button is difficult to depress- may have dirt in mechanism.
Lavatories					X		\$8,000			X	
Showers					X		\$5,000			X	
Drinking Fountain						X	\$2,200		X		Not functional, cabinet shows misalignment
Piping						X	\$7,500			X	Piping appears functional and is in better condition than some other observed installations, but is corroded. Water hammer occurs in womens restroom due to piping not
Water Heater						X	\$3,000			X	Hot water service has been turned off
Lighting Fixtures					X		\$3,000			X	Fixtures dirty, should be cleaned/relamped
Electrical Gear						X	\$10,000	X			Electrical panels and disconnects throughout the site are very corroded.
Outlets					X		\$2,000		X		Non-GFIC outlets are present near water in violation of NEC
<b>TOTAL</b>							<b>\$53,200</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Balcones

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Pump Room											
Walls				x							Nothing noted
Foundation						x	\$2,000				Severely Pitted concrete
Hoist Beam					x						Some rust
Stairs to Chem storage						x	\$5,000				Severely rusted, and falling apart
Slab						x					Some cracks, pitted concrete
Restroom											
Walls				x							Cracks in walls
Benches					x		\$5,000				Column connections rusted
Slab				x							Several cracks, movement
Main Pool											
Floor				x							Only minor cracking visible
Coping					x						Some cracking
Joints				x							Nothing noted
Deck					x						Some cracking
Site											
Grading					x						Some spots with grade against the walls, above slab level
Entry Building											
Slab					x						Several cracks
Roof structure					x						Glulam beams need maintenance where exposed to weather
Storage Rooms				x							storage rooms need drywall work
TOTAL							\$12,000				





Brentwood Neighborhood Pool



Pool House



Pool



Pump Building



Wading Pool

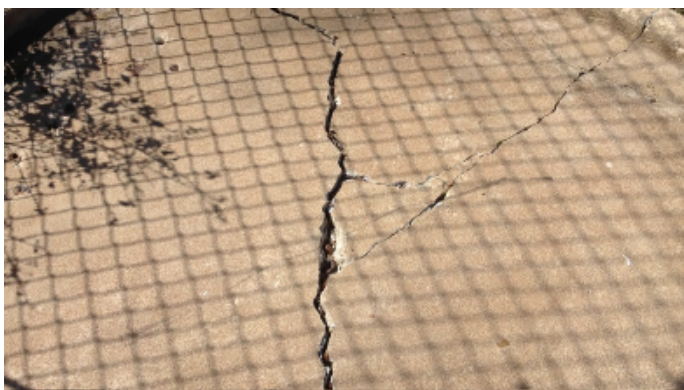




Steel Grates a hazard on the pool deck



Access Issues



Failing Pool Deck



Pergola

# **QUALITATIVE ASSESSMENT**

## **AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name	Brentwood		
Map Number			
Address	6710 Arroyo Seca	Zip	78757
District	NW		
Pool Type	Neighborhood	Year Constructed	1954
Pool Class	B	Year Renovated	

**Overview:** The pool is located between Brentwood Elementary School and Brentwood Park. Brentwood is one of the smaller neighborhood pools and the grassy area available for sunbathing within the fence around the pool is minimal. The approach to the pool from the street is very pleasant, with one side of the walk being a raised flowerbed created by a stone wall. Shade is provided by trees and a pergola. While the pergola is a nice amenity to the pool, it is beginning to exhibit structural problems and decay which may require it to be removed in the near future if not addressed.

**ADA/ TAS Compliance:** While this is a simple pool there are several ADA issues. All of the benches provided are located in the grass with a curb on the edge of the pool deck preventing access by the disabled. There are no concrete pads adjacent to the bench and tables for a transfer area. The wading pool and pergola require the user to step up and the makeshift ramp that has been created at this step condition is not ADA compliant.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** M-F 10am - 7:30pm Sa-Su 1pm - 7:30pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		28					\$350				Recommend performing minor maintenance/ repairs to storage room only.
Separate from pump room?											Yes
Restrooms	1M/ 1W				X						Stainless toilet accessories and plumbing fixtures; stained/ dirty concrete floors and wall mortar joints
Inside pool fence? In park?											Integral with fence but accessed from park side and open for park use
Exterior walls					X						Painted brick (2 slightly different colors)
Interior walls						X					Glazed brick
Roof					X						Flat concrete
Doors						X					Hollow metal doors and frames; hardware has been replaced multiple times and currently has a mix of push/ pulls; cylinder lock from outside only
Floor/Drainage					X						Concrete with floor drains and openings at finished floor level draining outside
Ceiling					X						Underside of concrete roof, painted
Lighting/Power					X						Vandal resistant ceiling mounted light fixture inside and wall mounted (above 7' AFF) vandal resistant outside doors on face of building
Office											None
Guard Room											None
Concessions/Vending											None
Other					X						Storage area located in space between Men's and Women's restrooms; accessed by doors on the park side and poolside (inside fence); doors are sliding, padlock/ hasp for security and paint flaking, some rusting is occurring at the bottom and the tracks (needs to be cleaned & painted); surface mounted ceiling fixture with bare bulb (recommend protective cage around bulb)
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	M				X						All stainless; 1 ADA toilet w/ accessories & sink (33" AFF & 34" max for ADA)
	W				X						All stainless; 1 ADA toilet w/ accessories & sink (34.5" AFF & 34" max for ADA)
Toilet partitions											None
Showers											** see Site Inside Fence section **
ADA Compliance					X						ADA signs are present by toilet entry doors but have been defaced; sink faucets are push operated
Drinking fountain on building											** see Site Outside Fence section **
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP BUILDING</b>											

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>Repair Estimate</b>		245					\$14,700				Recommend performing moderate maintenance/repairs.
Current Chemical Storage Room						X					Bottom of door frame rusting, door paint peeling (needs to be cleaned & painted); door has louvers
Former Chemical Storage Room						X					Door, frame, light switch box and ceiling light extremely rusted (recommend replacement); door has louvers
Pump/Filter Room						X					Door and frame rusted, paint on door peeling (needs to be cleaned & painted); water ponding on floor around perimeter of room; no louvers in door
Electrical system											
Grating											
Sump pump											
Storage											
Work area											
Ventilation						X					Louvers in most doors
Eye wash											Yes - recent, orange one
Safety											
Pit access											
Roof											Flat concrete
Floor/Drainage											
Walls					X						Outside - square glazed block
<b>TOTAL</b>							<b>\$15,050</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name

Brentwood

**Drainage Issues:**

Small deck drains (approx. 3-inch Diameter) are clogged.

Ground near pump house drains toward the pool deck and surge tank causing ponding and erosion. Ground beneath deck is being undermined.

**ADA Issues:**

No ADA access to wading pool or pergola.

Deck should be reconstructed to be level near entrance to allow for ADA access to chair.

ADA route to pool is long and circuitous. Sidewalk along route should be repaired and/or reconstructed. Signs should be constructed along route calling out ADA

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments	
				Good	Fair	Poor		H	M	L		
INSIDE FENCE												
Landscaping/Lawn					X						Minimal	
Irrigation	x										Not used	
Sunbathing Area					X						Grassy areas on two sides of pool	
Drainage					X		\$1,242					
Sewer line												
Water line												
Site furniture												
Benches	3					X					Not HC accessible - in grass on other side of 3" curb from pool deck	
Picnic tables	1				X						Non-permanent but in grass and not accessible	
Trash receptacles											** see Site Outside Fence section **	
Drinking fountains											** see Site Outside Fence section **	
Shower	1					X					PVC shower along edge of pool deck - not ADA accessible	
Pool deck		4'-6" wide			X						3" curb around edge of deck; slopes down drastically away from pool; undermined at pool house; major cracks at entry.	
Deck drains												
Shade structures						X		X			Wood pergola structure (8-9 yrs. old) - deck boards and some pickets have been replaced with engineered wood but wood structure beneath deck bowed and splitting; wood columns rotting at tops; perimeter benches have unsupported joints and splitting at concrete foundation; does not provide a lot of shade	
Pool area lighting/Power				X							Several poles with multiple fluorescent lights; 1 dhl chasebox fixture	
ADA Compliance						X					Wood pergola must be accessed by a series of steps	
OUTSIDE FENCE												
Parking Lot											Street parking, no designation	
Total parking spaces												
HC spaces	1										Parallel space with curb inset from street about 2 feet (recommend repainting striping)	
Bike racks	1			X							New double loop	
Site access and circulation						X					HC route runs from HC space, winds through park and back to pool	
ADA access						X	\$13,977					
Sidewalks to pool						X					Cracked and heaved in places	
Site amenities	1				X						Tri-level drinking fountains located nearby, adjacent to restrooms; bike racks located near restrooms; can with concrete trash enclosure right outside pool entrance	
Signage and way finding						X					No ADA sign for the accessible path from across the street at the bridge	
Site security					X							
Curbs												
Pool perimeter fencing					X						Rusting 6 foot chain link with barbed wire on top	
Parking lot lighting											None	
Site lighting outside fence					X						Pole mounted lighting	
Flood Plain/Regulatory Issues (TCEQ)											Not in a flood plain	
Landscaping					X							
TOTAL							\$15,219					



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Brentwood

Gutters return to surge tank. Grating on tank is a hazard/  
 Back wash water to ditch, no holding tank.  
 Leaks 3 to 4 inches per day without make up water.

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				Leaks, +/- 6000 GPD (includes evaporation)
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source				x							Municipal
Volume		72,000	gal.								
Pool Perimeter		200.00	ft								
Surface Area		2,400.00	sf								
Turnover Rate		270	GPM								Per APARD records
Turnover Time		4.65	hrs								Includes Wading Pool
Shape		Rect.									
Depth (min. - max.)		3'-4" - 5'-3"	ft								
Lap Lanes	5	20	YD								
Cross Lanes	N/A										
Pool floor				x							Poured Concrete
Appearance					x		\$19,200				
Pool walls				x							Poured Concrete
Appearance					x		\$6,400				Moderate Honeycombing
Coping					x						Concrete Curb
Pool deck		2700	s.f.			x	\$54,000				Cracked and shifting
Tiles/Waterline											Painted Concrete
Deck Depth Markers						x	\$1,500				Painted
Wall Depth Makers	N/A										
Warning / No Diving						x	\$1,000				Painted
Pool lighting - in side walls	N/A										
Pool deck equipment											
Life guard chairs	1			x							Permanevt w/ shade
Ladders	4			x							Over Wall
Steps	N/A										
Diving boards	N/A										
ADA Lift	Y										
ADA Compliance	Y										
Circulation system											
Surge tank	1					x	\$2,500	x			Metal Lid poses hazard
Filtration system		19.6	s.f.		x		\$15,000				Steel Tank, minor rust
Filter Rate		13.78	gpm/s	x							
Gutter	9				x		\$60,000				Scum Gutter with dropouts to surge
Skimmers	N/A										
Drains	1				x		\$5,000				Side Wall Drain to Surge Tank
Returns / Inlets	11				x		\$5,000				Not Looped
VCB Compliance	Y										Unblockable by size
Valves				x							Cast
Piping				x							PVC SCH 80, some rusted anchors
Pump											Flooded Suction Side Discharge
Strainer				x							
Pool heater	N/A										
Backwash discharge											Discharge to Storm Sewer
Backwash holding tank	N/A										
Flow meters						x	\$1,500				
Pressure gages					x		\$1,000				
Chemical System											
Sanitation		450	Gal.								Sodium Hypochlorate
pH Control											Muratic Acid

Facility Name Brentwood

Gutters return to surge tank. Grating on tank is a hazard/  
Back wash water to ditch, no holding tank.  
Leaks 3 to 4 inches per day without make up water.

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Stabilizer											
Residual											
Slurry System	N/A										
Chemical feed system				x							Peristaltic Pump
Chemical controller				x							Aquasol
Chemical storage				x							Seperate Room from pump, eye wash
UV system	N/A										
<b>WADING POOL</b>											
Shape / Dimensions		20' Dia									Octagon
Depth -min/max		1' - 1'9									
Surface Area		331.00	sf				\$24,825				
Volume		3,404	gal.								
Turnover Rate	N/A		GPM			x		x			Connected to Main Pool
Turnover Time	N/A		hrs								
Pool floor							\$2,648				Concrete
Appearance											Painted
Pool walls							\$2,400				Concrete
Appearance											Painted
Deck											
ADA Compliance	N					x		x			Must have sloped entry for wading pools
Circulation system							\$3,404				Combined with main pool
Gutter											Overflow at center, drains to surge
Skimmers	N/A										
Returns / Inlets	1										Inlet from spray
VGB drains	N/A						\$1,000				
Pump							\$1,000				
Pump Motor											
Strainer							\$200				
Valves											
Filters			s.f.				\$5,000				
Play features							\$15,000				
<b>TOTAL</b>							<b>\$227,577</b>				



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Brentwood

MEP	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
HVAC						X	\$7,500	X			Pump room is not ventilated, very hot and humid when equipment is running
Fan						X	\$2,500		X		Fan at Chlorine room discharges into adjacent space instead of outdoors, requires louver and natural convection to reach outside
Water Closets					X		\$7,500			X	
Lavatories					X		\$4,000			X	Lavatories have non-metered faucets
Showers					X		\$2,500			X	
Drinking Fountain					X		\$2,200			X	
Piping					X		\$ 5000 (\$1000 to repair)			X	Some slight wear to outer jacket of piping insulation
Water Heater					X		\$3,000			X	
Lighting Fixtures					X		\$3,500			X	Lighting switch at storage room is rusted, rusty devices at equipment room. Lighting fixtures
Electrical Gear					X		\$20,000	X			Gear shows rust on casing due to age but appear intact, pump controllers are very rusty
Outlets					X		\$750		X		Non-GFIC outlets are present near water in violation of NEC
<b>TOTAL</b>							<b>\$53,450</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Brentwood

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Pump House											
Walls				x							Some Pitting due to chemicals
Foundation				x							Some Pitting due to chemicals
Slab				x							Some Pitting due to chemicals
Restroom Outbuilding											
Walls					x		\$2,000				Cracks in walls.
Slab				x							No obvious issues
Pool											
Floor					x						Difficult to determine slab condition due to swimmers in pool
Coping					x						Minor cracking
Joints					x						Differential movement obvious
Deck						x					Many large cracks
Site											
Walks					x		\$5,000				Several cracks
Standing water near entry											Standing water near pool entry
Pergola					x		\$10,000				Aging
TOTAL							\$17,000				



## Canyon Vista Pool



Chemical Storage



Pool



Pump Pit



Shade Structure

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Canyon Vista  
Map Number \_\_\_\_\_  
Address 8455 Spicewood Springs Rd. Zip 78750  
District NW  
Pool Type Neighborhood Year Constructed 1985 Year Renovated \_\_\_\_\_  
Pool Class B

**Overview:** The pool is on Canyon Vista Middle School grounds. It is located in the area between the school and the running track/ football field and uses the football field restrooms as its restroom facility. This is one of the first pools to open for the summer to enable the school to use it to teach swimming classes towards the end of the school year. The pool does not have many items that need attention, with its biggest maintenance item being the replacement of the **ADA/ TAS Compliance:** ADA compliance is a challenge on this site, as the school has been built on the side of a hill/ steep slope. An accessible route to the pool is possible using the back gate but there is no signage directing patrons how to locate it.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** M-F 8am-9pm Sa-Su 10am-8pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
Repair Estimate		145					\$8,700				Recommend performing minor maintenance/ repairs. Will need new roll up counter doors in the next 5 years.
Roof Replacement Estimate		145					\$2,175				Recommend a new roof in the next 5 years.
Separate from pump room?											Yes
Restrooms											
Inside pool fence? In park?											Inside track
Exterior walls					X						Scored cmu, painted; minor wall joint cracking
Interior walls											
Roof											Corrugated metal; exposed wood beam/ fascia is weathered (recommend painting/ sealing)
Doors											Painted hollow metal door and frame
Floor/Drainage											
Ceiling											
Lighting/Power											
Office											None
Guard Room											2 roll up counter height doors fairly rusted, slats are bent and show signs of trying to be pried open; bottom of door and grill in door is very rusted (exhibiting holes in several instances); counter is 41.5" AFF; walls scored CMU; area is lit by 4' prismatic fluorescent light fixtures in good condition; no ceiling, exposed wood rafters/ roof structure
Concessions/Vending											None
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	M										None
	W										None
Toilet partitions											None
Showers											** see Site Inside Fence section **
ADA Compliance											
Drinking fountain on building											** see Site Inside Fence section **
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
Repair Estimate		80					\$3,200				Recommend performing minor maintenance/ repairs.
Roof Replacement Estimate		80					\$1,200				Will need a new roof in the next 5 years.
Chemical Storage Room					X						Essentially a carport fenced in with chain link below grade from the pool level; little bit of rust on bottom of roof beams
Pump/Filter Room											
Electrical system											
Grating											
Sump pump											
Storage											None
Work area											None
Ventilation											
Eye wash											None

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Safety											
Pit access											
Roof					X						Metal; color coating is wearing off
Floor/Drainage					X						Concrete
Walls					X						2 sides chain link; other two concrete retaining wall of pool
<b>TOTAL</b>							<b>\$15,275</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Canyon Vista

**ADA Issues:**

One ADA parking space is available in the shared parking lot with the school. Ramp to the pool deck is greater than 8%. New ADA route should be constructed.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments	
				Good	Fair	Poor		H	M	L		
INSIDE FENCE												
Landscaping/Lawn						X					10% of non-pool area within the fence is grass	
Irrigation											None	
Sunbathing Area												
Drainage												
Sewer line												
Water line												
Site furniture												
Benches	0										Low walls under the pergola which could be used for seating but are not HC accessible	
Picnic tables	0											
Trash receptacles	0											
Drinking fountains	1				X						Metal hi/ lo drinking fountain (36" & 41" to spouts - comply); high level not working, low level shoots outside bowl.	
Shower	1					X					PVC shower on edge of pool deck, not HC	
Pool deck		12'-6" wide			X						Metal covers set in pool deck are rusted and have stained deck badly from cover to where water runs into the grass	
Deck drains												
Shade structures					X						Wood pergola is over grass area; nearing end of life (few years left); beginning to rot and is leaning	
Pool area lighting/Power												
ADA Compliance												
Other											Abandoned pay phone booth without phone; fence pole sitting on top of wall overlooking chemical area roof has cracked the wall	
OUTSIDE FENCE												
Parking Lot											Shares main school entrance parking lot	
Total parking spaces	130											
HC spaces	2										1 directly serving the pool; recommend adding wheel stop for HC parking space	
Bike racks	0											
Site access and circulation											Main entrance to the pool is accessed by a flight of stairs which have a handrail only on one side of stairs 34" above the step (should also have a guardrail); secondary entrance is back gate which would be more easily accessed by the mobility challenged	
ADA access						X	\$39,616					
Sidewalks to pool					X						11.5% slope sidewalk from HC parking spaces to pool but no handrail or landings; rails 70" apart. 8% slope from parking lot.	
Site amenities						X						
Signage and way finding						X						
Site security					X							
Curbs					X							
Pool perimeter fencing					X						8' chain link with barbed wire	
Parking lot lighting					X							
Site lighting outside fence					X							
Flood Plain/Regulatory Issues (TCEQ)												
TOTAL							\$39,616					



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Canyon Vista

Pumps and filter are housed below ground in a metal vault.  
 Pool has had problems with pipes breaking between the pool shell and the pump vault  
 Fiberglass grating is in very poor condition

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date											
Closing Date											
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											Municipal
Volume		212,625	gal.								Per APARD Records
Pool Perimeter		245.00	ft								
Surface Area		3,280.00	sf								
Turnover Rate		725	GPM								
Turnover Time		4.9	hrs	x							
Shape		Rectangle									
Depth (min. - max.)		3'-9" - 12'-4"	ft								
Lap Lanes	6	25	YD								
Cross Lanes	N										
Pool floor											
Appearance					X		\$26,240				Painted Floor and Stripes
Pool walls											
Appearance					X		\$10,780				Painted Walls
Coping											
Pool deck		5400	s.f.	x							Minor Repairs needed
Tiles/Waterline				x							Stainless Steel Gutter
Deck Depth Markers						x	\$1,500				Painted
Wall Depth Makers					x						at bottom fence
Warning / No Diving						x	\$1,000				Painted
Pool lighting - in side walls	N										No
Pool deck equipment											
Life guard chairs	2				x						
Ladders	4			x							
Steps	N										
Diving boards	1				x						
ADA Lift	Y										
ADA Compliance	Y										
Circulation system											
Surge tank	Y										
Filtration system			s.f.				\$25,000				Modular filter system with steel tank, will need to be replaced within 10 years
Filter Rate			gpm/sf								
Gutter						x	\$17,150	x			Gutter Grates Need Replacing, Extruded Fiberglass
Skimmers	N										
Drains				x							
Returns / Inlets				x							
VGB Compliance	Y			x							
Valves				x							PVC
Piping				x							SCH 80 PVC, some fittings cast
Pump											
Strainer				x							
Pool heater	N										
Backwash discharge											To Area Behind School, through detention area
Backwash holding tank	N										No holding tanks, but backwash is routed through detention area.
Flow meters						x	\$1,500				
Pressure gages						x	\$1,000				
Chemical System											
Sanitation											Sodium Hypochlorite
pH Control											Muriatic Acid

Facility Name Canyon Vista

Pumps and filter are housed below ground in a metal vault.  
Pool has had problems with pipes breaking between the pool shell and the pump vault  
Fiberglass grating is in very poor condition

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Stabilizer											
Residual											
Slurry System											
Chemical feed system				x							Peristaltic Pumps
Chemical controller					x						Aquasol
Chemical storage											Separate from pumps and filter
UV system	N										
<b>TOTAL</b>							<b>\$84,170</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Canyon Vista

MEP	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Showers					X		\$2,500			X	
Drinking Fountain					X		\$2,200		X		
Lighting Fixtures					X		\$1,000			X	Fixtures dirty, should be cleaned/relamped
Electrical Gear						X	\$10,000	X			Electrical panels and disconnects are in a sump puit and are very corroded. The disconnect switch in the kiosk is mounted too high (above 6'-6") in violation of NEC
<b>TOTAL</b>							<b>\$15,700</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Canyon Vista

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>Mechanical Area</b>											
Walls					x						Pitting of concrete near chem storage
Pipe Connections					x						Rusted
<b>Pool</b>											
Floor				x							Nothing Noted
Coping				x			\$1,500				Some minor cracks
Joints				x							Nothing Noted
Deck				x			\$1,500				Minor Cracking
<b>Site</b>											
Sidewalks				x							Some Cracks
Pergola						x	\$10,000				Rotted wood and rusted connections
Retaining walls				x							Cracks where fence is connected
<b>Building</b>											
Slab				x							Possible differential movement of slab relative to pool deck
Walls				x							Some cracks in CMU
Roof structure					x		\$5,000				Portion of roof area needs replacement
<b>TOTAL</b>							<b>\$18,000</b>				



Pool House



Pool



Step to Pool



Wading Pool

# **QUALITATIVE ASSESSMENT**

## **AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name	Civitan		
Map Number			
Address	513 Vargas Rd.	Zip	78741
District	NE		
Pool Type	Neighborhood	Year Constructed	1964
Pool Class	B	Year Renovated	

**Overview:** Construction for Civitan pool and the nearby park restroom shelter was sponsored by City of Austin, Texas Parks & Wildlife and the National Parks Service (US Dept. of the Interior). The pool is next to Allison Elementary School and has a nice park with playscape, basketball and baseball field around it. Park restrooms which serve the pool are not compliant and very dark during the day. While there are nice trees over one corner of the wading pool, the one shade structure for the main pool was removed as it was rotted and has not been replaced (the steel columns are still present). Repainting and a new shade structure would greatly improve the appearance and perception of this pool.

**ADA/ TAS Compliance:** Bench seating for the wading pool is HC accessible. The wading pool can be accessed by wheelchair but the main pool is not accessible (steps must be used which also do not have handrails). Other pool features such as showers are not accessible nor compliant.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** M-Su 1pm - 6pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		0					\$0				No pool house
Separate from pump room?					X						Yes
Restrooms	1M/ 1W					X					No ADA signage; recommend replacing light fixture, none of the plumbing fixtures are compliant, no turn-around and no approach; needs additional ventilation; restrooms are maintained by the parks department and not aquatics
Inside pool fence? In park?						X					Restrooms are in a separate building directly adjacent to the pool but serve the park and are kept locked during the winter
Exterior walls					X						Poured concrete walls (needs to be painted)
Interior walls					X						Same as exterior, CMU joints have voids that need to be should be repaired (needs to be painted)
Roof											Flat concrete slab
Doors					X						Tubular metal full height gate
Floor/Drainage					X						Concrete
Ceiling						X					Ceiling/ soffit of entire structure inside and out is peeling (looks like a skim coat)
Lighting/Power						X					Old lighting protected by rusted metal mesh
Office											None
Guard Room					X						Located in restroom structure across from entry gate; area serves as storage; no switch plates or light bulbs; door/ frame rusting at the bottom
Concessions/Vending											None
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	M				X						Stainless toilet, porcelain coated sink (too low)
	W				X						Stainless toilet, porcelain coated sink (too low)
Toilet partitions											None
Showers											** see Site Inside Fence**
ADA Compliance						X					Only the wading pool can be accessed by wheelchair; steps are required to access the large pool; no handrails at steps; nothing compliant in both restrooms
Drinking fountain on building											** see Site Outside Fence**
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP HOUSE</b>											
<b>Repair Estimate</b>		250					\$6,250				Recommend replacing cyclone fencing in the next few years and performing other minor maintenance/ repairs.
Chemical Storage Room											
Pump/Filter Room											
Electrical system											

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Grating											
Sump pump											
Storage											None
Work area											None
Ventilation					X						In decorative band around bottom, select blocks have been left out to provide natural ventilation
Eye wash											Yes - recent orange one
Safety											
Pit access											
Roof					X						Wood framed, low slope roof with metal parapet cap
Floor/Drainage											
Walls					X						2 walls split face square block with accent bands of smooth square block; other two walls are metal mesh which have been graffitied
<b>TOTAL</b>							<b>\$6,250</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Civitan

**Drainage Issues:**  
Concrete gutter along the northeast edge of the pool should be removed and replaced.  
Grate cover by entrance is deteriorating. Should be removed and replaced. The new grate inlet adjacent to the existing is loose and should be secured to

**ADA Issues:**  
No ADA access to pool. Eight steps to pool deck and two steps to adjacent wading pool.  
Street parking only. No ADA parking space or associated ramp.

**Parking Lot Issues:**  
No parking lot available for pool.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments	
				Good	Fair	Poor		H	M	L		
INSIDE FENCE												
Landscaping/Lawn											1 tree	
Irrigation	x											
Sunbathing Area												
Drainage							\$7,662					
Sewer line												
Water line												
Site furniture												
Benches	5			X							Metal benches - Benches by wading pool do have concrete directly adjacent for a wheelchair; additional seating on low concrete wall under former shade structure; paint is peeling from concrete	
Picnic tables	0										N/A	
Trash receptacles					X						Concrete enclosure for cans located by the entrance gate	
Drinking fountains											**see Site Outside Fence**	
Shower						X					Non-HC shower on concrete pad adjacent to pool deck; gutter draining water away from shower is breaking up and separating from edge of pool deck	
Pool deck												
Deck drains					X						Trough at end of walk adjacent to deck; 2 33" sq grates need replaced.	
Shade structures						X			X		Shade structure has been removed (was rotted), poles remain; two large trees offer natural shade	
Pool area lighting/Power	0										None	
ADA Compliance						X					Steps to get to both pools.	
OUTSIDE FENCE												
Parking Lot												
Total parking spaces											Street parking only	
HC spaces	0					X					None	
Bike racks	2				X						By entrance gate	
Site access and circulation						X						
ADA access						X	\$11,311				None; Lift added to pool, but sire not accessible.	
Sidewalks to pool					X							
Site amenities						X					Non-ADA single monolithic concrete drinking fountain by restroom structure	
Signage and way finding						X					No ADA signage for restrooms adjacent to doors	
Site security												
Curbs					X							
Pool perimeter fencing					X						6 foot chain link fencing with 3 rows of barbed wire at top	
Parking lot lighting											No parking lot	
Site lighting outside fence					X						Lots of light and poles, next to ball field	
Flood Plain/Regulatory Issues (TCEQ)											Not in a floodplain	
TOTAL							\$18,973					



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name                      Civitan

Backwash is straight to storm, needs holding tank. Gutter goes straight to waste.

Over all age and condition of the pool is very poor, filtration system needs replacement and the wading pool is in major need of renovation.

ADA Issues are present, there is no way to get to the pool without using steps.

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											Municipal
Volume		72,000	gal.								
Pool Perimeter		200.00	ft								
Surface Area		2,400.00	sf								
Turnover Rate		250	GPM								
Turnover Time		4.8	hrs								
Shape		Rect. +45'x65'									
Depth (min. - max.)		3'-5'	ft								
Lap Lanes	N/A	20	YD								Could have 4 lanes, if painted
Cross Lanes	N/A										
Pool floor					x						Poured concrete
Appearance					x		\$19,200				Painted
Pool walls					x						Poured concrete
Appearance						x	\$6,400				Painted - Flaking
Pool deck		1350	s.f.		x		\$27,000				Cracked; 6'-6" wide.
Tiles/Waterline						x					Painted
Deck Depth Markers						x	\$1,500				Painted
Wall Depth Makers						x					Painted
Warning / No Diving						x	\$1,000				Painted
Pool lighting - in side walls	N/A										
Pool deck equipment											
Life guard chairs	1				x						Permanent - w/shade
Ladders	4				x						Over the wall
Steps	N/A										
Diving boards	N/A										
ADA Lift	1										
ADA Compliance	Y										
Circulation system											
Surge tank	N						\$10,000				
Filtration system		19.6	s.f.				\$15,000				
Filter Rate		12.76	gpm/sf								
Gutter	Y					x	\$60,000				Gutter to waste - storm drain
Skimmers	N/A										
Drains	2					x	\$5,000				Direct connect to Pump w/ vacuum release
Returns / Inlets	11					x	\$10,000				Piping is not looped
VGB Compliance	?										
Valves											Cast
Piping							\$3,000				Mostly SCH 80 PVC, some older cast pipe
Pump					x						Side discharge centrifugal pump
Strainer	Y				x		\$1,500				Cast, solid lid
Pool heater	N/A										
Backwash discharge											To Storm System
Backwash holding tank	N/A						\$2,500				
Flow meters							\$1,500				
Pressure gages							\$1,000				
Chemical System											
Sanitation											Sodium Hypochlorite
pH Control											
Stabilizer											
Residual											
Slurry System	N/A										

Facility Name Civitan

Backwash is straight to storm, needs holding tank. Gutter goes straight to waste.

Over all age and condition of the pool is very poor, filtration system needs replacement and the wading pool is in major need of renovation.

ADA Issues are present, there is no way to get to the pool without using steps.

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Chemical feed system				x							Peristaltic Pump
Chemical controller					x						Aquasol
Chemical storage				x							
UV system	N/A										
<b>WADING POOL</b>											
Shape / Dimensions		'L'									
Depth -min/max		8" - 2'									
Surface Area		1,115.00	sf				\$111,500				
Volume		12,510	gal.								
Turnover Rate	N/A		GPM								Fill and Dump
Turnover Time	N/A		hrs								Fill and Dump
Pool floor					x						Concrete
Appearance						x					Painted, Flaking
Pool walls					x						Concrete
Appearance						x					Painted, Flaking
Coping						x					8" wideConcrete coping-2" high, missing in large areas
Deck		150					\$7,500				
ADA Compliance	N/A										
Circulation system	N/A						\$12,510				
Gutter	N/A										
Skimmers	N/A										
Returns / Inlets	1										Fill only
VGB drains											
Pump	N/A						\$2,500				
Pump Motor	N/A										
Strainer	N/A						\$1,000				
Valves											
Filters	N/A		s.f.								
Play features							\$15,000				
<b>TOTAL</b>							<b>\$314,610</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Civitan

MEP	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Lighting Fixtures					X					X	
Electrical Gear					X		\$5,000		X		Taps are made in wireway in violation of current City of Austin code. Gear is otherwise in good condition.
Outlets					X		\$1,000		X		Non-GFIC outlets in pumping room
<b>TOTAL</b>							<b>\$6,000</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Civitan

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>Pump Room</b>											
Walls				x							Nothing noted
Foundation				x							
<b>Main Pool</b>											
Floor				x							Only minor cracking visible
Coping				x							Only minor cracking visible
Joints				x							Nothing noted
Deck					x						Some cracking in deck and concrete beam by steps, poor drainage at trough
<b>TOTAL</b>							<b>\$0</b>				



Pool House



Pool



Pool Heaters



Wading Pool

# QUALITATIVE ASSESSMENT

## AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT

Facility Name	Dick Nichols Pool		
Map Number			
Address	8011 Beckett Rd.	Zip	78749
District	S		
Pool Type	Neighborhood	Year Constructed	1996
Pool Class	B	Year Renovated	

**Overview:** Dick Nichols is a large neighborhood pool and it is the only one serving the area West of Mo-Pac/ South of Hwy 290. A pleasant mural of fish in an underwater habitat greets swimmers as they approach the pool. This site is easy to access and has a large parking lot. The pool enjoys high usage during the summer and as such the restroom/ changing areas have experienced wear and tear and need some attention. In particular the roof and structure of the restroom/ changing area need maintenance, before they are past a repairable state. The fish mural continues, reappearing on the pool side of the restroom walls. Overall, the bright colors mixed with the murals create a fun environment to swim in.

**ADA/ TAS Compliance:** HC parking is provided directly in front of the entrance with a clear, direct path to the pool. The pool area is HC friendly, with only minor mounting height problems in the restroom areas and a lack of a HC changing bench in the shower areas.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** M-F 6:30am - 9pm Sat-Sun 10am-8pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		2,600					\$156,000				Recommend performing immediate preventative maintenance to the roof and its structure. Minor ADA issues need to be addressed.
<b>Roof Repair Estimate</b>		2,600					\$39,000				Roof will need replacement within the next 5 years.
Separate from pump room?											Yes
Restrooms	1M				X						42"AFF to bottom of reflective surface of mirror (too high - 40" AFF max, too fogged, unusable); robe hooks broken; holes in wall next to urinals; no wire cage protection on suspended heating elements; robe hooks are all broken; toilet roll holders rusting
	1W				X						43"AFF to bottom of reflective surface of mirror (too high - 40" AFF max, too fogged, unusable) and soap dispenser is higher; no wire cage protection on suspended heating elements; bench supports rusting; robe hooks are all broken; toilet roll holders rusting
Inside pool fence? In park?											Inside pool fence
Exterior walls				X							CMU up to 8' - open caging up to roof
Interior walls				X							CMU - could use a fresh coat of paint
Roof						X					Wood truss w/ steel tube members (rusting, needs to be painted), steel angle (peeling - needs to be painted) attached to wood 2x4 (badly peeling - needs to be painted) at top and bottom edges of corrugated metal roof (needs galvanization touched-up)
Doors					X						Hollow metal; all hinges very rusted (needs to be replaced, recommend stainless); some frames beginning to rust
Floor/Drainage											Floor drains; bottom bolt of door/ gate has deeply scraped the floor at the circular entrance
Ceiling					X						Exposed structure (needs to be painted)
Lighting/Power											Incandescent wall and pendant fixtures with fluorescent bulbs installed
Office											None
Guard Room					X						Workroom with countertop (35.5" AFF); loose abandoned conduit (needs to be removed)
Concessions/Vending						X					Rusted hinges on door from vending area to storage
Men/Women Changing Rooms											Integrated into restrooms
Family Changing Rooms											None
Plumbing fixtures	General					X					Water heater in plumbing chase rusted (Women); rusty screws sticking out from wall near water heater and rusted mop hook strip (Men)
	M										2 stainless toilets; 3 stainless urinals; 2 sinks (escutcheon covers rusted); 5 showers
	W										4 stainless toilets; 2 porcelain coated sinks (31.5" AFF; escutcheon covers rusted - recommend replacement); 5 showers

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Toilet partitions						X					Painted metal, recommend replacement
Showers											Escutcheons over faucets need to be sealed to wall (can see hole behind), both restrooms; ADA seat in shower has cracked the wall & may be unsafe (Men)
ADA Compliance											Sink faucets are push operated; ADA toilet stalls comply; braille signage to restrooms comply; no ADA changing bench
Drinking fountain on building											** see Site Inside Fence section **
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>		480					\$19,200				Recommend performing immediate preventative maintenance to the roof and its structure. Other moderate maintenance items.
<b>Roof Replacement Estimate</b>		480					\$7,200				Roof will need replacement within the next 5 years.
Chemical Storage Room											
Pump/Filter Room											
Electrical system											
Grating											Recommend anchoring one piece which is not attached
Sump pump											
Storage											
Work area											
Ventilation											
Eye wash					X						Stainless w/ cover outside on building
Safety											
Pit access											
Roof						X					Wood framing (paint peeling) w/ steel edge angle (paint peeling) and metal corrugated roof (needs to be regalvanized)
Floor/Drainage											
Walls					X						CMU - paint flaking away in large pieces
Fencing						X					6 foot chainlink w/ 3 rows barbed wire above; all rusting surrounding pump house; portion of metal picket fence and gate leading to pump area has deteriorated finish
<b>TOTAL</b>							<b>\$221,400</b>				

**QUALITATIVE ASSESSMENT**
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name

Dick Nichols Pool

**Drainage Issues:**

Drainage swale on the south side of pool near volleyball courts should be improved to allow more water to drain off quickly . There are signs of erosion at the pc to ditch being over capacity. Deck will soon be undermined by erosion.  
Large rainfall events flood outdoor pump area. Consider adding a berm or concrete wall for a diversion structure.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments	
				Good	Fair	Poor		H	M	L		
INSIDE FENCE												
Landscaping/Lawn					X						Sand blowing in from adjacent volleyball area on Southeast needs to be addressed; suggest correcting condition with shrubs planted along the fence; pool area could use additional shade elements; 3 trees.	
Irrigation	X										Not working; on building front only.	
Sunbathing Area											Adequate	
Drainage							\$19,096					
Sewer line												
Water line												
Site furniture												
Benches	1				X							
Picnic tables	2				X							
Trash receptacles												
Drinking fountains	1				X						Tri-level drinking fountain near pool-no cover.Leaks; Stream shoots out of bowl.	
Shower												
Pool deck					X						Joint sealant has holes and bubbles	
Deck drains												
Shade structures	3				X						Two painted teal metal round tube columns, beams and square tube rafters w/ corrugated galvanized metal roof; the other is blue CMU columns, steel beams and square tube rafters w/ corrugated galvanized metal roof; all roof members need to be painted	
Pool area lighting/Power											Wall mounted building lighting - flood lights at corners	
ADA Compliance				X							ADA compliant picnic tables	
OUTSIDE FENCE												
Parking Lot				X							Needs striped	
Total parking spaces	57											
HC spaces	5											
Bike racks	2											
Site access and circulation				X								
ADA access				X							Yes	
Sidewalks to pool				X							Yes; some tactile warning bricks heaving	
Site amenities				X							AIPP mural on front wall in acceptable condition	
Signage and way finding					X						Main park entry sign only	
Site security					X							
Curbs					X						Lay down curbing/wheel stops	
Pool perimeter fencing					X						7' metal picket fence at front, 6' chain link with barbed wire on rest.	
Parking lot lighting					X						Pole lights	
Site lighting outside fence					X						Pole lights for surrounding ball fields	
Flood Plain/Regulatory Issues (TCEQ)											Not in flood plain; permit currently "In Review" for repair to fire damaged park restroom for	
TOTAL							\$19,096					



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Dick Nichols

Heaters installed but have not been used in 2 or 3 years  
 Issues with stainless steel gutters, welds are splitting  
 Backwash waste is used for irrigation

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											Municipal
Volume		377,000	gal.								
Pool Perimeter		420.00	ft								
Surface Area		9,848.00	sf								
Turnover Rate		950	GPM								Per APARD
Turnover Time		6.61	hrs								
Shape		Rectangle									
Depth (min. - max.)		3' - 8'	ft								
Lap Lanes	9	25	YD								
Cross Lanes	2	25	YD								Outside of bulked lap area
Pool floor				x							Poured Concrete
Appearance						x					Painted, some cracks and chips
Pool walls				x							Poured Concrete
Appearance						x					Painted, flaking
Coping	N/A										SS Gutter
Pool deck		2925	s.f.		x		\$58,500				6' wide deck
Tiles/Waterline											SS Gutter
Deck Depth Markers				x							Tile set in concrete
Wall Depth Makers					x						Painted on Stainless
Warning / No Diving				x							Tile Set in Concrete
Pool lighting - in side walls	Y										
Pool deck equipment											
Life guard chairs	3										2 Permanent, 1 portable
Ladders	5										flush and over the wall
Steps	Y										
Diving boards	N										
ADA Lift	Y										2
ADA Compliance	N						\$15,000				Only One means provided
Circulation system											
Surge tank	Y										Has been by-passed, direct connection to drain
Filtration system		56.5	s.f.				\$20,000				Media changed 8 to 10 years ago
Filter Rate		16.81	gpm/sf								
Gutter	Y						\$29,400				Stainless Steel Gutter and Tube/ fiberglass grate
Skimmers	N										
Drains	3										
Returns / Inlets	2										2 Floor plus tube return
VGB Compliance	Y										
Valves				x							
Piping				x							SCH 80 PVC
Pump											
Strainer				x							Acrylic lid
Pool heater	Y			x							2 Lochnicar Heaters - not used due to budget
Backwash discharge				x							Holding tank, then pond for irrigation
Backwash holding tank	Y										
Flow meters							\$1,500				
Pressure gages							\$1,000				
Chemical System											
Sanitation											Sodium Hypochlorate
pH Control											Muriatic Acid
Stabilizer											

Facility Name Dick Nichols

Heaters installed but have not been used in 2 or 3 years  
Issues with stainless steel gutters, welds are splitting  
Backwash waste is used for irrigation

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Residual											
Slurry System											
Chemical feed system											Peristaltic Pumps
Chemical controller											Aquasol
Chemical storage											
UV system											
Filtration building											
<b>WADING POOL</b>			s.f.								
			gal.								
Shape / Dimensions		Round									14' Radius
Depth -min/max		1'-6"									
Surface Area		615.00	sf								
Volume		6,905	gal.								
Turnover Rate		125	GPM								Per Plans
Turnover Time		0.92	hrs								
Pool floor				x							Concrete
Appearance					x						Painted
Pool walls				x							Concrete
Appearance					x						Painted
Deck											
ADA Compliance	N						\$20,000				Needs Zero Entry
Circulation system											
Gutter	N										
Skimmers	1										
Returns / Inlets	6										
VGB drains	Y										
Pump											
Strainer											Integral with pump
Valves											
Filter		7.07	s.f.								
Play features											
Fence											4' fence around part-no gate
<b>TOTAL</b>							<b>\$145,400</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Dick Nichols

MEP	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Unit Heaters					X		\$1,000			X	Heaters do not have guards to prevent damage to heating elements
Water Closets					X		\$12,000			X	
Lavatories					X		\$8000 (\$1000 to repair)			X	One lavatory in mens is missing faucet, no ada covers
Showers					X		\$7,500			X	
Drinking Fountain						X	\$2,200		X		Drinking fountain is leaking.
Piping						X	\$10,000 (\$4,000 to repair)			X	Vent piping is rusted in chase. Vent piping at shower chase has been due to items being stored leaning against the piping.. Some insulation damaged on hot water/cold water.
Water Heater						X	\$3,000		X		Water heater is very rusted and has been turned off
Lighting Fixtures					X		\$600			X	Lighting fixtures at pump house need guards
Electrical Gear						X	\$10,000	X			Electrical panels and disconnects throughout the site are very corroded. Stored items is blocking service access to panels. Wading pool disconnect has equipment blocking service access.
Outlets					X		\$1,000		X		Non-GFIC outlets are present near water in violation of NEC
<b>TOTAL</b>							<b>\$37,300</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Dick Nichols

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Pool House											
Foundation, Entry					x						Cracking in flatwork next to circular column
Foundation, Restrooms	1F				x		\$3,200				Shrinkage cracking in floor slab
	1M				x		\$1,600				Several cracks, hole at wall/slab joint in shower, recommend filling holes with grout
Benches						x	\$3,200				Embed connections to CMU rusted
Roof Framing					x		\$4,800				Wood Trusses with steel connection plates, some corrosion on steel plates requiring removal of corrosion and re-painting
Pump Room											
Walls				x							Nothing noted
Foundation					x						Efflorescence at exterior tank perimeter
Slab					x						Water ponds next to tank
Roof structure					x		\$3,200				Wood Trusses with steel connection plates, some corrosion on steel plates requiring removal of corrosion and re-painting
TOTAL							\$16,000				



Pool House



Pool



Pump House



Wading Pool

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name	Dittmar		
Map Number			
Address	1009 W. Dittmar Rd.	Zip	78748
District	S		
Pool Type	Neighborhood	Year Constructed	1988
Pool Class	B	Year Renovated	



**Overview:** The pool is right next to Dittmar Recreation Center and an adjacent park. There is a shallow area, a lap area with lanes painted on the bottom and a deep end for diving. While these areas are distinctly divided, they are interconnecting and passage from each is easy. Part of the shallow pool is shaded by a canopy and there are three canopies shading grass areas around the pool in addition to the natural shade of trees. The pool house housing the restroom/ shower areas is in overall fair condition but doors/frames and lighting need some maintenance.

**ADA/ TAS Compliance:** Parking and approach to the pool is accessible. Once inside the pool area the pool house in general does not comply with ADA and there are no accessible picnic tables and no benches, accessible or not.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** M-F 7am-9pm Sat-Sat 11am-8pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		1,210					\$96,800				Recommend performing moderately destructive alterations to bring into ADA compliance.
<b>Roof Replacement Estimate</b>		1,210					\$18,150				Roof will need replacement within the next 10 years.
Separate from pump room?											Yes
Restrooms	1M					X					Aluminum changing bench; robe hooks are missing (replace); 40.5" wide toilet stall w/grab bars on long walls
	1F					X					Aluminum changing bench; 48"AFF to bottom of paper towel dispenser
	1M				X						Outside pool fencing but a part of the pool restroom structure; 1 stainless toilet w/ plastic seat; 1 stainless sink (33"AFF); missing toilet paper dispenser (toilet paper chained to grab bar); plywood toilet stall door; 48"w x 60"d alternate accessible toilet stall w/ grab bars on long wall; restroom identification signage too high & no braille; 40"w gate/ door openings
	1F				X						Outside pool fencing but a part of the pool restroom structure; 1 stainless toilet w/ plastic seat; 1 stainless sink (33"AFF); missing toilet paper dispenser (toilet paper chained to grab bar); full size metal garbage can in stall; plywood toilet stall door; 48"w x 60"d alternate accessible toilet stall w/ grab bars on long wall; restroom identification signage too high & no braille; 40"w gate/ door openings
Inside pool fence? In park?											Inside pool fence
Exterior walls					X						Entire downspout missing on NE corner of building
Interior walls					X						CMU with ceramic tile coved base and shower & urinal areas have rectangular ceramic tile - do not meet ceiling; about 36" open air until bottom of ceiling and has chain link infill
Roof					X						Metal standing seam w/ metal gutters
Doors						X					Hollow metal - rusted at the bottom of doors and frames (recommend replacement, in very poor condition)
Floor/Drainage				X							Concrete floor with area drains
Ceiling											Plastered gypsum board
Lighting/Power					X						Ceiling mounted fluorescent in public areas (lens missing for light fixture in Men's); bare incandescent bulb w/ protective cage in chases
Office											None
Guard Room											None
Concessions/ Vending/ Tickets					X						Building attached to pool house - door & frame rusting @ bottom and jamb; downspout on outside missing bottom diverter; ticket counter too high for ADA
Men/Women Changing Rooms											Integrated into restrooms
Family Changing Rooms											None
Plumbing fixtures	M					X					1 porcelain toilet (16.5" AFF); 2 porcelain urinals (18.5"AFF to lip - 17" max per ADA); 1 porcelain sink (33"AFF, faucet is push operated) & 1 porcelain coated sink (33" AFF, faucet has turning knobs); 2 shower heads

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
	W					X					3 porcelain toilets (16" AFF); 1 porcelain sink (faucet is push operated) & 1 porcelain coated sink (both 32" AFF, faucet has push knobs); 2 shower heads
Toilet partitions						X					CMU partitions w/ metal doors
Showers						X					Showers have no privacy/ division
ADA Compliance						X					ADA toilet stalls are designed as alternate style stalls (41" wide but not 48" wide); no ADA compliant urinal; locks for toilet stall doors do not meet ADA; no ADA shower stall/ ADA ht head; no ADA changing bench
Drinking fountain on building					X						1 drinking fountain on outside of building (35" AFF to sout); no hi/lo
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
Repair Estimate		176					\$4,400				Recommend performing minor maintenance.
Roof Replacement Estimate		176					\$2,640				Roof will need replacement within the next 10 years.
Chemical Storage Room											
Pump/Filter Room											
Electrical system											Rusted electrical panel covers; some junction boxes missing cover plates
Grating											
Sump pump											
Storage											
Work area											
Ventilation											
Eye wash				X							Yes - recent orange one
Safety											
Pit access											
Roof						X					Metal batten seam w/ metal gutter; dirty & rocks on roof
Floor/Drainage											Part of floor and wall is very wet; recommend investigating where moisture is coming from
Walls											Hole (2"dia) in exterior of CMU wall on south side; birds nesting in flutes of wall panels up high
Doors						X					Door, frame and hardware very rusted; Door eaten away at bottom - recommend at minimum replacing door, ultimately door & frame
<b>TOTAL</b>							<b>\$121,990</b>				



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**



Facility Name Dittmar

**ADA Issues:**  
Two handicap parking spaces are available in front of pool entrance. Need to add HC signs and curb stops.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments	
				Good	Fair	Poor		H	M	L		
INSIDE FENCE												
Landscaping/Lawn					X						Trees near pool and partially shading layout areas; bare spots near shade structures. 2 trees inside fence, 2 outside. Leaf problem.	
Irrigation											Soaker hoses.	
Sunbathing Area					X						Yes	
Drainage												
Sewer line												
Water line												
Site furniture												
Benches											None	
Picnic tables	5				X						5 movable picnic tables which are not wheelchair accessible; paint peeling.	
Trash receptacles											None	
Drinking fountains											** see Pool House section **	
Shower											** see Pool House section **	
Pool deck						X					8' wide. Joint immediately next to pool has been replaced but all other joints have holes/ pinholes and are cracked - deteriorated, recommend replacement	
Deck drains												
Shade structures					X						3 shade structures over grass around the pool; 1 shade structure spanning pool deck and shallow end of pool; metal pipe structure of sun shades is rusting (needs rust removed and to be painted) and molding (needs to be cleaned); fabric of shade structures dirty and 1 is fraying at edges; framework for shades over lifeguard stands but fabric is not installed	
Pool area lighting/Power						X					2 pole lights (1 pole light has cracked lenses); recommend replacing entire fixtures and retain poles	
ADA Compliance						X					Picnic tables are not accessible; no bench seating is available	
OUTSIDE FENCE												
Parking Lot				X							Parking lot is shared by the pool, recreation center and park	
Total parking spaces	110										Approximately	
HC spaces	2				X						2 w/ ramp, flares and tactile warnings; ramp/ flares are not contrasting color to sidewalk	
Bike Racks	6				X							
Site access and circulation												
ADA access						X	\$1,010				Verify slope of sidewalk from parking sidewalk up to restrooms on park side of pool house; needs tactile warning strips.	
Sidewalks to pool											Need striping on walks at 3 locations.	
Site amenities					X							
Signage and way finding						X					Main park entry sign only.	
Site security					X							
Curbs				X								
Pool perimeter fencing					X						6' chain link with 3 rows of barbed wire around pump house area; spring and barbed wire on gate to pump house area very rusted	
Parking lot lighting					X						Pole lights	
Site lighting outside fence												
Flood Plain/Regulatory Issues (TCEQ)											Not in flood plain	
TOTAL							\$1,010					

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Dittmar

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											Municipal
Volume		258,000	gal.								
Pool Perimeter		455.00	ft								
Surface Area		6,531.00	sf								
Turnover Rate		750	GPM								Per APARD records
Turnover Time		5.73	hrs								
Shape		Z'									Separate shallow and dive areas off lap pool
Depth (min. - max.)		2' - 11'	ft								
Lap Lanes	6	25	YD								
Cross Lanes	N										
Pool floor					x						concrete, cracks, signs of ground water leaking in
Appearance					x		\$52,248				flaking
Pool walls				x							concrete
Appearance					x		\$25,480				
Coping					x						12" wide cast concrete, cracking in some areas
Pool deck		1,710.00	s.f.				\$34,200				8' wide; needs additional sealant.
Tiles/Waterline						x					Painted gutter
Deck Depth Markers							\$1,500				Tiles in coping
Wall Depth Makers					x						painted on back of gutter
Warning / No Diving				x			\$500				No Diving = tile; Depth = tile; No running painted.
Pool lighting - in side walls											
Pool deck equipment											
Life guard chairs	3										permanent with shade
Ladders	9										over the wall
Steps	Y										across shallow end
Diving boards	1	1M									duraform stand and duraflex board
ADA Lift	Y										
ADA Compliance	Y										removable steps and ada lift
Circulation system											
Surge tank	Y										
Filtration system		50.26	s.f.								
Filter Rate		14.92	gpm/sf								
Gutter							\$136,500				Concrete overflow gutter
Skimmers	N										
Drains	2										
Returns / Inlets	31										Wall Inlets
VGB Compliance	Y										
Valves											Cast and PVC, sluice gate and butterfly
Piping											SCH 80 PVC
Pump											Split Case
Strainer											Acrylic lid
Pool heater	N										
Backwash discharge											To dry creek bed
Backwash holding tank	N						\$2,500				
Flow meters							\$1,500				
Pressure gages							\$1,000				
Chemical System											
Sanitation											Calcium Hypochlorate
pH Control											low acid usage
Stabilizer											
Residual											
Slurry System											
Chemical feed system											Peristaltic Pump
Chemical controller											Aquasol

Facility Name Dittmar

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Chemical storage											
UV system	N										
Filtration building											
TOTAL							\$255,428				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Dittmar

MEP	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Fan					X		\$3,000			X	Pump room fan seems misaligned and makes vibration noise
Water Closets					X		\$9,000			X	
Lavatories					X		\$8000 (\$2000 to repair)			X	One mens lavatory is rusting from bottom. Faucets are not metered. One lavatory in mens room is missing a faucet
Showers					X		\$5000 (\$2500 to repair)			X	Shower heads leak in both means and womens. One head in mens restroom not functional.
Drinking Fountain					X		\$2,200			X	
Piping					X		\$6,000			X	
Water Heater						X	\$3,000			X	
Hose bibb						X	\$700			X	Hose bibb at pump room leaking
Lighting Fixtures					X		\$300			X	Lighting fixture in mens restroom is missing a cover
Electrical Gear						X	\$15,000			X	Electrical panels and disconnects throughout the site are very corroded.
Outlets					X		\$1,000		X		Non-GFIC outlets are present near water in violation of NEC
<b>TOTAL</b>							<b>\$40,200</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Dittmar

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Pump Room											
Walls					x		\$500				Separation noted at joint between CMU and concrete walls, hole in wall on south side
Steel roof beams						x	\$5,000				Most steel members have rust, will require removal by wire brush and grinding, and repainting
Slab				x							Some cracks, pitted concrete
Restroom											
Walls				x							
Slab					x		\$500				Several rust spalls
Main Pool											
Floor					x						many areas where paint was missing, some cracking
Joints					x						sealant needed
Entry											
Roof structure						x	\$20,000				Glulam beams at entry arbor are delaminating and need repair/replacement
TOTAL							\$26,000				



Pool House



Pool



Pump House



Wading Pool

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Dottie Jordan  
 Map Number \_\_\_\_\_  
 Address 2803 Loyola Ln. Zip 78723  
 District NE  
 Pool Type Neighborhood Year Constructed 1974 Year Renovated \_\_\_\_\_  
 Pool Class B

**Overview:** Dottie Jordan is the furthest north open pool on the East side of IH-35. It is directly adjacent to Little Walnut Creek, a park/ playscape, tennis courts and community center. The pool has a nice set-up having a large deep end set apart from the 5 lap lanes and a separate wading pool. There is sufficient paved circulation area within the pool fence and lots of grass space. During our site visit the pool house was receiving a new galvalume standing seam metal roof. There was no power to the building and we were advised by PARD staff that there had been an electrical fire, and the pool house was in the process of having new wiring installed. The pool deck has settled and been cracked by tree roots and it is recommended that this all be replaced.

**ADA/ TAS Compliance:** While the pool house is in relatively good shape, upgrades to comply with ADA have only been minimally addressed. Currently there is no ADA signage and the restrooms, drinking fountain and outdoor shower are not compliant. While there is accessible parking available, the route to the pool is circuitous and requires the user to travel through the drive aisle of the parking lot.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** M-F 9am-8pm Sat-Sun Noon-7pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		900					\$72,000				Recommend performing moderately destructive alterations to bring restrooms into ADA compliance in addition to minor maintenance.
Separate from pump room?											No, in between restrooms and additional equipment in chain link fenced-in area behind Pool House
Restrooms	1M					X					Toilet stall is 34" wide with 1 grab bar on long wall; no toilet paper holder (paper propped on grab bar); no paper towel dispensers
	1W					X					Toilet stalls are 34" & 33.5" wide w/ 1 grab bar on long wall of one stall; no toilet paper holders; no paper towel dispensers; 2nd hm door/ frame on back wall - wood casing around door frame on exterior rotting at bottom & CMU block broken adjacent frame
Inside pool fence? In park?											Inside pool fence
Exterior walls					X						Mix of solid CMU, CMU turned on side (openings exposed) and stone veneer
Interior walls					X						CMU
Roof				X							New galvanized standing seam metal roof (was being installed)
Doors				X							Metal tube gates on pool side; Concessions has HM door & frame
Floor/Drainage											Concrete covered with interlocking 12" sq. plastic draining sport flooring in M & W restrooms (flooring could be removed to assess conc. slab); concrete in pump room
Ceiling					X						Natural finish planked wood in restrooms - needs new coat of varnish
Lighting/Power					X						New ceiling mounted fluorescent lights in restrooms; indirect skylights in restrooms
Office											None
Guard Room											None
Concessions/Vending						X					Paint on ceiling peeling; replace light fixture; window frames need to be repainted; switch boxes open & empty; wiring hanging out of wall
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	M				X						1 porcelain wall hung sink (34"AFF); 1 porcelain urinal (34" to lip - 17" max for ADA); 1 porcelain toilet
	W				X						1 porcelain wall hung sink (30"AFF); 2 porcelain toilets
Toilet partitions					X						CMU w/ no doors
Showers											None
ADA Compliance											Signage not compliant (too high, no pictograph & no braille); urinal too high; no ADA toilet stalls; drinking fountain not ADA
Drinking fountain on building						X					Exterior, wall mounted single porcelain w/ exposed piping



BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Water and sanitary service											
Electrical system, service entrance and panel boards											No power at time of visit
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>		0					\$0				Included in pool house.
Chemical Storage Room						X					Part of 1 horiz. rail of entry grate is missing (rusted thru) & the low horiz. rail is half way rusted thru; back double doors are wood frame/ door and slightly deteriorated at bottoms - need to be painted; foundation below doors has eroded/ cracked and rebar is exposed
Pump/Filter Room					X						Big tank outside of pump room behind Pool House building
Electrical system					X						Fluorescent lighting w/ wire guard; 6' chain link fence w/ 3 rows barbed wire protecting it
Grating											
Sump pump											
Storage											
Work area											
Ventilation											
Eye wash											Yes
Safety											
Pit access						X					No grate over pit in floor - needs to be covered for safety
Roof											Same as Pool House
Floor/Drainage											Concrete
Walls											
<b>TOTAL</b>							<b>\$72,000</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Dottie Jordan

**Drainage Issues:**  
 Minor grading needed at the front entrance to improve drainage ditch to keep runoff from entering pool area.  
 Roof drain at front entrance drains directly onto pool deck and collects near gate.

**ADA Issues:**  
 ADA route to pool from parking lot is not compliant (>5%).  
 Pool deck is uneven and may be difficult to maneuver for HC. Deck is lower than door openings. Temporary ramps have been added to meet grade.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn					X						
Irrigation											
Sunbathing Area					X						1 large area, rest of pool area is concrete all the way to the fence line.
Drainage							\$26,954				
Sewer line											
Water line											
Site furniture											
Benches	3				X						Low wood plank (not ADA accessible - two at wading pool, other at big pool)
Picnic tables	1				X						Wood movable table, no ADA overhang
Trash receptacles	1				X						Concrete enclosure for can located near entrance gate.
Drinking fountains											** See Pool House section **
Shower	1				X						Outdoor shower but not ADA accessible (high head only)
Pool deck		4' wide around pools.				X		X			Mix of poured concrete (cracked), pebble finish poured concrete and pebble finish concrete squares (@ 3' sq.) - trees are breaking up and heaving concrete; lip/ step between different types of deck/ joints in multiple places - tripping hazard; gutter around edge of deck. Replace deck between pool house and pool and between pools. Exposed Aggregate.
Deck drains											Deck slopes to area drains
Shade structures											None
Pool area lighting/Power											None
ADA Compliance											2 lifts
OUTSIDE FENCE											
Parking Lot											Parking area striping is faint
Total parking spaces	27										Approx.
HC spaces	2										
Bike racks	2			X							Single loops.
Site access and circulation											
ADA access					X		\$11,667				Circuitous access to ramp from HC spaces
Sidewalks to pool						X					Exposed pebble concrete, lots of grass growing between joints, 4-5% slope
Site amenities											
Signage and way finding						X					.
Site security											
Curbs					X						Yes
Pool perimeter fencing					X						6' chain link fence
Parking lot lighting											?
Site lighting outside fence					X						Pole lights for adjacent basketball court
Flood Plain/Regulatory Issues (TCEQ)											Is located in a flood plain and has an active building permit
TOTAL							\$38,621				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Dottie Jordan

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SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				Shifting soils - water kept in year round
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											Municipal
Volume		148,265	gal.								
Pool Perimeter		302.00	ft								
Surface Area		4,230.00	sf								
Turnover Rate		425	GPM								Minimum Required, Turnover not available
Turnover Time		5.81	hrs								
Shape		L'									
Depth (min. - max.)		3' - 11'	ft								
Lap Lanes	6	25	YD								
Cross Lanes	N										
Pool floor					x						Sprayed Concrete, some cracks
Appearance				x							Plaster
Pool walls					x						Sprayed Concrete
Appearance				x							Plaster
Coping				x							New Pre-Cast Stone; replaced 2013
Pool deck		5350	s.f.			x	\$107,000				
Tiles/Waterline				x							Tile at waterline
Deck Depth Markers				x							New tiles
Wall Depth Makers				x							New tiles
Warning / No Diving				x							New Tiles
Pool lighting - in side walls											
Pool deck equipment											
Life guard chairs	2			x							Permanent
Ladders	3			x							Over the wall, SS
Steps	N										
Diving boards	N										
ADA Lift	Y										
ADA Compliance	N										Over 300', need 2nd means
Circulation system											
Surge tank	N										
Filtration system		30	s.f.	x							High Rate Sand, 7 years old
Filter Rate		14.17	gpm/sf								
Gutter	N										
Skimmers	10				x						
Drains	1										Does have Vacuum release
Returns / Inlets	16										
VGB Compliance	?										
Valves											
Piping											
Pump											Vertical , 90 bend between strainer and pump
Strainer											Acrylic Lid
Pool heater	N										
Backwash discharge											
Backwash holding tank	N						\$2,500				
Flow meters							\$1,500				
Pressure gages							\$1,000				
Chemical System											
Sanitation											Sodium Hypochlorite
pH Control											Muriatic Acid
Stabilizer											
Residual											

Facility Name Dottie Jordan

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SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Slurry System											
Chemical feed system				x							Peristaltic Pumps
Chemical controller					x		\$2,000				Chemtrol
Chemical storage											
UV system	N										
<b>WADING POOL</b>											
Shape / Dimensions		Square									
Depth -min/max		16' x 20'									
Surface Area		320.00	sf				\$24,000				Replace Pool with new pool and filter system
Volume		2,992	gal.				\$2,992				
Turnover Rate			GPM								Combined with pool
Turnover Time			hrs								Combined with pool
Pool floor											Sprayed Concrete
Appearance											Plaster
Pool walls											Sprayed Concrete
Appearance											Plaster
Deck											
ADA Compliance	N										Zero Entry Required
Circulation system											
Gutter											
Skimmers	1										
Returns / Inlets	1										
VGB drains	Y										
Pump	N/A										
Strainer	N/A										
Valves											
Filters			s.f.								
Play features	N										
<b>TOTAL</b>							<b>\$140,992</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Dottie Jordan

MEP	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Water Closets					X		\$12,000			X	Water closets are flush tank (most locations have been flush valve)
Lavatories					X		\$4,000			X	
Showers						X	\$1,200		X		Valve is missing at outdoor shower
Drinking Fountain					X		\$2,200			X	
Piping						X	\$5,000			X	All piping is very rusted
Water Heater					X		\$3,000			X	
Lighting Fixtures					X		\$2,000			X	Fixtures dirty, should be cleaned/relamped
Electrical Gear				X			\$3,000		X		Electrical gear is new. Existing weatherhead from Austin Energy is deteriorating.
Outlets					X				X		Devices have been recently replaced
Telephone						X	\$3,000		X		Box for telephone service at rear wall is not properly supported, pulling away from building.
<b>TOTAL</b>							<b>\$35,400</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Dottie Jordan

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>Pool/Pump House</b>											
Walls					x		\$5,000				CMU walls in need of repair, some Pitting due to chemicals.
Foundation				x			\$2,000				Some Pitting due to chemicals.
Slab				x							Some Pitting due to chemicals

<b>Restroom Outbuilding</b>											
Walls					x		\$2,000				Cracks in walls.
Structural Steel					x		\$2,000				Rusting and needing maintenance.
Roof Structure				x			\$3,000				Some rotted wood
Slab				x							Minor cracks

<b>Pool</b>											
Floor					x						Some large cracks in pool walls and floor
Coping				x							Generally in good condition
Joints					x						No major differential movement noticed
Deck						x	\$10,000				Many large cracks and differential movement.

<b>Site</b>											
Walks					x						Several cracks and differential movement.
<b>TOTAL</b>							<b>\$24,000</b>				

## Dove Springs



Pool House



Pool



Pump House



Wading Pool



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name	Dove Springs									
Map Number										
Address	5701 Ainez Dr.			Zip	78744					
District	S									
Pool Type	Neighborhood			Year Constructed	1994				Year Renovated	
Pool Class	B									



**Overview:** Dove Springs is one of Austin's newer pools. It is painted in fun, bright colors creating a welcoming atmosphere. Southeast Austin Library, Dove Springs Recreation Center, Mendez Middle School and Widen Elementary School are all within blocks from the pool, creating a civic center for activity. The pool appears to experience lots of use during the summer as it is the only pool serving the area south of Hwy 290 and between IH-35 and Hwy 183. The site has good access and a large parking lot. The restroom/locker room areas need some work but on the whole still looks good. The roof/ structure do need attention before the wood is rotted and steel is rusted beyond repair.

**ADA/ TAS Compliance:** There are few accessibility issues since this is a newer pool and the fixes are minimal.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** M-F Noon-8pm Sat-Sun 10am-8pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		1,716					\$137,280				Recommend performing immediate preventative maintenance to the roof and its structure. Minor ADA and maintenance issues need to be addressed.
<b>Roof Replacement Estimate</b>		1,716					\$25,740				Roof will need replacement within the next 5 years.
Separate from pump room?											Yes
Restrooms	1M				X						Chase by toilets (overhead door stop is rubbing, bottom of door frame rusted and paint is peeling); middle chase (bottom of door frame is rusting & paint is peeling); furthest chase (door frame is rusting, overhead stop is rubbing, no bolt for the lock, evidence of water leaking); 40.5" AFF to bottom of reflective surface of mirror; 41.5" AFF to soap dispenser; no robe hooks
	1W				X						Repaint all chase doors/ frames (HM); pile of wood shavings below truss above ADA toilet stall; no robe hooks
	1M				X						Park side - Single use restroom sharing same building as Pool Men's; closer and top of HM frame rusted along with door and frame
	1W				X						Park side - Single use restroom sharing same building as Pool Women's; door paint peeling & frame rusting
Inside pool fence? In park?											2 large restrooms in pool and 2 on park side
Exterior walls											CMU stops at 8'; open caging up to bottom of roof; walls need to be painted; paint is scaling/ discoloring on West wall of Women's on the park side
Interior walls					X						CMU stops at 8'; walls need to be painted
Roof						X					Wood truss (peeling paint, rotting in some spots) with steel angles (peeling paint and rusting at bolts, bolts rusting too) attached to wood 2x4 (paint peeling, rotting) at top and bottom edges of corrugated galvanized metal roof (edges of roof bent)
Doors					X						Steel picket gates; doors inside restrooms have stainless hinges and show no rust
Floor/Drainage					X						Concrete w/ area drains
Ceiling											Open to structure
Lighting/Power											Exterior wall mounted vandal resistant lighting (lenses have fogged/ yellowed, finish chalked) but are
Office											None
Guard Room					X						(in Men's building) rusting electrical panel
Concessions/Vending					X						(in Women's building) former vending, no machines; used for storage
Men/Women Changing Rooms											Integrated into restrooms
Family Changing Rooms											None
Plumbing fixtures	M				X						2 stainless steel toilets; 3 stainless urinals (1 is 17" AFF); 2 enamel coated sinks (33" & 34" AFF); 6 showers (1 reg. has head missing & HC stall has head missing)
	W				X						4 toilets; 2 enamel coated sinks (33" AFF); one escutcheon is rusted)
Toilet partitions						X					CMU; one composite toilet stall door is broken; cracked all the way through at top (recommend replacing both)

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Showers	M										HC shower (hardware is rusting on bench, paint is peeling on wall); hole around shower controls has been patched but not painted (missing head @ 44" AFF)
	W										HC shower (missing head @ 46" AFF, control @ 42" AFF, only one grab bar & bench supports rusting); hole around shower controls has been patched but not painted
ADA Compliance											No HC changing bench in M or W; ADA signage has been removed for restrooms
Drinking fountain on building											Mounted on outside of Men's building; stainless, only one bowl, access door open and block adjacent to is broken/ hole; 37" AFF to spout
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
Repair Estimate		165					\$33,000				Recommend performing immediate preventative maintenance to the roof and its structure. Recommend performing additional moderate maintenance/ repairs.
Roof Replacement Estimate		165					\$2,475				Roof will need replacement within the next 5 years.
Chemical Storage Room											
Pump/Filter Room											
Electrical system											Panel covers very rusted
Grating											
Sump pump											
Storage											
Work area											
Ventilation											
Eye wash											Yes, newer orange one
Safety											
Pit access											
Roof						X					Wood framing/ truss (unprotected wood, rotting in some places), steel angles (severely rusting) at top & bottom edges and corrugated metal roof (edges rusting)
Floor/Drainage											Concrete
Walls						X					CMU efflorescing/ chalking through paint; on park side of west wall, bottom course of CMU is crumbling/ deteriorating (paint is peeling)
Other						X					Bollards very rusted; metal angle added to top & bottom of fence gate is not galvanized (like gate is) and is severely rusted
<b>TOTAL</b>							<b>\$198,495</b>				

# QUALITATIVE ASSESSMENT

## AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT

Facility Name Dove Springs

### Drainage Issues:

Minor grading needed along front and sides of building to slope ground away from wall toward parking lot or create small swale to drain to drainage ditch in southeast corner of lot. Add roof gutter along roof line to drain to south and onto splash pad that drains toward swale.

### ADA Issues:

ADA route to pool from parking lot is not compliant (>5%). Short ramp section with railing near front entrance needed.

Curb stops need to be secured and realigned.

Displacement of sidewalk and large pavers in front of pool entrance may cause tripping. Edges should be smoothed.

### Other Issues:

Wastewater Manhole located in the southeast corner of pool property has a broken collar exposing the manhole opening. Collar should be removed and replaced.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn											Minimal-6 trees inside fence
Irrigation											
Sunbathing Area											
Drainage							\$11,970				Area drain in pool deck
Sewer line											
Water line											
Site furniture											
Benches	1					X					None except one associated with the shade structure at the wading pool
Picnic tables											None
Trash receptacles											None
Drinking fountains											** See Pool House section **
Shower											** See Pool House section **
Pool deck		6' wide				X					Joint between edge of pool gutter and pool deck is deteriorated, alligatoring and pulled away at edges; deck is shifting creating 1-2" differences and tripping hazards; concrete patch at area drain missing
Deck drains					X						
Shade structures	2										1. Concrete block (efflorescing) with steel roof beams/ tube framing and corrugated metal roof (all metal rusting; needs to be cleaned and painted) 2. Fabric over steel tubes (fabric in good condition, steel is rusting)-(20'x30')
Pool area lighting/Power						X					Same lighting as inside restrooms mounted to outside of restroom buildings & in same condition; no other site lighting
ADA Compliance											
OUTSIDE FENCE											
Parking Lot											Improved
Total parking spaces	62										Striped (including HC spaces)
HC spaces	4				X						Regular raised curb in front of HC spaces and lay-down curb at striped accessible aisles
Bike Racks	2			X							
Site access and circulation						X					Entry canopy steel paint is peeling; metal beam over entry door is rusting. Ramp sidewalk poor.
ADA access							\$4,977				
Sidewalks to pool						X					Walk heaving outside entry
Site aesthetics					X						Hi/lo drinking fountain located right outside gate to pool
Signage and way finding											Park entry sign only
Site security											
Curbs				X							
Pool perimeter fencing						X					8' painted metal galvanized picket fence (paint flaking off); mow strip under fence by wading pool is shifting
Parking lot lighting											1 pole with 4 lights.
Site lighting outside fence											
Flood Plain/Regulatory Issues (TCEQ)											Not in flood plain but has expired permits & 1 active (PIER Migration)
TOTAL							\$16,947				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Dove Springs

Other:

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											Municipal
Volume		261,689	gal.								
Pool Perimeter		425.00	ft								
Surface Area		10,540.00	sf								
Turnover Rate		867	GPM								Per APARD Records
Turnover Time		5.03	hrs								
Shape		Rectangle - 75'x135'									Corner cut for stairs
Depth (min. - max.)		3' - 8'-10"	ft								
Lap Lanes	6	25	YD								
Cross Lanes	N										
Pool floor											Cast Concrete
Appearance						x	\$84,320				Painted, peeling
Pool walls											Cast Concrete, some cracks
Appearance						x	\$17,000				Painted, peeling
Coping											Deck level gutter - no coping
Pool deck		6435.00	sf				\$128,700				6' wide concrete
Tiles/Waterline											SS Gutter
Deck Depth Markers				x							Tile in Concrete
Wall Depth Makers	N/A										
Warning / No Diving				x							Tile on Concrete
Pool lighting - in side walls	Y										
Pool deck equipment											
Life guard chairs	4										Permanent
Ladders	5										Flush steps, Figure '4' Grab rails
Steps	Y										
Diving boards	N										
ADA Lift	Y										
ADA Compliance	N										Hand rails on 2nd entry are not at required width (23 3/4")
Circulation system											
Surge tank	N										
Filtration system		56.5	s.f.								
Filter Rate		15.35	gpm/sf			x					
Gutter							\$42,500				SS Deck level - overflows onto deck - welds split often. Re-weld Gutter, replace grating
Skimmers	N										
Drains	4										
Returns / Inlets											Wall inlets
VGB Compliance	Y										
Valves											Older Valves
Piping											Mostly SCH 80 PVC
Pump											If gutter is not full, pump will draw in air
Strainer											SS with Acrylic Lid
Pool heater	N										
Backwash discharge											To Park
Backwash holding tank	N						\$2,500				
Flow meters							\$1,500				
Pressure gages							\$1,000				
Chemical System											
Sanitation											Sodium Hypochlorite
pH Control											Muriatic Acid
Stabilizer											

Facility Name Dove Springs

Other:

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Residual											
Slurry System	Y										Old 55 gallon Drum - converted
Chemical feed system											Peristaltic Pumps
Chemical controller											Aquasol
Chemical storage											Separate rooms for each
UV system	N										
WADING POOL											
Shape / Dimensions		Rectangle 42'x20'					\$20,000				Needs Zero Depth Entry for ADA
Depth -min/max		1' - 1'4"									
Surface Area		825.00	sf								
Perimeter		120.00	LF								
Volume		7,480	gal.								
Turnover Rate		125	GPM								
Turnover Time		1.00	hrs								
Filter Size		12.6	S.F.								
Filter Rate		9.92	gpm/sf								
Pool floor		Concrete									
Appearance		Painted					\$6,600				Flaking
Pool walls		Concrete					\$960				
Appearance		Painted									Flaking
Deck											
ADA Compliance	N										Wading Pool must have sloped entrance
Circulation system	Y										Separate from main pool
Gutter	N										
Skimmers	4										
Returns / Inlets											
VGB drains	2										
Pump											
Strainer											Integral to pump
Valves											Some have been replaced
Filters			s.f.								
Play features	N										
											No gate to separate from main pool
<b>TOTAL</b>							<b>\$305,080</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Dove Springs

MEP	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Water Closets						X	\$18,000 (\$6,00 to repair listed rusty fixtures)			X	Water closet bowls in womens restroom are rusted.
Lavatories					X		\$8,000			X	
Showers					X		\$7200 (\$300 to repair)			X	Spray head is missing for one men's shower. One women's shower did not function. The sprayer faucet in the womens restroom leaked.
Drinking Fountain					X		\$2,200			X	
Piping						X	\$7,500			X	Waste/vent piping is rusty.
Water Heater						X	\$3,000			X	An abandoned water heater is present in the piping chase.
Lighting Fixtures					X		\$10,000			X	Lighting provides poor distribution in restrooms/changing areas. Pool light has been pulled back from housing at pump room.
Electrical Gear					X		\$15,000	X			Electrical panels and disconnects throughout the site show some corrosion, though the panel structure is not compromised. Panel at pump enclosure is more corroded and mounted too high per NEC. Piping in the equipment room blocks service access to circulation pump.
Outlets					X		\$1,000		X		Non-GFIC outlets are present near water in violation of NEC
Telephone wiring						X	\$2,500			X	Exposed telephone wiring is present outside main entrance. This telephone service appears to be abandoned.
<b>TOTAL</b>							<b>\$49,200</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Dove Springs

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Pool House											
Foundation, Restrooms	1F				x		\$3,200				Shrinkage cracking in floor slab
Benches						x	\$3,200				Embed connections to CMU rusted
Roof Framing					x		\$4,800				Wood Trusses with steel connection plates, some corrosion on steel plates requiring removal of corrosion and re-painting

<b>Pump Room</b>											
Walls				x							Nothing noted
Roof structure					x		\$3,200				Wood Trusses with steel connection plates, some corrosion on steel plates requiring removal of corrosion and re-painting
<b>TOTAL</b>							<b>\$14,400</b>				





Park Bathrooms



Pool



Pump House



Control Panel



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Gillis  
 Map Number \_\_\_\_\_  
 Address 2504 Durwood Ave. Zip 78704  
 District S  
 Pool Type Neighborhood Year Constructed 1954 1979 Year Renovated \_\_\_\_\_  
 Pool Class B

**Overview:** Gillis pool serves the area south of Lady Bird Lake, north of Hwy 290 and between IH-35 and MoPac. While Stacey is another neighborhood pool located in this area, Gillis is more accessible in that there is more parking and the play area in the park is directly adjacent. There are some deterrents though. There are no restroom/ changing facilities associated with the pool (patrons must use the park's) and the traffic noise from S. 1st Street is loud.

**ADA/ TAS Compliance:** There are several barriers preventing access by mobility impaired persons. The most obvious is that there is no paved pathway at all within the park. Some paths are crushed granite and lead close to the pool but do not provide access all the way to the pool entry. If a mobility impaired person gains entrance, they are still faced with issues of significant level changes of the pool deck where it has settled and that there is very little paved area in shade. The only picnic table is located in the grass and does not have an overhang for a wheelchair.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** M-Sun Noon-6pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		0					\$40,000		X		No Pool House. Recommend building approx. 200 s.f. storage/ guard building.
Separate from pump room?											No Pool House
Restrooms											
Inside pool fence? In park?											In park
Exterior walls											None
Interior walls											None
Roof											None
Doors											None
Floor/Drainage											None
Ceiling											None
Lighting/Power											None
Office											None
Guard Room						X					Guard "Area" is a chain link enclosure in the area between the pool and the fenced off pump area. Privacy is created by strips of thin wood (90% broken or missing for entire pump/ guard enclosure) run through the chain link; roof over this area is thin aluminum (recommend replacing) and wood framing is raw/ unprotected (recommend painting before it rots). 4 steps down to guard/ pump area w/ non-compliant handrail.
Concessions/Vending											None
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	M										None
	W										None
Toilet partitions											None
Showers											** see Site Inside Fence **
ADA Compliance						X					Guard/ pump area is not HC accessible
Drinking fountain on building											None
Water and sanitary service											None
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>		0					\$0				No pump house.
Chemical Storage Room											
Pump/Filter Room											
Electrical system											
Grating											
Sump pump											
Storage											
Work area											
Ventilation											

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Eye wash											None
Safety											
Pit access											Ladder down to pump area is rusted (needs to be cleaned/ painted)
Roof						X					Metal - end of life/ recommend replacing
Floor/Drainage											
Walls						X					Privacy is created by strips of thin wood (90% broken or missing for entire pump/ guard enclosure) run through the chain link
Other						X					Knee wall on jamb side of gate entering fenced pump area has a chunk of concrete broken/ missing (needs to be repaired)
<b>TOTAL</b>							<b>\$40,000</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Gillis

**Drainage Issues:**  
Ground from basketball courts slope directly toward pool. Add drainage swale between basketball courts and pool to connect to existing swale. Regrade should avoid large trees.

**ADA Issues:**  
No HC parking spaces available in nearby parking lot. Add two or more HC parking spaces to nearby parking lot.  
No ADA access to pool. Construct sidewalk from HC parking spaces to pool entrance.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn					X						About 2/3 of the grassy area within the pool fence is covered by tree canopies; 4 trees.
Irrigation											
Sunbathing Area											
Drainage							\$4,362				
Sewer line											
Water line											
Site furniture											
Benches						X					None
Picnic tables	1										1 metal movable picnic table in the grass, not accessible
Trash receptacles											None
Drinking fountains						X					None
Shower											Concrete pad near gate with a piece of unidentified PVC stubbed up which might be a possible outdoor shower
Pool deck						X					Several sections have sunk and created a tripping hazard; all painted signage on pool coping and deck needs to be repainted (barely visible). Replace 40' x 6' on park side and 25' sq. on dornier at pump room.
Deck drains											None
Shade structures											None
Pool area lighting/Power					X						Pole mounted light at one end of pool
ADA Compliance						X					Sunken sections of pool deck render it inaccessible; access through site is not possible; no site furniture is accessible
OUTSIDE FENCE											
Parking Lot											
Total parking spaces					X						Approx. 50, recommend restriping
HC spaces						X					1 space provided for baseball field, recommend restriping (barely visible) and no pole signage - ramp up to sidewalk does not have flares (drops off)
Bike racks	1				X						Located by nearby basketball court
Site access and circulation						X					Park has no paved paths. There are some crushed granite paths but access from the main granite path to the pool has allowed grass to grow and the granite has not been replenished rendering the path uneven
ADA access							\$37,115				None
Sidewalks to pool											None
Site aesthetics											None
Signage and way finding											None
Site security											
Curbs											
Pool perimeter fencing						X					6'-7' chain link fence (beginning to rust - especially one 6' section on West side)
Parking lot lighting					X						3 cobra-head pole mounted lights
Site lighting outside fence						X					Pole mounted lights for nearby basketball court and baseball field
Flood Plain/Regulatory Issues (TCEQ)											Not in a flood plain
TOTAL							\$41,477				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Gillis

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SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											Municipal
Volume		144,340	gal.								
Pool Perimeter		205.00	ft								
Surface Area		2,550.00	sf								
Turnover Rate		700	GPM								Per APARD Records
Turnover Time		3.44	hrs								
Shape		+/-40'x86'									
Depth (min. - max.)		2'-10" to 8'	ft								
Lap Lanes	N		YD								
Cross Lanes	N										
Pool floor											
Appearance							\$20,400				Painted - Peeling and flaking
Pool walls											
Appearance							\$9,020				Painted - Peeling and flaking
Coping		18" wide-raised 2"									
Pool deck		1798	s.f.				\$35,960				
Tiles/Waterline											
Deck Depth Markers						X	\$1,500				Painted - faded.
Wall Depth Makers											
Warning / No Diving						X	\$1,000				Painted - faded.
Pool lighting - in side walls	N										
Pool deck equipment											
Life guard chairs	2										Wooden platform
Ladders	4										
Steps											
Diving boards	N										
ADA Lift	Y										
ADA Compliance	Y										
Circulation system											
Surge tank	Y										Excess storage in filter
Filtration system		350	s.f.				\$30,000				Gravity Sand Filter
Filter Rate		2.00	gpm/sf								
Gutter						x	\$41,000				
Skimmers	N										
Drains				x							
Returns / Inlets											Sidewall
VGB Compliance											
Valves											Cast Valves
Piping							\$20,000				Cast Piping
Pump											
Strainer	N										
Pool heater	N										
Backwash discharge											Creek
Backwash holding tank	N						\$2,500				
Flow meters							\$1,500				
Pressure gages							\$1,000				
Chemical System											
Sanitation											Calcium Hypochlorite
pH Control											Muriatic Acid
Stabilizer											
Residual											

Facility Name Gillis

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Slurry System											
Chemical feed system											Peristaltic Pump
Chemical controller											
Chemical storage											
UV system											
TOTAL							\$163,880				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Gillis

MEP	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Electrical Gear				X			\$3,000			X	Electrical disconnect for pump is mounted too high per NEC (above 6'-6" to switch).
Outlets					X		-			X	
<b>TOTAL</b>							<b>\$3,000</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Gillis

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>Pump Room</b>											
Walls				x							Some efflorescence
Foundation				X							
Roof						x	\$1,000				Roof deck corrosion

<b>Main Pool</b>											
Floor				x							Only minor cracking visible
Coping				x							Some cracking
Joints					x		\$500				Sealants need replacement
Deck					x		\$10,000				Cracking and vertical discontinuities, replace or repair deck.

<b>TOTAL</b>							<b>\$11,500</b>				



Pool House



Pool



Pump House



Wading Pool



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Givens  
 Map Number \_\_\_\_\_  
 Address 3811 E. 12th St. Zip 78721  
 District NE  
 Pool Type Neighborhood Year Constructed 1958 N/A Year Renovated \_\_\_\_\_  
 Pool Class B

**Overview:** Givens is a fairly large neighborhood pool with a good sized bath house which has restrooms that serve the pool as well as exterior ones which serve the adjacent park. Givens Recreation Center shares parking with the pool, but there is plenty to share. There are big issues with accessibility from parking spaces to the pool, and then from the pool entrance and through the gates. This is a well attended pool and its structures have had a lot of wear through the years. The pool has substantial cracking and heaving which is causing coping tiles to pop out. With no plumbing access panels, glazed wall blocks have been broken out and holes left open when responding to piping issues.

**ADA/ TAS Compliance:** The HC spaces require the path of access to pass behind parking spaces and the ramp from the parking to the sidewalk extends into the access aisle. The sidewalk to the pool entrance is tilted at an angle which exceeds code and there is no ramp as an alternative to the two steps up to the pool entrance. As with most pools, the restroom and shower facilities do not comply. There are no accessible benches around the main nor wading pools and the wading pool requires a steep ramp and step for access to it, rendering it inaccessible for the disabled.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** M-Sun Noon-8pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate - Restrooms/ Showers</b>		2000				X	\$400,000	X			Recommend performing moderately destructive renovation to shower/ toilet areas to update and make ADA compliant.
<b>Repair Estimate - Pavillion Roof</b>		5550			X		\$55,500		X		Recommend replacing roof in the next few years and performing moderate maintenance/ repairs to non-restroom areas protected by roof.
Separate from pump room?											Yes
Restrooms	1M					X					Signage is only apparent when entering from pool, not from entry (both would be preferable); door to plumbing chase is splotted with primer & rusting at bottom (recommend painting); shelf over sinks is missing, 1 soap dispenser, no paper towel dispenser, mirrors or trash cans; glazed brick under sinks has been replaced with non-matching color & middle one has gaping hole @ 18" x 24"; no changing cubicles; toilet stall in corner has crack running midwall to top; toilet stalls have rusting rods in lieu of door (escutcheon rusting down wall), no curtain (1 stall has several glazed brick patched w/ non-matching color; urinal area runs terrazzo @48" high (cracked stained, tagged)
	1W					X					Signage only apparent when entering from pool, not from entry (both would be preferable); shelf over sinks missing; no soap dispensers, paper towels, trash cans, mirrors; in lieu of doors toilet stalls have a rod, but no curtain (rod escutcheon rusted & staining wall); 2 rods missing from changing cubicles, no curtains, a few curtain rings; glazed brick has been damaged in a few areas, mainly under sinks and replaced with grout or non-matching glazed brick; holes drilled in brick over sinks
	1M					X					Outside pool gate but part of pool house (kept locked in winter); no signage
	1W					X					Outside pool gate but part of pool house (kept locked in winter) - 7'h x 30"w chain link gate with 3 rows of
Inside pool fence? In park?											At the pool
Exterior walls					X						Stone masonry (needs to be power washed)
Interior walls											Stone masonry; glazed brick in restroom areas
Roof											Metal roof w/ steel structure (ribs run horizontally, not vertically - verify positive drainage and not rusting on top; underside of roof rusting); paint on steel rusting & paint peeling - needs to be cleaned/ painted
Doors											
Floor/Drainage											Concrete w/ area drains
Ceiling											
Lighting/Power						X					Lighting in restrooms is insufficient; 2 of 4 lights in Men's are broken (suggest vandal resistant lighting rather than bare floodlight bulbs); 4 fixtures for floodlights but no bulbs installed
Office											None

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Maintenance Room					X						Former unisex toilet (fixtures still in there, should be removed) is the first door on right when entering the main pool entrance (next to abandoned telephone niche); door & frame rusting (needs to be cleaned/ painted)
Concessions/Vending						X					Concrete countertop, conc shelves below counter w/ mtl pan & mtl support poles (paint peeling from mtl & almost gone); blue mosaic tile on front of counter wall (dirty, starting to crack and loose tiles at bottom of outer corner); broken pieces of pool tile stored on shelves; metal panel creating wall of soffit above (color finish has been dinged/ scratched) and metal tubing at bottom of soffit (paint peeling, recommend painting) and grill of soffit is rusting (recommend cleaning); vandal resistant strip fluorescent lighting mounted to bottom of soffit—Storage Room accessory to Concessions : large hole covered with an "x" out of duct tape in one corner (to access back of toilet - recommend adding an access panel door)
Men/Women Changing Rooms											Integrated into restrooms
Family Changing Rooms											None
Plumbing fixtures	1M					X					3 new (summer 2013) wall hung porcelain sinks (33", 33.5", 34" AFF) with push faucets; 2 stainless steel toilets (13.5" AFF); 1 trough urinal area w/ high flush valve
	1M					X					Outside pool gates - 1 porcelain coated sink (w/ twisting knob for faucet); 1 wall hung porcelain toilet; 1 urinal
	1W					X					3 new (summer 2013) wall hung porcelain sinks (33.5" AFF) with push faucets; 3 wall hung stainless toilets (15" AFF)
	1W					X					Outside pool gates - 1 porcelain coated sink (30" AFF); 2 wall hung porcelain toilets
Toilet partitions					X						Terrazzo, fairly good condition
Showers	1M					X					1 wide shower, 3" curb at entry, 1 flush valve faucet (staining wall below w/ rust) w/ high shower (head missing) and low pipe stubbed out on other side (missing head); glazed brick has been removed in large areas around plumbing on inside and outside of shower and infilled with gray cement; no curtain or rod
	1W										2 showers (1 is missing the shower head) w/ rods but no curtains; 3" curbs at shower entry; toilet flush valves as faucets
ADA Compliance											No HC changing seats; outside restrooms are not ADA compliant; Women's & Men's restrooms have no HC toilet stall, sink or shower
Drinking fountain on building											** see Site Inside Fence **
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>		1525				X	\$61,000		X		Recommend performing moderate maintenance/ repairs.
Chemical Storage Room											
Pump/Filter Room											
Electrical system											
Grating											
Sump pump											
Storage											
Work area											
Ventilation											
Eye wash											
Safety											
Pit access											
Roof											
Floor/Drainage											

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Walls						X			X		Exterior walls paint peeling (large areas where no paint is left - recommend scraping, painting)
Doors						X		X			All doors/ frames are very rusted (recommend replacing all); threshold of exterior man door has 2" gap b/t threshold and sidewalk abutting it
Other						X			X		Railings very rusted (needs to be cleaned/ painted); rusting and paint peeling on pipes
<b>TOTAL</b>							<b>\$516,500</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Givens

**Parking Lot Issues:**

Portion of parking lot cracking. Remove and replace with minor grading improvements to prevent ponding in parking lot.

**ADA Issues:**

ADA Parking spaces have greater than 2% slope.

ADA route to building from sidewalk to entrance is composed of crushed granite and showing signs of erosion. Slope greater than 5% without handrail. Replace.

No ADA route to wading pool. Sidewalk should be removed and replaced with new sidewalk and ramps.

Recently added ramp from entrance to pool needs railing (sleeves in place for railing).

**Pool Issues:**

Wading pool deck is severely cracked and is in need of repair.

West end of pool showing signs of shifting and cracking.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn					X						About 40% of layout area is shaded by trees
Irrigation											
Sunbathing Area					X						
Drainage							\$24,818				
Sewer line											
Water line											
Site furniture											
Benches					X						1 wood bench in grass area (no HC access) for big pool & one metal bench in grass area by wading pool
Picnic tables											None
Trash receptacles											None
Drinking fountains						X					Stone drinking fountain near entry to Men's restroom, not ADA compliant; no spigot/ faucet
Shower											
Pool deck						X					Big Pool - concrete w/ 3" curb around edge of pool deck and grass - area drains; sealant in joints are missing/ sunken; Wading Pool - large cracks running through pool deck on all sides of pool (replace deck)
Deck drains											
Shade structures						X					Small area @ south (deep) end of pool, corrugated metal roof on metal structure (roof bent - replace, paint on struct peeling - repaint) ; no shade for wading pool
Pool area lighting/Power						X					Surface mounted flood lights under entry canopy. 3 at other end of pool on steel roof.
ADA Compliance						X					Changes in level (steps) from the entry to the pool without a ramp make the pool inaccessible; steps steep going down from big pool to wading pool & no handrail; handrails for wading pool steps not ADA.
Other						X					2 changes in level (1 step each) occur under the main entrance area leading down to the pool; all CMU/ concrete walls need to be repainted (peeling), especially down by wading pool; concrete sidewalk/ ramp down to wading pool too steep and 3" curb at bottom acting as a step (no handrails)
OUTSIDE FENCE											
Parking Lot											Failing near entry to pool.
Total parking spaces	140										Shared with surrounding park.
HC spaces	5					X					HC layout spaces appear to comply and have pole signs. Access aisle to ramp (protrudes into lot, not curb ramp) runs behind the cars (frowned upon); recommend adding wheel stops; sidewalk from ramp to pool exceeds slope allowed; when entry is reached there are 2 steps which do not allow HC access - recommend redesign of sidewalk in front of spaces and ramp up to pool entry. need tactile strip at parking .
Bike racks	3				X						Single loops.
Site access and circulation											
ADA access					X		\$43,420				2013 added a ramp from pool house to pool level. Wading pool not accessible

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Sidewalks to pool						X					Replaced in 2013. HC ramp gravel, washihng out and not accessible. Main entry walk improved.
Site amenities					X						
Signage and way finding											
Site security					X						
Curbs				X							
Pool perimeter fencing					X						6' chain link fence w/ 3 rows of barbed wire; chainlink often attached with zip ties
Parking lot lighting					X						Pole lights
Site lighting outside fence											Pole lights for adjacent baseball field
Flood Plain/Regulatory Issues (TCEQ)											Not in flood plain; Active building permit for "Amnesty Certificate of Occupancy to existing Public Swimming Pools"
<b>TOTAL</b>							<b>\$68,238</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Givens

Other:

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				
<b>MAIN POOL - LAP POOL</b>											
Water source											Municipal
Volume		450,000	gal.								
Pool Perimeter		500.00	ft								
Surface Area		10,700.00	sf								
Turnover Rate		1600	GPM								
Turnover Time		4.69	hrs								
Shape		L'									
Depth (min. - max.)		3' - 13'	ft								
Lap Lanes	2	50	YD								2 painted, room for 7
Cross Lanes	N										
Pool floor		Poured			x						Many cracks
Appearance		Painted					\$85,600				Flaking
Pool walls		Poured				x					Major cracks, Major Honecombing
Appearance		Painted					\$22,000				Flaking
Coping					x		\$55,000				Replaced in 2013. Cracking at wall crack.
Pool deck		3200.00	s.f.			x	\$64,000				
Tiles/Waterline						x					Gutter tiles failing due to shifting of pool structure
Deck Depth Markers				x							Replaced in 2013 with tile.
Wall Depth Makers				x							Replaced in 2013 with tile.
Warning / No Diving						x	\$1,000				painted
Pool lighting - in side walls	N										
Pool deck equipment											
Life guard chairs	4				x						Permanent, needs platform
Ladders	8				x						Over the wall
Steps	N										
Diving boards	1			x							
ADA Lift	Y			x							
ADA Compliance					x						2 Lifts and Removable Stair
Circulation system											
Surge tank	Y										Converted from mixing chamber
Filtration system		408	s.f.		x						Gravity Sand
Filter Rate		3.92	gpm/sf								
Gutter						x	\$150,000				Tiled Concrete - tiles falling off
Skimmers	N										
Drains	2			x							
Returns / Inlets					x						Pipe in Cove at base of wall
VGB Compliance	Y										
Valves						x					Old Cast vavles, mostly gate valves
Piping						x	\$30,000				Old Cast piping, many rusted pipe hangars
Pump											Split case horizontal
Strainer											
Pool heater	N										
Backwash discharge											To Creek
Backwash holding tank	N						\$2,500				
Flow meters						x	\$1,500				
Pressure gages						x	\$1,000				
Chemical System											
Sanitation				x							Calcium Hypochlorite
pH Control				x							Muriatic Acid
Stabilizer											
Residual											
Slurry System					x						uses pump to cycle water to chemical area
Chemical feed system				x							Peristaltic Pumps
Chemical controller					x						Stranrol System 4

Facility Name Givens

Other:

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Chemical storage					x						Causing corrosion
UV system	N										
<b>WADING POOL</b>											
Shape / Dimensions		Rectangle 52' x 27'									
Depth -min/max		1'-2" - 2'									
Surface Area		1,220.00	sf								
Perimeter		130.00									
Volume		14,450	gal.								
Turnover Rate			GPM								
Turnover Time			hrs								
Pool floor		Concrete			x						
Appearance		Painted			x		\$9,760				
Pool walls		Concrete			x						
Appearance		Painted			x		\$4,880				
Deck		42				x	\$2,093				Badly cracked
ADA Compliance	N					x	\$20,000				Must have zero depth; need handrail with steps.
Circulation system						x	\$14,450				Combined filtration, separate pump
Gutter	Y					x	\$13,000				End wall only
Skimmers	N										
Returns / Inlets	12										
VGB drains	Y										
Pump											Booster pump for fresh water
Strainer											Integral to Pump
Valves											
Filters			s.f.								Combined filtration, separate pump
Play features	N										
<b>TOTAL</b>							<b>\$476,783</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Givens

MEP	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
HVAC						X	\$7,500	X			Ductwork for EF-1 is very rusted in pump room. Fan motor is old and rusted.
Water Closets					X		\$21,000 (\$3,000 to update urinals)		X		Trough type urinal present in Mens room.
Lavatories					X		\$12,000			X	
Showers					X		\$7,200			X	
Drinking Fountain					X		\$2,200		X		
Piping					X		\$8,000			X	
Lighting Fixtures					X		-			X	
Electrical Gear						X	\$500	X			Storage blocks access to electrical panels
Outlets					X		\$1,000		X		Control boxes are rusted. Receptacle serving pump room shows burn marks
Unit Heater						X	\$3,000			X	Unit heater is on ground in pump room and would be subject to flooding or damage
<b>TOTAL</b>							<b>\$41,400</b>				



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Givens

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Pump Room											
Walls						x	\$5,000				Many Cracks, leaks, rusted piping, cracked CMU, effluence at walls from leaks
Foundation						x	\$15,000				Standing water, pitted concrete, cracks, obvious movement
Slab						x	\$5,000				Standing water, pitted concrete, cracks
Restroom											
Walls						x	\$5,000				Cracks in walls
Slab					x		\$5,000				Several cracks, movement
Main Pool											
Floor						x	\$5,000				Large cracks, obvious movement
Coping					x		\$2,000				Several major cracks
Joints						x	\$2,000				Differential movement obvious
Deck						x	\$10,000				Many large cracks
Kiddy Pool											
Floor						x	\$5,000				Cracking and movement obvious, west end leaking onto pool deck
Coping					x						Minor cracking
Joints					x						Differential movement obvious
CMU retaining wall						x	\$4,000				Many large cracks
Deck						x	\$6,000				Many large cracks
Site											
Sidewalks					x						Several cracks
Stairs to pump building						x	\$3,000				Spalled concrete and rusted reinforcing
Entry Building											
Slab					x						Several cracks
Roof structure					x						Rusted columns and connections
TOTAL							\$72,000				



Pool House



Pool



Pump House



Cracked Control Joint

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Govalle  
 Map Number \_\_\_\_\_  
 Address 5200 Bolm Rd. Zip 78721  
 District NE  
 Pool Type Neighborhood Year Constructed 1954 1986 Year Renovated \_\_\_\_\_  
 Pool Class B

**Overview:** Govalle pool is located in a pretty park with a nice play ground adjacent to it. There are several ball fields adjacent which get a lot of use in the summer. There is not a bath house serving the pool but there are single restrooms in the park which the pool visitors may use. The parking area is in very poor condition. There are nice trees shading the pool and for the most part do not overhang the water. The pool fencing is of immediate concern as it is rusting through in numerous places. The pool has a big crack running all the way through it.

**ADA/ TAS Compliance:** The park restrooms appear to comply. The approach slope from the park should be verified, the parking area restriped and benches around the pool be made accessible.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** M-Sun Noon-7pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		0					\$0				No pool house
Separate from pump room?											Yes
Restrooms	1M				X						Door rusting at the bottom & frame at bottom and head; no lighting except for a skylight; no mirror, soap dispenser; paper towels, trash can; metal mesh covering opening in wall at floor very rusted, corner missing (needs painting)
	1W				X						Door rusting at the bottom & frame at bottom and head; no lighting except for a skylight; no mirror, soap dispenser; paper towels, trash can; metal mesh covering opening in wall at floor is rusting (needs painting)
Inside pool fence? In park?											In park, less than 50 feet away
Exterior walls											CMU
Interior walls											CMU
Roof											Corrugated metal roof (nearing end of life)
Doors											Painted metal tube with metal skin on outside
Floor/Drainage											Concrete
Ceiling											Painted exposed wood structure
Lighting/Power											None
Office											None
Guard Room											None
Concessions/Vending											None
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	1M				X						1 wall mounted stainless toilet w/ plastic seat; stainless sink - mounting heights ok
	1W				X						1 wall mounted stainless toilet w/ plastic seat; stainless sink (push faucet) - mounting heights ok
Toilet partitions											None
Showers											** see Site Inside Fence **
ADA Compliance					X						Grab bars in restrooms comply
Drinking fountain on building											** see Site Outside Fence **
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>		515			X		\$6,438		X		Recommend performing minor maintenance/ repairs.
Chemical Storage Room											
Pump/Filter Room											
Electrical system				X							Yes, recent orange one
Grating											
Sump pump											
Storage											
Work area											
Ventilation											

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Eye wash											
Safety											
Pit access											
Roof					X				X		Wood framing/ joists (needs to be painted before they rot) w/ metal standing seam in fairly good condition
Floor/Drainage											
Walls					X					X	Split face block, exterior of walls need to be power washed
Other					X					X	Ceiling mounted fluorescent strip lights do not have protective wire cages
TOTAL							\$6,438				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Govalle

**Parking Lot Issues:**  
 Parking lot in disrepair. Shared with Govalle Park. Remove and replace portion of parking for pool.

**ADA Issues:**  
 ADA route from parking lot to pool entrance not compliant specifically at entrance. Remove and replace sidewalk at entrance.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments	
				Good	Fair	Poor		H	M	L		
INSIDE FENCE												
Landscaping/Lawn					X						1/3 of area shaded by trees	
Irrigation					X							
Sunbathing Area					X						Adequate	
Drainage							\$38,786					
Sewer line												
Water line												
Site furniture												
Benches	3				X						6' wood benches in grass, planks beginning to split (recommend painting to prolong life)	
Picnic tables	0										None	
Trash receptacles											** see Site Outside Fence **	
Drinking fountains					X						** see Site Outside Fence **	
Shower					X						Shower by entry but not installed during the winter	
Pool deck		4'-6" wide									Concrete deck with 3" curb around edge where it meets the grass; all joints need replacing (missing, cracked, delaminated)	
Deck drains											Area drains	
Shade structures											None	
Pool area lighting/Power						X					1 light directed towards pool, sharing poll with sports field lighting but no bulb installed	
ADA Compliance												
OUTSIDE FENCE												
Parking Lot												
Total parking spaces						X					Not able to calculate. Deteriorating pavement and no parking striping. Entire parking lot needs to be repaved.	
HC spaces	2					X					Have pole signs and curb ramp w/ detectable warnings but needs to be restriped and recommend adding wheel stops. Repaint HC symbol.	
Bike racks	5										Loops outside fence and park.	
Site access and circulation					X						Direct sidewalk access to pool is too steep but if a HC person takes the sidewalk through the play area up to the pool it does comply.	
ADA access					X		\$4,898					
Sidewalks to pool		4' wide			X						50% in good condition; sidewalks made of asphalt are cracked and have a very steep slope; some of exposed aggregate.	
Site amenities					X						Tri-level drinking fountain in park, by restrooms; Concrete enclosure for can located near gate on park side.	
Signage and way finding												
Site security												
Curbs												
Pool perimeter fencing						X		X			8' metal picket fence (installed in 1997) with bars curving away from pool at top; finish is chalking; fence near pool house has rusted almost all the way through (recommend replacing these sections and repainting others)	
Parking lot lighting											1 cobra-head light at parking.	
Site lighting outside fence											Lots of pole lighting for adjacent sports field.	
Flood Plain/Regulatory Issues (TCEQ)											Is located in a flood plain	
TOTAL							\$38,786					

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Govalle

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SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				
MAIN POOL - LAP POOL			s.f.								
Water source											Municipal
Volume		72,000	gal.								
Pool Perimeter		200.00	ft								
Surface Area		2,400.00	sf								
Turnover Rate		250	GPM								Per APARD Records
Turnover Time		4.8	hrs								
Shape		Rect.45'x65'									
Depth (min. - max.)		3'-5'	ft								
Lap Lanes	N/A	20	YD								Could have 4 lanes, if painted
Cross Lanes	N/A										
Pool floor					x						Poured concrete
Appearance					x		\$19,200				Painted
Pool walls						x					Major Crack at Expansion Joint
Appearance						x	\$6,400				Painted - Flaking
Coping											2" concrete raised 2"
Pool deck		603	s.f.	x							Good Condition - Tight around guard stand
Tiles/Waterline						x					Painted
Deck Depth Markers						x	\$1,500				Painted
Wall Depth Markers						x					Painted
Warning / No Diving						x	\$100				Painted
Pool lighting - in side walls	N/A										
Pool deck equipment											
Life guard chairs	1					x	\$2,500				Permanent - low platform; blocks path around pool.
Ladders	4				x						Over the wall
Steps	N/A										
Diving boards	N/A										
ADA Lift	1										
ADA Compliance	Y										
Circulation system											
Surge tank	N/A										
Filtration system		19.6	s.f.		x						Steel Tank
Filter Rate		12.76	gpm/sf	x							
Gutter	Y					x	\$60,000				Gutter to waste -storm channel
Skimmers	N/A										
Drains	2				x						Direct connect to Pump w/ vacuum release
Returns / Inlets	11				x						Piping is not looped
VGB Compliance	Y										
Valves											Cast
Piping											Mostly SCH 80 PVC, some older cast pipe
Pump											Side discharge centrifugal pump
Strainer	Y										Cast, solid lid
Pool heater	N/A										
Backwash discharge											To Holding Tank - then drain to field
Backwash holding tank	Y										
Flow meters						x	\$1,500				
Pressure gages						x	\$1,000				
Chemical System											
Sanitation		450	Gal	x							Sodium Hypochlorite
pH Control				x							Muratic Acid
Stabilizer	N/A										
Residual											
Slurry System	N/A										
Chemical feed system				x							Peristaltic Pump
Chemical controller					x		\$2,000				Chemtrol

Facility Name Govalle

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Chemical storage				x							
UV system	N/A										
<b>TOTAL</b>							<b>\$94,200</b>				

Facility Name                      Govalle

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Slurry System	N/A										
Chemical feed system				x							Peristaltic Pump
Chemical controller					x		\$2,000				Chemtrol
Chemical storage				x							
UV system	N/A										
TOTAL							\$94,200				



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Govalle

MEP	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Lighting Fixtures					X		-			X	
Electrical Gear						X	\$10,000	X			Electrical panels show surface corrosion. Pump controls are very corroded
Outlets					X		\$500		X		Non-GFIC outlets in pumping room
<b>TOTAL</b>							<b>\$10,500</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Govalle

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>Pump Room</b>											
Walls				x							Nothing noted
Foundation				x							

<b>Main Pool</b>											
Floor				x							visible crack in center of pool
Coping					x						Some cracking
Joints						x					Major crack in joint across pool
Deck					x						Some cracking at re-entrant corners due to lack of control joints
<b>TOTAL</b>							<b>\$0</b>				



## Kealing School Park



Park Restrooms



Pool



Filters



Skimmers

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name	Kealing						
Map Number							
Address	1500 Rosewood Ave.		Zip	78702			
District	NE						
Pool Type	Neighborhood		Year Constructed	1968		N/A	Year Renovated
Pool Class	B						



**Overview:** Kealing is a stand-alone pool adjacent to the Carver Library. It was converted from a fill and drain pool. There is no bathhouse serving the pool. There are few amenities and minimal sun bathing area with no shade. The pool has been closed for 6-7 years due to sparse attendance. Permanent closure might be assumed. The pool has accessibility issues and future expansion for the Carver Library is planning on assuming building on the land where the pool is currently located. Other recreation/ pool facilities are nearby, which include Rosewood Pool less than a mile away to the East, Lott Splash Pad to the West and Chestnut Splash Pad to the North.

**ADA/ TAS Compliance:** The pool benches and shower are not accessible and there is not a grommet to fit the HC sling in.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** Closed to the public.

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		0				X	\$90,000	X			No pool house. Recommend building approx. 450 s.f. Men's/ Women's restroom/ storage for pool.
Separate from pump room?											None
Restrooms											None
Inside pool fence? In park?											None visible in park from pool
Exterior walls											None
Interior walls											None
Roof											None
Doors											None
Floor/Drainage											None
Ceiling											None
Lighting/Power											None
Office											None
Guard Room											None
Concessions/Vending											None
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	M										None
	W										None
Toilet partitions											None
Showers											None
ADA Compliance											None
Drinking fountain on building											** see Site Outside Fence **
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>		300			X		\$3,750		X		Recommend performing moderate maintenance/ repairs.
Chemical Storage Room						X					Ceiling mounted fluorescent light fixture very rusted (needs to be replaced)
Pump/Filter Room											
Electrical system						X					Panel boxes rusting
Grating											
Sump pump											
Storage											
Work area											
Ventilation											
Eye wash				X							Yes, recent orange one
Safety											
Pit access											
Roof											
Floor/Drainage											

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Walls											
Doors						X			X		Frame rusted but can be repainted; door very rusted (needs to be replaced)
Other					X				X		1 light on outside of pump house but on side (doesn't improve the pool lighting level)

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**



**Brandstetter Carroll Inc.**  
 ARCHITECTS ENGINEERS PLANNERS

Facility Name Kealing

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn					X						A tree at the gate back to pump house should be trimmed back (impeding opening & closing of gate)
Irrigation											
Sunbathing Area					X						Adequate
Drainage											
Sewer line											
Water line											
Site furniture											
Benches	4					X					Wood on East & West sides, not HC accessible; one bench, one board has fallen off (exposed screws)
Picnic tables											None
Trash receptacles											None
Drinking fountains	1										3 bowl outside fence
Shower	1					X					Is tilted, concrete it is set in has settled at an angle; recommend this be reset
Pool deck		7' wide				X					Needs to be replaced, heaved/ settling; grass in joints
Deck drains											
Shade structures											None
Pool area lighting/Power											None
ADA Compliance											No ADA shower, no grommet for a HC pool sling to fit into deck
OUTSIDE FENCE											
Parking Lot					X						
Total parking spaces	47										Needs striped
HC spaces	2										
Bike Racks	0										
Site access and circulation											
ADA access											
Sidewalks to pool				X							
Site amenities											Concrete park drinking fountain outside back gate; tri-level in near-by school playground
Signage and way finding											No signs
Site security											
Curbs				X							
Pool perimeter fencing					X						6' chainlink fencing; chainlink on back gate rusting; some posts are bent and pipe rusted
Parking lot lighting				X							Pole lighting- shoebox style and flood lights
Site lighting outside fence											
Flood Plain/Regulatory Issues (TCEQ)											Not in a flood plain
TOTAL							\$0				

**Workshops, Focus Group, & Stakeholder Comments:**

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Kealing



SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
											Has not been used for over 5 years
Opening Date							Closing Date				
<b>MAIN POOL - LAP POOL</b>						s.f.					
Water source											Municipal
Volume		68,500	gal.								Calculated
Pool Perimeter		198.00	ft								
Surface Area		2,365.00	sf								
Turnover Rate		200	GPM								From APARD Records
Turnover Time		5.71	hrs								
Shape	Rectangle - 42'x62'										
Depth (min. - max.)		3' - 4'9"	ft								
Lap Lanes	N		YD								
Cross Lanes	N										
Pool floor					x						Poured Concrete
Appearance					x		\$18,920				Painted
Pool walls					x						Poured Concrete
Appearance					x		\$6,336				Painted
Coping						x					12" wide cast concrete
Pool deck		219					\$10,944				
Tiles/Waterline					x						Tiles at waterline, some are cracking, broken
Deck Depth Markers						x	\$1,500				Painted on Coping
Wall Depth Makers				x							Tiles
Warning / No Diving							\$1,000				Painted on Deck / Coping
Pool lighting - in side walls	N										
Pool deck equipment											
Life guard chairs	1				x		\$2,500				Permanent, needs platform
Ladders	2				x		\$1,000				Over the wall
Steps	Y				x						
Diving boards	N										
ADA Lift	N						\$2,500				
ADA Compliance	N										
Circulation system											
Surge tank	Y						\$5,000				
Filtration system	48"	12.56	s.f.		x		\$12,000				High Rate Sand, steel tank, surface rust
Filter Rate		15.92	gpm/sf								
Gutter							\$39,600				
Skimmers	8				x						missing lids, also wier boxes
Drains	2					x	\$5,000				Not VGB
Returns / Inlets	14										Sidewall
VGB Compliance	N										
Valves											
Piping											SCH 80 PVC
Pump							\$5,000				
Strainer											Acrylic lid
Pool heater	N										
Backwash discharge											To storm
Backwash holding tank	N						\$2,500				
Flow meters							\$1,500				
Pressure gages							\$1,000				
Chemical System											
Sanitation											Sodium Hypochlorite
pH Control											Muriatic Acid
Stabilizer											
Slurry System											
Chemical feed system											Peristaltic Pump
Chemical controller							\$2,000				Chemtrol
Chemical storage											Separate Room



Facility Name Kealing



SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
											Has not been used for over 5 years
UV system	N										
<b>TOTAL</b>							<b>\$118,300</b>				

Workshops, Focus Group, & Stakeholder Comments:

ADA / TAS Compliance:

Other:

Facility Name Kealing

[illegible]

**ADA / TAS Compliance:**

7/21/2014

Facility Name Kealing

[illegible]

Workshops, Focus Group, & Stakeholder Comments:
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ADA / TAS Compliance:
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Other:
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Pool House



Pool



Filter Recently repainted



Shade Structure

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name	Kennemer		
Map Number			
Address	1032 Payton Gin Rd.	Zip	78758
District	N		
Pool Type	Neighborhood	Year Constructed	1975
Pool Class	B	N/A	Year Renovated

**Overview:** Kennemer pool is located directly adjacent to Lanier High School. It is a converted fill and drain pool with a bathhouse, wood pergola and a generous sun bathing area with a fair amount of trees for shade. Pool and amenities are in relatively good condition. Restroom facilities have been recently painted. A few maintenance issues need to be addressed and the wood pergola is about mid-life if properly maintained.

**ADA/ TAS Compliance:** As with most pools the restrooms do not comply with accessibility standards. The facility lacks an accessible drinking fountain and shower. The benches and picnic table are not accessible.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** M-Sun Noon-7PM

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		850			X		\$85,000	X			Recommend performing moderately destructive renovation to toilet areas to achieve ADA compliance along with other moderate maintenance/ repairs.
Separate from pump room?											No
Restrooms	1M				X						1 soap dispenser, 2 mirrors; 40" wide stall with grab bars on long sides as alternate style stall
	1W				X						2'x2' hole in wall on opposite side of drinking fountain (recommend an access panel); 1 soap dispenser, 2 mirrors; 40" wide stall with grab bars on long sides as alternate style stall
Inside pool fence? In park?											Inside pool fence
Exterior walls					X						CMU w/ brick veneer & concrete columns and concrete coping on top (needs to be power washed)
Interior walls											Painted CMU
Roof					X						Concrete roof covers part of restroom area (non circulatory part)
Doors						X					6' painted metal gates close off restrooms (CMU where hinges are anchored is missing/ breaking away - needs repair)
Floor/Drainage											
Ceiling											Open air
Lighting/Power											Wall mounted vandal resistant in restrooms over lavatories
Office											None
Guard Room											None
Concessions/Vending											None
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	1M				X						2 porcelain coated sinks (35" AFF & 30" AFF w/ push operated faucets); 2 urinals (20" to lip of low one w/ lever flush); 1 porcelain wall hung toilet (w/ flush valve)
	1W				X						2 porcelain coated sinks (34" AFF & 29" AFF w/ push operated faucets); 3 porcelain wall hung toilets (w/ push button flush)
Toilet partitions											CMU w/ curtain rods; Women middle stall is missing curtain rod, no curtains installed; Men's is missing curtain rod
Showers											On outside wall of Men's room, high head only has a knob that must be twisted for operation
ADA Compliance											Signage but not ADA for restrooms
Drinking fountain on building						X					Low brick non-ADA drinking fountain outside Women's restroom
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>							\$0				Included in the pool house
Chemical Storage Room											

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Pump/Filter Room											Exterior door frame is rusting at bottom (needs to be cleaned/ painted); paint is peeling on door (needs to be painted); Interior door frame is rusted (needs to be cleaned/ painted)
Electrical system											Electrical box very rusted - may need replacement
Grating											
Sump pump											
Storage											
Work area											
Ventilation											
Eye wash											
Safety											
Pit access											
Roof											Concrete
Floor/Drainage											
Walls											CMU is damp and can see wet edges of block (investigate moisture source)
<b>TOTAL</b>							<b>\$85,000</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Kennermer

**Parking Lot Issues:**

No parking available specifically for pool. Patrons can use parking lot at Lanier High School, but ADA designated parking is not nearby.  
 No direct ADA route from Lanier High Parking lot.  
 No park space available to construct parking lot.

**ADA Issues:**

ADA route to building from sidewalk to entrance is greater than 5% slope. Remove and replace with ramps and landings.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn					X						Some shrubbery screening from Peyton Gin; tree or shrubs shade about 50% of grassy area; large grassy area
Irrigation											
Sunbathing Area					X						Adequate
Drainage							\$9,695				
Sewer line											
Water line											
Site furniture											
Benches	3										Metal benches in grass
Picnic tables	1				X						Not accessible, on concrete slab 3" higher than pool deck under pergola
Trash receptacles											** see Site Outside Fence **
Drinking fountains											** see Pool House **
Shower											** see Pool House **
Pool deck											Pebble finish concrete w/ 3" high curb where it meets grass; heaving in some spots; grass growing in joints
Deck drains											Area drains
Shade structures						X					Wood pergola w/ trellis on South & West sides (wood unprotected/ weathered, hardware rusting)
Pool area lighting/Power					X						1 pole with lights
ADA Compliance											
OUTSIDE FENCE											
Parking Lot											
Total parking spaces	32				X						Shares with adjacent school
HC spaces						X					None immediately adjacent
Bike racks	2			X							Single loops.
Site access and circulation											
ADA access							\$1,939				Fronm street sidewalk.
Sidewalks to pool					X						From street but not parking lot
Site amenities					X						Concrete enclosure for can located near gate on park side
Signage and way finding						X					No signage identifying pool
Site security											
Curbs											
Pool perimeter fencing					X						6' chainlink fence w/ 3 rows of barbed wire
Parking lot lighting				X							Shoebox fixtures in school lot.
Site lighting outside fence				X							Pole mounted lights for adjacent school sports fields
Flood Plain/Regulatory Issues (TCEQ)											
TOTAL							\$11,634				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Kennemer

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SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											Municipal
Volume		160,000	gal.								
Pool Perimeter		300.00	ft								
Surface Area		4,224.00	sf								
Turnover Rate		420	GPM								
Turnover Time		6.35	hrs								
Shape		L'									
Depth (min. - max.)		3' - 9'	ft								
Lap Lanes	N	25	YD								Length is acceptable, not painted
Cross Lanes	N										
Pool floor				x							Poured Concrete
Appearance					x		\$33,792				Painted
Pool walls				x							Poured Concrete
Appearance					x		\$12,600				Painted
Coping						x					Cast Concrete - failing over skimmer boxes
Pool deck		4836					\$96,720				
Tiles/Waterline					x						Tiled
Deck Depth Markers					x						Tiled
Wall Depth Makers					x						Tiled
Warning / No Diving						x	\$1,000				Painted on deck and coping
Pool lighting - in side walls	N										
Pool deck equipment											
Life guard chairs	2				x						Permanent
Ladders	4				x						Over the wall
Steps	Y			x			\$2,500				Not ADA Compliant
Diving boards	N										To shallow
ADA Lift	Y										
ADA Compliance	Y										Provided by portable stair
Circulation system											
Surge tank	N						\$15,000				
Filtration system		28.27	s.f.								
Filter Rate		14.86	gpm/sf								
Gutter	N						\$90,000				
Skimmers	10										Steel over throat causing coping failure
Drains	2										
Returns / Inlets											Along pipe in concrete at base of wall
VGB Compliance	Y										
Valves					x						Mostly Cast
Piping					x						Mostly Cast
Pump											
Strainer					x						Stainless with Acrylic Lid
Pool heater	N										
Backwash discharge											To Storm
Backwash holding tank	N						\$2,500				
Flow meters							\$1,500				
Pressure gages							\$1,000				
Chemical System											
Sanitation											Calcium Hypochlorite
pH Control											Muriatic Acid
Stabilizer											
Residual											



Facility Name                      Kennermer

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Slurry System	Y				x						
Chemical feed system				x							Peristaltic Pumps
Chemical controller				x							Aquasol
Chemical storage				x							Separate Room
UV system	N										
TOTAL							\$256,612				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

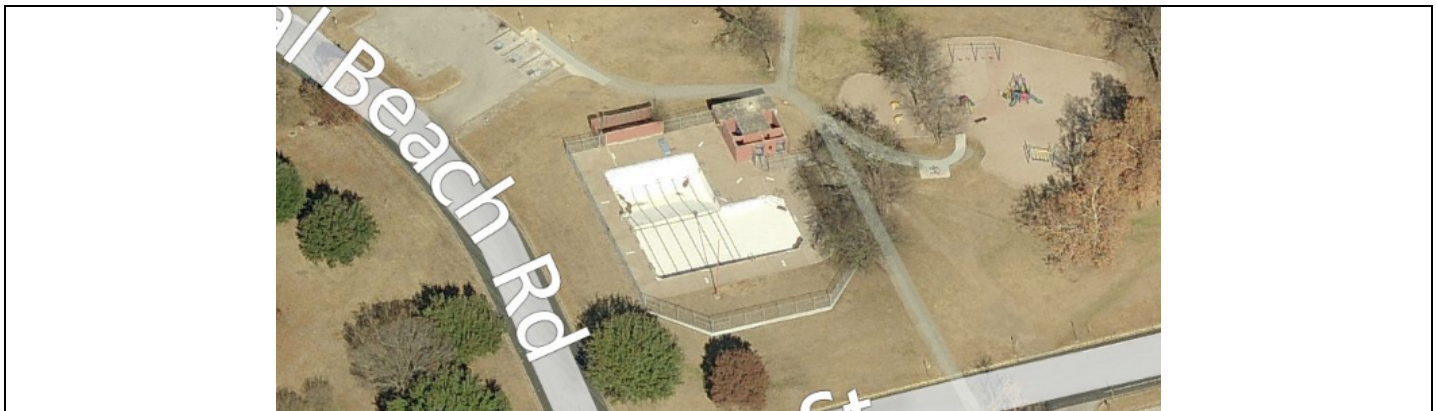
Facility Name Kennemer

MEP	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Fan						X	\$5,000			X	Exhaust fan at pump room has been abandoned and blocked off
Water Closets					X		\$12,000 (\$1500 to repair)		X		Left urinal leaks water in mens room
Lavatories					X		\$8,000			X	
Showers					X		\$2,500			X	
Drinking Fountain					X		\$2,200			X	
Piping					X		\$10,000		X		Piping is rusty (cold water, hot water, vent). This occurs in both the restroom areas and the pump room
Water Heater					X		\$3,000			X	
Lighting Fixtures					X		\$2,500			X	Fixtures dirty, should be cleaned/relamped
Electrical Gear						X	\$15,000	X			Electrical panels and disconnects throughout the site are very corroded. The time clock enclosure has rusted through.
Outlets						X	-			X	
Unit Heater						X	\$3,000		X		Unit heater is sitting on floor where it can come in contact with water
<b>TOTAL</b>							<b>\$51,200</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Kennemer

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Pump Room											
Walls				x							No issues noted
Foundation				x							No issues noted
Slab				x							No issues noted
Restroom											
Walls					x		\$2,000				Some cracks
Slab					x		\$2,000				Several cracks, movement
Main Pool											
Floor					x						Some cracks in pool bottom
Coping					x		\$5,000				Some cracked and broken coping
Deck					x		\$5,000				Some cracks and movement relative to pool, some cracks near skimmer boxes
Site											
Trellis						x					Rotted wood and rusted steel connections
TOTAL							\$14,000				



Pool House



Pool



Pump House



Entry to Pump Pit

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Martin  
Map Number \_\_\_\_\_  
Address 1626 Nash Hernandez Sr. Dr. Zip 78702  
District TL  
Pool Type Neighborhood Year Constructed 1978 Year Renovated \_\_\_\_\_  
Pool Class B

**Overview:** Martin is easily accessed by car, has sufficient parking and is a well maintained, simple neighborhood pool. The CMU pool house appears to have been repainted recently and has a painted mural on the North and West sides. It is recommended that sections of the pool deck be replaced where it has sunken/ settled and the joint sealant be replaced.

**ADA/ TAS Compliance:** The ADA parking spaces provide compliant access to the sidewalk which is a direct path to the pool. Plumbing fixtures need some revisions to bring them into compliance and while the drinking fountain is sturdy/ still in good repair, it needs to be brought up to ADA compliance too. ADA signage also needs to be added.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** M-F 8am-7pm Sat-Sun 10am-7pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		1,350				X	\$108,000	X			Recommend performing moderately destructive alterations to bring toilet areas up to ADA compliance. Other minor maintenance/ repairs should be performed.
Separate from pump room?											Yes
Restrooms	1M				X						Ambulatory stall ( 43"W x 60"L) w/ handrails on long sides; hole in wall behind toilet; no: mirror, soap dispenser, paper towel dispenser, trash can
	1W				X						Hole in wall behind every toilet; no: mirror, soap dispenser, paper towel dispenser, trash can
Inside pool fence? In park?											Restrooms are outside fencing but are intended to be dedicated to pool and accessory for park
Exterior walls					X						Painted brick
Interior walls					X						Painted CMU
Roof					X						Concrete
Doors											Restrooms do not have doors
Floor/Drainage											
Ceiling					X						Open air; area over non-circulation area covered by concrete roof
Lighting/Power											Small wall mounted spot lights in both restrooms
Office											None
Guard Room						X					Exterior door/ frame/ hardware rusted (needs to be repaired/ replaced); plumbing chase for restrooms open to this area; ceiling mounted bare fluorescent tube lighting
Concessions/Vending											None
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	M										1 wall hung porcelain toilet (20" AFF); 1 wall hung porcelain urinal (26" AFF); 1 wall hung porcelain sink (36" AFF)
	W										2 wall hung porcelain toilets (19" AFF); 1 wall hung sink (34" AFF)
Toilet partitions					X						CMU dividers w/ tube metal door frame w/ metal skin (sturdy)
Showers											On outside wall of Pool House from Women's restroom wall; w/ dedicated drain in pool deck
ADA Compliance						X					Restroom signage above openings (too high, no braille, pictographs); no HC drinking fountain; sink & urinal too high in Men's; no ADA toilet in Men's; no low ADA head on exterior shower
Drinking fountain on building						X					Brick fountain adjoined to building exterior b/t restroom entrances; hi unit only (36" AFF to spout)
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>											Included in pool house
Chemical Storage Room						X					Adjacent to Guard Room in Pool House via wood dr/ frame (peeling and rotting); new exterior coiling door (good condition); ceiling mounted fluorescent light fixture (ok)
Pump/Filter Room					X						Outdoor area at deep end of pool fenced off; wood slats run vertically through chainlink to obscure view of equipment; lights mounted on backside of pool wall lighting this area
Electrical system											
Grating											

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Sump pump											
Storage											
Work area											
Ventilation											Gravity fan in roof in Chemical Room
Eye wash											
Safety											
Pit access											
Roof											Concrete
Floor/Drainage											
Walls											CMU
TOTAL							\$108,000				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Martin

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments	
				Good	Fair	Poor		H	M	L		
INSIDE FENCE												
Landscaping/Lawn					X						Around 20% of area inside pool fence is grass and there is one shade tree which offers minimal shade.	
Irrigation												
Sunbathing Area												
Drainage												
Sewer line												
Water line												
Site furniture												
Benches	0											
Picnic tables	0											
Trash receptacles	0											
Drinking fountains											** see Pool House section **	
Shower											** see Pool House section **	
Pool deck						X					Section of pool deck by diving area significantly sinking (3"); joint material delaminating at edges; grass growing in cracks.	
Deck drains												
Shade structures	0											
Pool area lighting/Power	1										Pole mounted light	
ADA Compliance					X							
OUTSIDE FENCE												
Parking Lot											No fire lane marking at parking lot.	
Total parking spaces	19				X						Shares parking with adjacent park	
HC spaces	3										2 spaces have wheel stops; middle space is missing wheelstop; sidewalk ramps down to lay down curb at bottom and accesses both striped loading zones; all 3 spaces have pole signs	
Bike racks	2				X						loops	
Site access and circulation					X						Direct access from parking to pool	
ADA access					X						Needs tactile warning strip.	
Sidewalks to pool				X								
Site amenities												
Signage and way finding											None	
Site security												
Curbs				X								
Pool perimeter fencing					X						8' chainlink fencing (posts rusting)	
Parking lot lighting					X						On sports light poles at ball field	
Site lighting outside fence												
Flood Plain/Regulatory Issues (TCEQ)											Is located in a flood plain	
TOTAL							\$0					

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Martin

--

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				Needs starting block stanchions for swim meets.
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											Municipal
Volume		203,000	gal.								
Pool Perimeter		308.00	ft								
Surface Area		4,880.00	sf								
Turnover Rate		700	GPM								
Turnover Time		4.83	hrs								
Shape		L'									
Depth (min. - max.)		2' - 11'	ft								
Lap Lanes	6	25	YD								
Cross Lanes	N										
Pool floor					x						Poured Concrete - cracks
Appearance						x	\$39,040				Painted - flaking
Pool walls					x						Poured Concrete
Appearance						x	\$14,784				Painted - flaking
Coping					x						12" wide poured Concrete
Pool deck		5970			x		\$119,400				
Tiles/Waterline					x						Tiled
Deck Depth Markers					x		\$1,500				1" tiled and painted
Wall Depth Makers				x							Tiled
Warning / No Diving						x	\$1,000				Painted
Pool lighting - in side walls	N										
Pool deck equipment											
Life guard chairs	1				x						Permanent
Ladders	8				x						Over the wall
Steps	2						\$2,500				Not ADA Compliant
Diving boards	N										Have been removed
ADA Lift	Y										
ADA Compliance	Y										12" steps; Rails 2'9" apart
Circulation system											
Surge tank	Y										
Filtration system		171	s.f.								Gravity Sand
Filter Rate		4.09	gpm/sf								
Gutter	Y						\$92,400				Tiled, Painted on inside, has wiers
Skimmers	N										
Drains	2										
Returns / Inlets											Floor and wall
VGB Compliance	Y										
Valves											Cast and SCH 80 PVC, some sluice valves
Piping											Cast and SCH 80 PVC
Pump											Vertical Split Case, 90 bend next to pump
Strainer					x						Trash Rack, Flotables make it to filter
Pool heater	N										
Backwash discharge											To Storm
Backwash holding tank	N						\$2,500				
Flow meters						x	\$1,500				
Pressure gages							\$1,000				
Chemical System											
Sanitation											Sodium Hypochlorite
pH Control											Mutiatic Acid
Stabilizer											
Residual											



Facility Name Martin

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Slurry System											
Chemical feed system											Peristaltic Pumps
Chemical controller				x							Aquasol
Chemical storage				x							Seperate Room
UV system	N										
TOTAL							\$275,624				

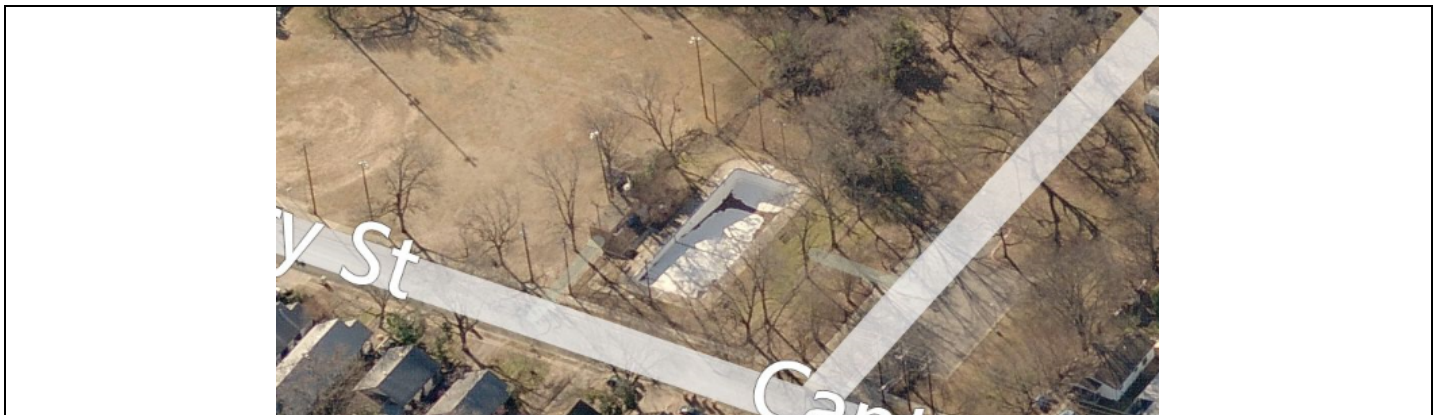
Facility Name Martin

7/21/2014

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Martin

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>Pump Room</b>											
Walls					x		\$2,000				widened joint at free standing wall next to pump bldg, some cracking in walls and ceiling of pump room
Foundation				x							spall in exterior beam above water
Slab						x	\$2,000				cracking in exterior slab
<b>Pool Building</b>											
Walls					x						Cracks in walls, indicative of some foundation movement, minor at this time
Slab				x							some cracks shrinkage
<b>Main Pool</b>											
Floor				x							Only minor cracking visible
Coping					x						Some cracking
Joints				x							Nothing noted
Deck						x	\$10,000				cracking, settlement, spalls at dowels, some deck may need to be replaced
<b>Site</b>											
Grading					x						Some spots with grade against the walls, above slab level
<b>TOTAL</b>							<b>\$14,000</b>				



Pool House



Pool



Pump House



Pump Pit

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Metz  
 Map Number \_\_\_\_\_  
 Address 2407 Canterbury St. Zip 78702  
 District NE  
 Pool Type Neighborhood Year Constructed 1934 1986 Year Renovated - recirculation system \_\_\_\_\_  
 Pool Class B

**Overview:** Metz is an older yet popular neighborhood pool and is located next to a fairly new recreation center. The pool has its own parking lot and overflow parking is available at the recreation center. The CMU restrooms are in good condition, especially considering their age. The pool has plenty of grassy area around it with almost all shaded by tree canopy.

**ADA/ TAS Compliance:** Although the restrooms are in good condition and appear to have been updated to comply with code in the past, they do not meet current accessibility code requirements. The parking area provides HC spaces but the access ramp up to the sidewalk protrudes into the access aisle.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** M-Sun Noon-7pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		450				X	\$125,000	X			Recommend replacing entire building (estimate based building with 450 s.f. restrooms and 50 s.f. guard/ storage).
Separate from pump room?											0
Restrooms	1M					X					1 alternate style toilet stall with 2 grab bars (36" AFF) on the long walls; vandal resistant mirror (42" AFF); soap dispenser (@46" AFF); bottom of entry door frame very rusted/ missing, backside of door rusted
	1W					X					1 - 36" wide alternate style toilet stall with 2 grab bars (36" AFF) on the long walls; vandal resistant mirror (42" AFF); soap dispenser (@49" AFF); bottom of entry door frame is rusted/ missing; backside of door rusted; recessed waste containers in both stalls very bent
Inside pool fence? In park?											Inside pool fence
Exterior walls					X						CMU - openings where structural concrete T's sit on top of CMU walls and allow for natural ventilation
Interior walls					X						Painted CMU (recommend repainting all one color)
Roof											Concrete
Doors											Painted metal tube frame with diamond plate steel skin on outside
Floor/Drainage					X						Concrete covered with interlocking 12" sq. plastic draining sport flooring in M & W restrooms (flooring could be removed to assess conc. slab)
Ceiling					X						Exposed structure (conc T beams)
Lighting/Power						X					Women: Vandal resistant (VR) wall mounted fixture over mirror & ceiling fixture (track spotlights) don't work -- Men: VR fluorescent wall mounted fixture over mirror & VR fluorescent on ceiling
Office											None
Guard Room					X						Located between the restrooms; bottom of pool side door frame is rusting/ missing; door to outside of pool area needs to be painted; bare incandescent ceiling bulb for lighting
Concessions/Vending											None
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	1M				X						1 wall hung porcelain flush valve toilet (20" AFF); 1 floor mounted porcelain urinal (flush valve operator 45" AFF); 1 wall hung porcelain sink (31" AFF) w/ lever controls
	1W				X						2 wall hung porcelain flush valve toilets (27" AFF); 1 wall hung porcelain sink (31" AFF) w/ lever controls
Toilet partitions						X					Partitions are CMU with aging laminate doors in Women's (need to be replaced) and no doors in Men's; 36" wide by 5' deep in Men's and Women's
Showers	2				X						1 shower is mounted to the outside wall of the Men's restrooms and the other is an adjacent metal pole with high head and ADA
ADA Compliance											No ADA signage for restrooms; mirror too high; toilets not compliant; verify restroom doors do not exceed force required to open
Drinking fountain on building											None
Water and sanitary service											
Electrical system, service entrance and panel boards											

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>		310					\$3,875				Recommend performing minor maintenance/ repair
Chemical Storage Room											
Pump/Filter Room											
Electrical system											
Grating											
Sump pump											
Storage											
Work area											
Ventilation											
Eye wash											Yes, recent orange one
Safety											
Pit access											
Roof											Concrete
Floor/Drainage											Concrete
Walls											CMU
Other						X					Exterior fluorescent fixture is rusted and lens has turned yellow (needs replacement); door and frame are rusting (needs repainting); newer overhead door (good condition)
<b>TOTAL</b>							<b>\$128,875</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Metz

**Drainage Issues:**

SE end of pool near pool access - pool deck is cracked and separating from pool. Most likely due to ground sloping toward deck creating a sump and undermining pool deck. Replacing section of pool deck and regrading to prevent drainage from pooling.

**ADA Issues:**

ADA access to pool entrance is not direct. From parking lot, pedestrian travels down sidewalk from parking lot to sidewalk along Canterbury Street to pool entrance. HC spaces should be repainted and striped.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn					X						80% of area surrounding pool is shaded by tree canopy;4 new crepe myrtle.
Irrigation											
Sunbathing Area					X						Adequate but mostly sloped
Drainage							\$340				
Sewer line											
Water line											
Site furniture											
Benches	6				X						Metal benches
Picnic tables	0										
Trash receptacles	0										Metal trash cans currently stored inside Women's restroom
Drinking fountains	0										
Shower											** see Pool House **
Pool deck						X					Cracked and settling; yellow paint on nosings of steps from restrooms up to pool grade is slick. Undermined at pool house.
Deck drains											
Shade structures											None
Pool area lighting/Power					X						2 flood lights mounted on wood pole at both ends of pool
ADA Compliance											
OUTSIDE FENCE											
Parking Lot					X						Pavement of parking area is in fair condition but striping has faded to almost non-existent.
Total parking spaces	22										Approx. number of spaces
HC spaces	2					X					Ramp extends into striped access aisle (TAS 406.5). Flares extend into HC parking spaces (TAS 406.5). No pole HC signs in front of spaces (TAS 502.6) No wheel stops to prevent vehicles from overhanging 36" wide clear route (ADAAG 4.6.3). Alternate ramp from 3rd space (no continuous slope nor HC markings)
Bike racks	2				X						2 single loops.
Site access and circulation											
ADA access							\$4,501				ADA access on opposite side from parking lot.
Sidewalks to pool					X						
Site amenities					X						The exterior of the restroom building & pump house have been decorated as a AIPP project
Signage and way finding						X					1 sign identifying pool and park hours
Site security											
Curbs					X						
Pool perimeter fencing						X					6' chainlink w/ 3 rows of barbed wire; top bars beginning to sag
Parking lot lighting	2				X						
Site lighting outside fence											2 shoebox fixtures
Flood Plain/Regulatory Issues (TCEQ)											Not in a flood plain.
TOTAL							\$4,841				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Metz

Other:

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											Municipal
Volume		145,000	gal.								
Pool Perimeter		275.00	ft								
Surface Area		3,992.00	sf								
Turnover Rate		445	GPM								
Turnover Time		5.43	hrs								
Shape		Rectangle- 105'x45'									
Depth (min. - max.)		3'6 - 10'	ft								
Lap Lanes	N		YD								
Cross Lanes	N										
Pool floor					x						Poured Concrete, cracked
Appearance				x							PVC Liner Installed 2013
Pool walls					x						Poured Concrete, some honeycombing
Appearance				x							PVC Liner Installed 2013
Coping					x						16" wide poured concrete
Pool deck		2569				x	\$51,380				6'-6" wide
Tiles/Waterline				x							PVC Liner Installed 2013
Deck Depth Markers				x							New tile in 2013.
Wall Depth Makers				x							New tile in 2013.
Warning / No Diving				x							New tile in 2013.
Pool lighting - in side walls	N										
Pool deck equipment											
Life guard chairs	2					x	\$5,000				Permanent, older than most; 1 platform.
Ladders	4					x					Over the wall, older stainless
Steps	N										
Diving boards	N										
ADA Lift	Y										
ADA Compliance	Y										
Circulation system											
Surge tank	N										
Filtration system		28.27	s.f.				\$15,000				High rate sand (To be replaced soon)
Filter Rate		15.74	gpm/sf								
Gutter	Y										Poured Concrete
Skimmers	N										
Drains	2										Side wall at deep point of hopper
Returns / Inlets	20				x						Pipe in concrete at cove
VGB Compliance	Y										
Valves					x						Mixed cast and pvc
Piping					x						Mixed cast and pvc
Pump											
Strainer				x							Acrylic Top
Pool heater	N										
Backwash discharge											To storm drain
Backwash holding tank	Y			x							
Flow meters							\$1,500				
Pressure gages							\$1,000				
Chemical System											
Sanitation											Sodium Chlorite
pH Control											Muriatic Acid
Stabilizer											
Residual											



Facility Name                      Metz

Other:

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Slurry System											
Chemical feed system											Peristaltic Pumps
Chemical controller											Chemtrol
Chemical storage				x							Separate Area
UV system	N										
TOTAL							\$73,880				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Metz

MEP	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Fan				X			-			X	
Water Closets				X			\$12,000			X	
Lavatories				X			\$8000 (\$2,000 to update faucets)		X		Faucets are not metering type
Showers				X			\$5,000			X	
Drinking Fountain				X			\$2,200			X	
Piping						X	\$7,500 (\$3,000 to repair)		X		Piping is rusty and piping insulation is damaged in places. Womens lavatory faucet makes water hammer noise when operating- piping not secured in chase.
Lighting Fixtures				X			\$1,000			X	Lighting fixture at womens restroom not working.
Electrical Gear						X	\$10,000			X	Electrical panels and disconnects throughout the site are corroded, but less than other projects. The electrical service uses taps in a wireway which is no longer permitted by the City of Austin.
Outlets				X			\$500		X		An open junction box is present at the womens restroom
<b>TOTAL</b>							<b>\$30,700</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Metz

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>Pump Room</b>											
Walls					x						Vertical crack in end of CMU wall
Foundation				x							
Roof Framing				x							
<b>Restroom</b>											
Walls				x							
Benches				x							
Slab				x							
<b>Main Pool</b>											
Floor					x						Cast-in-place concrete, some honeycomb and cracking
Coping					x						
Joints					x						
Deck					x						
<b>TOTAL</b>							<b>\$0</b>				



Pool House



Pool



Pump House



Shade Structure





Deck Pulling back from pool



Old piping and Valves



Sand is returning to pool from filters



Restrooms outside of fence



Entry to Pump Pit

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Montopolis  
 Map Number \_\_\_\_\_  
 Address 1200 Montopolis Zip 78741  
 District NE  
 Pool Type Neighborhood Year Constructed 1978 Year Renovated \_\_\_\_\_  
 Pool Class B

**Overview:** The pool is next to a nice playground, popular ball fields and across the parking lot from the Montopolis Recreation Center (currently indefinitely closed). The painted brick restrooms are in good condition and the pool area has nice shade structures (to make up for no tree canopy). The restroom building and pump house have had murals painted but unfortunately have been tagged in places. Ground water is high in this area which, if the pool does not remain filled, will cause the pool to float out of the ground.

**ADA/ TAS Compliance:** Although the restrooms are in good condition and appear to have been updated to comply with code in the past, they do not meet current accessibility code requirements. The outdoor shower and drinking fountain need to be HC accessible. The parking area needs to be restriped to clearly indicate HC parking.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** M-F Noon-7pm Sat-Sun 1pm-7pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		1,350					\$81,000				Recommend performing moderate renovation to bring toilet areas up to ADA compliance. Other maintenance/ repairs should be performed.
Separate from pump room?											No
Restrooms	1M				X						Alternate style toilet stall (42" wide); 2 grab bars on long sides; no mirrors
	1W				X						Alternate style toilet stall (42" wide); 2 grab bars on long sides
Inside pool fence? In park?					X						Restrooms are immediately outside fencing and available to the park but are intended to be dedicated to pool
Exterior walls					X						Painted brick (recommend painting top courses); dedication plaque is graffitied over
Interior walls					X						Painted CMU
Roof					X						Open air - concrete roof over non-circulatory areas
Doors					X						Restrooms do not have doors
Floor/Drainage					X						Concrete
Ceiling					X						Open air; area over non-circulation area covered by concrete roof
Lighting/Power											None
Office											None
Guard Room					X						Anteroom to chemical room; access to plumbing chase for restrooms from this area
Concessions/Vending											None
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	1M				X						1 wall hung porcelain urinal (lip @ 17" AFF); 1 wall hung porcelain sink (34" AFF); 1 wall hung porcelain toilet (19" AFF, too high)
	1W				X						2 wall hung porcelain toilets (18" & 19.5" AFF); 1 wall hung porcelain sink (34" AFF)
Toilet partitions				X							Tube metal door frame w/ metal skin (sturdy); 43" wide by 69" deep in Men's with 42" grab bar on long sides
Showers						X					On outside face of North side of building (other side of wall from Women's); high head only; knob requires gripping
ADA Compliance						X					Restroom signage not compliant (too high, no braille, no pictographs); no HC drinking fountain; ADA toilet stalls are alternate style; no low ADA head on exterior shower; controls which require twisting/ grasping do not comply with code
Drinking fountain on building						X					Brick fountain on building exterior between restroom entrances; hi only
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>											Included in pool house
Chemical Storage Room					X						New overhead door; frame on outside needs painting
Pump/Filter Room					X						Filter area located outside this building at the deep end of the pool; concrete beam over filter tanks is spalling and chipped on edge
Electrical system											
Grating											
Sump pump											

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Storage											
Work area											
Ventilation											Motorized ceiling vent fan in chemical room
Eye wash											None
Safety											
Pit access											
Roof											
Floor/Drainage											
Other											
Walls											Misc. holes in walls (patch/ paint)
Doors						X					Exterior door: Hinges rusted (needs replacing with stainless); door beginning to rust (recommend painting); lock and hasp (recommend patching at hole where knob was); CMU chipped at bottom of door frame -- Door between Guard & Chem Rm: wood door & frame; hardware is rusted (needs replacing)
<b>TOTAL</b>							<b>\$81,000</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name

Montopolis

**Drainage Issues:**

Soil and mulch from berm adjacent to sidewalk washes down onto sidewalk and ADA ramp. Construct 6-inch retaining wall to contain soil and mulch.  
 Backwash from pool drains to sump and a sump pump pumps it to a grate inlet located near the entrance.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn					X						40% of area within pool fence is grass; no trees located within pool area
Irrigation											
Sunbathing Area					X						Adequate
Drainage											
Sewer line											
Water line											
Site furniture						X					
Benches	0										
Picnic tables	1										Table with HC overhang
Trash receptacles	0										None
Drinking fountains											** see Pool House section **
Shower											** see Pool House section **
Pool deck					X						Settling, joints widening and not filled with sealant; lots of holes in sealant joints (recommend replacing). Slab in men's restroom higher than walk.
Deck drains											None
Shade structures						X					Large blue fabric shade structure partially over shallow end of pool (fabric is torn in places and unsightly); yellow fabric shade structure over grassy area on South side of pool (dirty but fabric appears okay); metal roof shade structure over HC picnic table (columns rusting, needs painting)
Pool area lighting/Power	1				X						Pole mounted light with 3 flood lights
ADA Compliance					X						
Other											Pink pole w/ red box (abandoned phone box - recommend removing)
OUTSIDE FENCE											
Parking Lot											
Total parking spaces	32										Approx. number of spaces; parking lot striping faint (needs to be repainted)
HC spaces	2										No pole mounted HC signs in front of spaces; HC symbol is painted on pavement; wheel stops present; must cross traffic to access sidewalk/ ramp behind parking spaces
Bike racks	2				X						Adjacent to pool entrance; single loops.
Site access and circulation					X						
ADA access											Need tactile warning strip.
Sidewalks to pool					X						Sidewalk ramp is filled with sand/ dirt making it inaccessible for wheelchairs
Site amenities											AIPP decoration on part of restroom building and pump house; since installation it has been graffitied (recommend painting over); tri-level drinking fountain in adjacent park
Signage and way finding						X					Park entry sign at street only
Site security											
Curbs											
Pool perimeter fencing					X						8' chainlink fence in concrete curb
Parking lot lighting						X					2 area lights
Site lighting outside fence					X						Baseball field adjacent to pool w/ pole mounted lights
Flood Plain/Regulatory Issues (TCEQ)											Not in a flood plain; active permit for interior remodel of adjacent Rec Center
Drainage/Site improvements							\$4,179				Construct 8" retaining wall along sidewalk to prevent soil eroding onto sidewalk.
ADA/Sidewalk Improvements							\$800				ADA Parking sign
20% Contingency							\$996				
TOTAL							\$5,975				



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Montopolis

Replace Filter system with Regenative DE or Ceramic filter to reduce backwash rate, Pump room conditions are dangerous when flooded  
Control for pump sump pump is in the pump room, must wade in water to activate.  
Pricing for for "Paint" is to line the pool, this pool must remain filled to prevent shifting making painting difficult.

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				Water kept in year round - shifting soils. Backwash is difficult, Pump room floods and sump pump control is in pump pit.
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											Municipal
Volume		203,000	gal.								
Pool Perimeter		308.00	ft								
Surface Area		4,880.00	sf								
Turnover Rate		700	GPM								Per APARD Records
Turnover Time		4.83	hrs								
Shape		L'									
Depth (min. - max.)		2' - 11'	ft								
Lap Lanes	1	25	M								Only one painted
Cross Lanes	N										
Pool floor					x						Poured Concrete
Appearance						x	\$39,040	x			Painted - bare spots
Pool walls					x						Poured Concrete
Appearance						x	\$11,088	x			Painted - flaking
Coping					x						Poured Concrete
Pool deck		5820				x	\$116,400	x			Deck Sinking, Cracked in areas
Tiles/Waterline					x						Tiled
Deck Depth Markers					x		\$1,500		x		Tiled and Painted
Wall Depth Makers				x							Tiled
Warning / No Diving						x	\$1,000		x		Painted
Pool lighting - in side walls	N										
Pool deck equipment											
Life guard chairs	1				x						Permanent
Ladders	8				x						Over the wall
Steps	2										Not ADA Compliant
Diving boards	N										Have been removed
ADA Lift	Y			x							
ADA Compliance	Y					x	\$5,000	x			Second Means required
Circulation system											
Surge tank	Y				x						
Filtration system		171	s.f.		x		\$200,000	x			Gravity Sand
Filter Rate		4.09	gpm/sf								
Gutter	Y					x	\$92,400				Tiled, Painted on inside, has wiers
Skimmers	N										
Drains	2										
Returns / Inlets											Floor and wall
VGB Compliance	Y										
Valves											Cast and SCH 80 PVC, some sluice valves
Piping						x	\$15,000				Mainly Cast
Pump					x		\$5,000				Vertical Split Case, 90 bend next to pump
Strainer						x					Trash Rack, Flotables make it to filter
Pool heater	N										
Backwash discharge						x					To Storm via sump pump, sump and storm too small filter draining causes issues with neighbor being flooded, takes time
Backwash holding tank	N					x	\$2,500				
Flow meters						x	\$1,500				
Pressure gauges						x	\$500				
Chemical System											
Sanitation				x							Sodium Hypochlorite

Facility Name Montopolis

Replace Filter system with Regenative DE or Ceramic filter to reduce backwash rate, Pump room conditions are dangerous when flooded  
Control for pump sump pump is in the pump room, must wade in water to activate.  
Pricing for for "Paint" is to line the pool, this pool must remain filled to prevent shifting making painting difficult.

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
pH Control				x							Mutiatic Acid
Stabilizer											
Slurry System					x						Booster Pump
Chemical feed system					x						Peristaltic Pumps
Chemical controller					x						Aquasol
Chemical storage				x							Seperate Room
UV system	N										
Filtration building							\$5,000	x			Need fix for sump pump, Pump Room Floods
<b>TOTAL</b>							<b>\$495,928</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Montopolis

MEP	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Fan						X	\$5,000	X			Exhaust fan at equipment room is not functional
Water Closets						X	\$10,500 (\$5,000 to repair)		X		Mens urinal made strange noise when flush valve operated. One womens flushometer is exposed (all others concealed). Push button flushometer in womens restroom leaks.
Lavatories					X		\$8000 (\$2000 to upgrade)			X	Faucets in restroom are not metered type.
Showers					X		\$2,500			X	
Drinking Fountain					X		\$2,200		X		
Piping						X	\$5,000		X		CW piping is corroded
Water Heater						X	\$3,000			X	
Lighting Fixtures					X		\$1,500			X	Fixtures dirty, should be cleaned/relamped
Electrical Gear						X	\$15,000	X			Electrical panels and disconnects throughout the site are very corroded.
Outlets					X		\$500		X		An extension cord is lying in a puddle in the equipment room.
Conduit						X	\$1,500			X	Several conduits are abandoned allong wall in pump room. Many cables are loose in this area and could be better managed.
<b>TOTAL</b>							<b>\$36,200</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Montopolis

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>Pump Room</b>											
Walls				x							Nothing noted
Foundation				x			\$500				spall in exterior beam above water
Slab				x							

<b>Pool Building</b>											
Walls					x						Cracks in walls, indicative of some foundation movement, minor at this time
Slab				x							some cracks shrinkage

<b>Main Pool</b>											
Floor				x							Only minor cracking visible
Coping					x						Some cracking
Joints				x							Nothing noted
Deck						x	\$20,000				cracking, settlement, spalls at dowels, some deck may need to be replaced

<b>Site</b>											
Grading					x						Some spots with grade against the walls, above slab level
<b>TOTAL</b>							<b>\$20,500</b>				





Pool House



Pool



Pump House



Pergala

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name	Murchison					
Map Number						
Address	3700 North Hills Dr.	Zip	78731			
District	NW					
Pool Type	Neighborhood	Year Constructed	1974		Year Renovated	
Pool Class	B					



**Brandstetter Carroll Inc.**  
 ARCHITECTS ENGINEERS PLANNERS

**Overview:** Murchison is a basic neighborhood pool sharing a corner of the Murchison Middle School campus. The pool shares the faculty parking area and has multiple ball fields directly adjacent. During the summer this is a busy pool and area in general. There is a pleasant pergola located on the West side of the pool but it is beginning to rot and there is no accessible path to it from the pool deck. The restrooms are showing wear. The pump house has some cracking and rust issues but overall is in good condition.

**ADA/ TAS Compliance:** Although the restrooms are in good condition and appear to have been updated to comply with code in the past, they do not meet current accessibility code requirements. The restrooms seem to be the only area of the pool facility that have been modified to meet HC accessibility, as several other issues also exist (i.e. curb at the edge of the pool deck, non-accessible shade). The parking area provides HC spaces but the access ramp up to the sidewalk protrudes into the access aisle.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** M-F 8am-8pm Sat-Sun Noon-7pm

BUILDINGS	Num	Size (Estimate)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		350					\$35,000				Recommend total renovation to bring into ADA compliance. Perform other minor maintenance/repairs.
Separate from pump room?											Yes
Restrooms	1M				X						1 soap dispenser (@42" AFF); alternate style stall (42" wide) with handrails on long walls; urinals side by side (almost touching) with no partition divider; 2 mirrors (@40" AFF)
	1W				X						1 soap dispenser (@42" AFF); 2 mirrors (@38" AFF); alternate style stall (40" wide) with handrails on long walls (36" AFF); 2 mirrors (@40" AFF)
Inside pool fence? In park?											In pool fence
Exterior walls					X						Brick veneer
Interior walls					X				X		Painted CMU (needs to be painted); plywood panels covering plumbing in Northwest corner
Roof					X					X	Concrete (needs to be power washed)
Doors					X				X		Gate controls entrance to restroom areas (needs to be painted)
Floor/Drainage					X			X			Concrete; Northwest corner is cracked (cracks where floor was patched when water line to shower on outside of building was installed)
Ceiling					X						Open air; area over non-circulation area is covered by concrete roof
Lighting/Power					X				X		Vandal resistant lights above sinks & one wall mounted flood directed at last toilet stall
Office											None
Guard Room					X				X		Storage room; frame has some rust (clean/ paint); door newly painted; no ventilation
Concessions/Vending											None
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	1M					X		X			1 wall hung porcelain flush valve toilet (20" AFF); 2 wall hung porcelain flush valve urinals (19" AFF); 2 wall hung porcelain coated sinks w/ push faucets (1 @ 34" AFF, 1 lower)
	1W					X		X			3 wall hung porcelain flush valve toilets (1 @ 17" AFF, 2 @ 21" AFF); 2 wall hung sinks (32" AFF, chipped & rusting)
Toilet partitions					X						Full height CMU with metal rod and shower curtains for privacy (some curtains/ rods missing)
Showers	1					X		X			Shower on outside of building (Northwest corner) not ADA height
ADA Compliance						X		X			Non-compliant restroom signage (too high, no braille, no pictographs); hose bib on wall at restroom entry protrudes 7" from @ 54" AFF; no compliant urinal, toilet stall, drinking fountain or shower
Drinking fountain on building	1							X			Hi stainless drinking fountain only
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>		225					\$5,625				Recommend performing moderate maintenance/repairs.

BUILDINGS	Num	Size (Estimate)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Chemical Storage Room											Overhead door track is very rusted (door ok); man door has large crack in brick running from head to outside corner of wall (up 4 courses); bottom of man door is rusted through and louver bent (30" wide door)
Pump/Filter Room											Door rusted at bottom (holes, cracks); door frame rusting; ceiling light fixtures very rusted/ no cages over fluorescent bulbs; potable water dripping & outside of building is molded and mortar joints cracked; bottom of safety railing rusting from standing water; electric heater on and sitting in water; mechanical fan in exterior wall very rusted
Electrical system											Panel boxes rusted
Grating											
Sump pump											
Storage											
Work area											
Ventilation											
Eye wash											Yes, recent orange one
Safety											
Pit access											
Roof											Concrete
Floor/Drainage											
Walls											
<b>TOTAL</b>							<b>\$40,625</b>				



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**



Facility Name Murchison

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn											30% of grass area has tree canopy
Irrigation											
Sunbathing Area					X						Adequate
Drainage											
Sewer line											
Water line											
Site furniture											
Benches	3				X						Steel
Picnic tables	0										
Trash receptacles											** see Site Outside Fence section **
Drinking fountains	1										** see Pool House section **
Shower	1					X					** see Pool House section **
Pool deck				X							Pebble finish pool deck with 3" high curb around edge; deck slopes towards edge curb where drains are located
Deck drains											Yes
Shade structures	1				X						Cedar pergola on West side; beginning to rot, nearing end of life
Pool area lighting/Power	1			X							Pole mounted flood lights, steel pole.
ADA Compliance											Pergola is on a concrete surface but is not accessible because there is not a sidewalk leading to it
Other											Frame for doors securing plumbing in concrete enclosures are very rusted
OUTSIDE FENCE											
Parking Lot											Parking lot striping faint; ramp for HC parking protrudes into access aisle
Total parking spaces	34										Shares parking lot with adjacent middle school
HC spaces	2					X					1 pole mounted sign shared between the two spaces; access aisle is less than 60" wide (TAS 502); must pass behind one HC space to access aisle for ramp for far HC space; no wheel stops
Bike racks	3				X						Located directly adjacent to entrance
Site access and circulation					X						
ADA access							\$3,592				
Sidewalks to pool					X						
Site amenities					X						Concrete enclosure for trash can located near entrance gate
Signage and way finding					X						
Site security											
Curbs					X						
Pool perimeter fencing					X						6' chainlink w/ 3 rows of barbed wire
Parking lot lighting	0					X					None
Site lighting outside fence											Adjacent to baseball field complex
Flood Plain/Regulatory Issues (TCEQ)											Is in a floodplain; there is an open building permit for the adjacent school
TOTAL							\$3,592				

**Workshops, Focus Group, & Stakeholder Comments:**

**ADA Issues:**

HC parking spaces need shared ramp. Shift spaces to allow for striped middle that provides access to landing in sidewalk and ramps to sidewalk.  
Trim overhanging trees in ADA route from parking lot.

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Murchison



SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				
<b>MAIN POOL - LAP POOL</b>						s.f.					
Water source											Municipal
Volume		160,000	gal.								
Pool Perimeter		300.00	ft								
Surface Area		4,224.00	sf								
Turnover Rate		650	GPM								
Turnover Time		4.10	hrs								
Shape		L									
Depth (min. - max.)		3' - 9.5'	ft								
Lap Lanes	Y	25	YD								
Cross Lanes	N										
Pool floor					x						Poured Concrete
Appearance						x	\$33,792				
Pool walls					x						Poured Concrete
Appearance						x	\$12,600				
Coping					x						Precast Coping Stones
Pool deck		4026	s.f.			x	\$80,520				
Tiles/Waterline					x						Tiled
Deck Depth Markers						x	\$1,500				Painted
Wall Depth Makers					x						Tiled
Warning / No Diving						x	\$1,000				Painted
Pool lighting - in side walls											
Pool deck equipment											
Life guard chairs	2				x						
Ladders	4				x						
Steps	Y										
Diving boards	N										
ADA Lift	Y			x							
ADA Compliance	Y										
Circulation system											
Surge tank	N										APARD Records indicate surge
Filtration system		40	s.f.								
Filter Rate		16.25	gpm/sf								
Gutter							\$90,000				
Skimmers	N										
Drains											
Returns / Inlets											Looped around Base of floor in pool
VGB Compliance	Y										
Valves											Cast
Piping											Cast
Pump											Horizontal Split Case
Strainer							\$1,500				Cast, Solid Lid
Pool heater	N										
Backwash discharge											Storm
Backwash holding tank	N						\$2,500				
Flow meters							\$1,500				
Pressure gages							\$1,000				
Chemical System											
Sanitation				x							Calcium Hypochlorite
pH Control				x							Muriatic Acid
Stabilizer											
Residual											
Slurry System	Y										
Chemical feed system											Peristaltic Pump
Chemical controller					x						Stanrol

Facility Name Murchison



SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Chemical storage				x							Separate Room
UV system	N										
<b>TOTAL</b>							<b>\$225,912</b>				
<b>Workshops, Focus Group, &amp; Stakeholder Comments:</b>											

<b>ADA / TAS Compliance:</b>
------------------------------

<b>Other:</b>
---------------

Facility Name Murchison



MEP	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Fan						X	\$3,000			X	Fan in chlorine room not functional
Water Closets						X	\$10,500 (\$1000 to repair)			X	Left water closet in mens restroom leaks.
Lavatories					X		\$8,000		X		Mens lavatories not functional, left lavatory faucet is loose, Womens lavatory fixtures are chipped, right lavatory drains very slowly.
Showers					X		\$2,500			X	
Drinking Fountain					X		\$2,200			X	
Piping						X	\$6,000			X	Piping appears functional and is in better condition than some other observed installations, but is corroded. Water hammer occurs in womens restroom due to piping not properly being secured
Water Heater						X	\$3,000			X	Hot water service has been turned off
Lighting Fixtures					X		\$500			X	Light switch in chlorine room is rusted
Electrical Gear						X	\$12,000	X			Electrical panels and disconnects throughout the site are very corroded.
Outlets					X		\$2,000		X		Outlets show signs of corrosion
TOTAL							\$39,200				

**Workshops, Focus Group, & Stakeholder Comments:**

**ADA / TAS Compliance:**

**Other:**

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Murchison



Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Pump Room											
Walls				x			\$2,000				Minor cracks and movement
Foundation				x			\$2,000				Minor cracks and movement
Slab				x							Minor cracks and movement

<b>Restroom</b>											
Walls				x							Nothing noted
Slab				x							Some cracking

<b>Main Pool</b>											
Floor				x			\$3,000				Possible cracking, may be dirt
Coping				x			\$1,000				Some cracking
Joints				x							Nothing noted
Deck				x			\$2,000				Some cracking

Site												
Pergola						x	\$10,000				Needs to be replaced, rotted wood, and rusted connections.	
TOTAL							\$20,000					
TOTAL - BUILDINGS, SITE, & POOL												
							\$20,000					

**Workshops, Focus Group, & Stakeholder Comments:**

**ADA / TAS Compliance:**

**Other:**

Palm



Park Restroom



Pool



Deck



Old Ladder

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name	Palm				
Map Number					
Address	200 N. IH 35 Frontage	Zip	78702		
District	NE				
Pool Type	Neighborhood	Year Constructed	1933	Year Renovated	
Pool Class	B				



**Brandstetter Carroll Inc.**  
 ARCHITECTS ENGINEERS PLANNERS

**Overview:** Palm (also known as "Sir Swante Palm Pool") is one of Austin's oldest pools. It is a stand-alone pool that is still a fill and drain. It has not been open for more than 10 years. Palm School which was adjacent, has been converted to government offices. There is no bathhouse serving the pool and the park restrooms are indefinitely closed for security reasons. The adjacent restroom building may be historical and lends some personality to the park. There are few amenities and minimal sun bathing area. Recent vandalism has occurred and the pool, is obviously neglected, not having been maintained for awhile. The pool has accessibility issues and permanent closure might be assumed but this depends on development in this area and the direction the park space takes in meeting the needs of the potential new development in the neighborhood. There are no other pools in the downtown area, the closest would be Martin which is east of IH-35. As the downtown has grown with residential growth, the parks have been converted to safe, usable spaces. Palm definitely has this possibility with Rainy Street not far away.

**ADA/ TAS Compliance:** The pool does not have accessible parking available nor pathways to it. The pool deck around the pool is in disrepair and would not be accessible nor does it have a grommet for a HC sling.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** Closed to the public.

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		0					\$0				No pool house
Separate from pump room?											
Restrooms	1M/1W					X					Both always locked, only women's was viewed; rooms are dirty and in poor condition; grab bars present; surface mounted piping and hose bib under sink; wood window louvers are rotted
Inside pool fence? In park?											In park
Exterior walls					X						Field stone
Interior walls						X					Needs to be painted
Roof						X					Metal roof needs to be replaced (struct steel okay but needs to be cleaned/ painted)
Doors						X					Metal door/ frame is rusted
Floor/Drainage					X						Concrete, uncertain about drain (floor covered in debris)
Ceiling											
Lighting/Power											
Office											None
Guard Room											None
Concessions/Vending											None
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	M										Not reviewed but assumed to be in same condition as Women's
	W					X					Wall hung porcelain coated (33" AFF dinged, rusted) sink; floor mounted flush valve porcelain toilet
Toilet partitions											None
Showers											** see Site Inside Fence section **
ADA Compliance						X					Step up required to enter restrooms from sidewalk
Drinking fountain on building											** see Site Outside Fence section **
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>		0					\$50,000				No pump house. Estimate is for a new pump house (approx. 250 s.f.)
Chemical Storage Room											None
Pump/Filter Room											None
Electrical system											
Grating											
Sump pump											
Storage											None
Work area											None
Ventilation											
Eye wash											None
Safety											
Pit access											
Roof											
Floor/Drainage											None
Walls											None

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**



Brandstetter Carroll Inc.  
 ARCHITECTS ENGINEERS PLANNERS

Facility Name Palm

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn						X					Vegetation is overgrown
Irrigation											None
Sunbathing Area						X					Minimal
Drainage											
Sewer line											
Water line											
Site furniture											
Benches	3					X					Metal benches have been vandalized by wrapping with duct tape which has compromised the finish
Picnic tables	0										
Trash receptacles	0										
Drinking fountains	0										** see Site Outside Fence section **
Shower	1					X					High head only, not HC accessible
Pool deck		6' wide				X					Sinking; concrete; some areas pool curb is 3" above the deck others about 6"; deck has intentional cracked pattern (pattern cracks are deep)
Deck drains											
Shade structures											None
Pool area lighting/Power	1					X					Conduit/ light mounted to 4x4 wood pole; pole is rotten and doesn't reach the ground (conduit is keeping pole up); light bulb it broken
ADA Compliance						X					
OUTSIDE FENCE											
Parking Lot						X					Parking is available after hours in nearby parking lot but there is no sidewalk from lot to pool (Travis County Health & Human Services - Veteran Services Building); limited street parking on 3rd St (north side of park) does have a sidewalk to the park
Total parking spaces	0										
HC spaces	0										
Bike racks	3				X						Nearby in adjacent park
Site access and circulation						X					No uninterrupted sidewalk access to pool (section missing leading to pool gate)
ADA access						X					
Sidewalks to pool											
Site amenities											Tri-level metal drinking fountain adjacent to entry; adjacent restroom building may be historic but currently has a problem with homeless people sleeping in/ around it and on the roof
Signage and way finding						X					
Site security						X					
Curbs											No curbs on North side of park at the street
Pool perimeter fencing					X						6' chain link fence; fence generally is on edge of pool deck except on NW side
Parking lot lighting											
Site lighting outside fence											
Flood Plain/Regulatory Issues (TCEQ)											Is in flood plain (Waller Creek directly adjacent); Commercial Irrigation System permit is expired; tree removal permit approved, not final; Site Plan Determinated/ Exemption for pool Review Complete
TOTAL							\$0				

**Workshops, Focus Group, & Stakeholder Comments:**



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Palm



SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				
<b>MAIN POOL - LAP POOL</b>				s.f.							
Water source											Municipal
Volume		62,832	gal.								
Pool Perimeter		200.00	ft								
Surface Area		2,400.00	sf								
Turnover Rate	N		GPM								
Turnover Time	N		hrs								
Shape		Rectangle									
Depth (min. - max.)		2.5-6	ft								
Lap Lanes	N		YD								
Cross Lanes	N										
Pool floor											Formed concrete
Appearance						x	\$19,200				Painted
Pool walls											Formed concrete
Appearance						x	\$6,400				Painted
Coping											Concrete Pool Edge
Pool deck		133	SY			x	\$6,667				Stamped concrete
Tiles/Waterline						x					Painted
Deck Depth Markers						x	\$1,500				Painted
Wall Depth Makers						x					Painted
Warning / No Diving						x	\$1,000				Painted
Pool lighting - in side walls	N										
Pool deck equipment											
Life guard chairs	1					x	\$2,500				wood platform (replace)
Ladders	3					x	\$1,500				
Steps	N										
Diving boards	N										
ADA Lift	N						\$2,500				
ADA Compliance	N										
Circulation system											
Surge tank	N						\$10,000				
Filtration system	N		s.f.				\$62,832				Fill and Drain
Filter Rate	N		gpm/sf								
Gutter	N						\$40,000				
Skimmers	N										
Drains							\$5,000				
Returns / Inlets	N										
VGB Compliance											
Valves	N										
Piping	N						\$20,000				
Pump	N						\$5,000				
Strainer	N						\$1,500				
Pool heater	N										
Backwash discharge											Waste to Storm
Backwash holding tank	N						\$2,500				
Flow meters	N						\$1,500				
Pressure gages	N						\$1,000				
Chemical System											
Sanitation							\$1,500				Granular
pH Control	N						\$1,500				
Stabilizer											
Residual											
Slurry System	N										
Chemical feed system	N										
Chemical controller	N						\$2,500				

Facility Name Palm



SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Chemical storage	N										
UV system	N										
TOTAL							\$196,099				

Workshops, Focus Group, & Stakeholder Comments:

ADA / TAS Compliance:

Other:

Facility Name Palm

[illegible]

Workshops, Focus Group, & Stakeholder Comments:
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ADA / TAS Compliance:
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Other:
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## Parque Zaragoza



Pool House



Pool



Pump House



New Filter System

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Parque Zaragoza  
 Map Number \_\_\_\_\_  
 Address 741 Pedernales St. Zip 78702  
 District NE  
 Pool Type Neighborhood Year Constructed 1932 Year Renovated \_\_\_\_\_  
 Pool Class B

**Overview:** Zaragoza is an operating neighborhood pool that is located in the area behind a new recreation center. The circa 1930's/ 1940's former Recreation Center building shares part of the perimeter of the pool. It is currently condemned but is potentially historic. It presents a potential space to repurpose and create restroom facilities/ guard room/ storage for the pool. This will require quite a bit of work but will compliment and add historic context to one of Austin's oldest but still usable pools. Currently Zaragoza is a stand alone pool with only a pump house, benches and grassy area surrounding the pool. Even though it has few amenities, it is still pleasant with Boggy Creek running past it and the ball field across the creek.

**ADA/ TAS Compliance:** If a physically challenged person was able to park in one of the unmarked spaces near the entrance, they could gain entrance to the pool. The benches inside the pool are located on the pool deck making them accessible.

**Admission:** No admission required to use pool.

**2012 Pool Schedule:** M-F Noon-7pm Sa-Su Noon-7pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		1,920					\$192,000				Estimate for renovation/ reuse of former recreation center to a pool house. Work does not include historic restoration.
<b>Toilet Addition</b>							\$90,000				Addition of Men's and Women's toilet facility (approx. 450 s.f.).
Separate from pump room?											None
Restrooms											Porta-potties are provided during the summer for pool use
Inside pool fence? In park?											
Exterior walls											None
Interior walls											None
Roof											None
Doors											None
Floor/Drainage											None
Ceiling											None
Lighting/Power											None
Office											None
Guard Room											None
Concessions/Vending											None
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	M										None
	W										None
Toilet partitions											None
Showers											** see Site Inside Fence section **
ADA Compliance											
Drinking fountain on building											** see Site Inside Fence section **
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>		180					\$2,250				Recommend performing minor maintenance/ repairs
Chemical Storage Room					X						Door jamb at bottom very rusted (holes in metal); roll up door appears to be in good condition
Pump/Filter Room											
Electrical system											Boxes rusting; outside chemical room there is a broken outlet & missing face plate
Grating											
Sump pump											
Storage											None
Work area											None
Ventilation											
Eye wash											Yes, recent orange one
Safety											
Pit access											
Roof					X						Paint/ finish peeling off of roof edge (metal is ok, needs to be painted)
Floor/Drainage											
Walls											Concrete block
<b>TOTAL</b>							<b>\$284,250</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Parque Zaragoza

**Drainage Issues:**

Regrade around pool deck to improve drainage.

**ADA Issues:**

Parking lot and sidewalk are flat and accessible, but parking lot lacks designated parking for handicap. Sidewalk is cracked and broken may cause tripping hazards in the future. Remove and replace.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn					X						10% is shaded by tree canopy
Irrigation											
Sunbathing Area					X						Adequate
Drainage							\$4,000				
Sewer line											
Water line											Backflow preventer is covered by a very rusted box adjacent to the outdoor shower
Site furniture											
Benches	5			X							Located on pool deck which allows for wheelchairs to be parked adjacent
Picnic tables	0										
Trash receptacles	0										
Drinking fountains	1			X							Painted metal fountain, low only, no high
Shower	1			X							Stainless shower located on the pool deck (top part is not installed); high head only, not HC
Pool deck		6' wide			X						Grass/ holes in sealant joints; pool deck has cracked in several instances; grass growing in cracks; ground subsiding at all edges of deck, undermining deck. Needs french drain or fill.
Deck drains					X						Yes
Shade structures	0										None
Pool area lighting/Power	2					X					Antiquated wood pole lights with flood lights.
ADA Compliance						X					Large lifeguard stands are located on pool deck and reduce access, making it tight for pedestrian circulation in these areas
OUTSIDE FENCE											
Parking Lot						X					Road that runs past pool has a faintly marked fire lane that people park in; additional parking available behind the nearby new recreation center
Total parking spaces	2					X					Unmarked asphalt paved spaces
HC spaces	0					X					Potential HC space but currently no striping/ wheel stop/ pole sign
Bike racks	0										
Site access and circulation						X					
ADA access						X	\$10,629				
Sidewalks to pool						X					Cracked/ broken/ sinking
Site amenities											
Signage and way finding						X					
Site security											
Curbs						X					None present
Pool perimeter fencing					X						5' 6" chainlink w/ 3 rows of barbed wire
Parking lot lighting						X					None
Site lighting outside fence						X					1 area light on wood pole.
Flood Plain/Regulatory Issues (TCEQ)											Not in a flood plain; adjacent to Boggy Creek
TOTAL							\$14,629				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Parque Zaragoza

Pool leaks - Dropped 13" in 3 days at fill lines.

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											Municipal
Volume		169,980	gal.								
Pool Perimeter		275.00	ft								
Surface Area		3,992.00	sf								
Turnover Rate		445	GPM								
Turnover Time		6.37	hrs								
Shape		Rectangle 45'x105'									
Depth (min. - max.)		3'4-9'4"	ft								
Lap Lanes	N		YD								
Cross Lanes	N										
Pool floor					x						Poured Concrete, Honeycombed and cracked
Appearance						x	\$31,936				Painted
Pool walls					x						Poured Concrete
Appearance						x	\$14,300				Painted, Flaking
Coping											16" wide Poured Concrete
Pool deck		2,674	s.f.				\$53,480				
Tiles/Waterline						x					Painted
Deck Depth Markers						x	\$1,500				Painted
Wall Depth Makers						x					Painted
Warning / No Diving						x	\$100				Painted
Pool lighting - in side walls	N										
Pool deck equipment											
Life guard chairs	2					x	\$5,000				Older Platform Style
Ladders	4				x						Older Over the Wall
Steps	N										
Diving boards	N										
ADA Lift	Y										
ADA Compliance	Y										
Circulation system											
Surge tank	N						\$10,000				
Filtration system		33.2	s.f.								Relaced 3 years ago (+/- 2010)
Filter Rate		13.40	gpm/sf								
Gutter	Y						\$82,500				Painted Concrete
Skimmers	N										
Drains	2										On Wall
Returns / Inlets	Y										Original have been replaced, existing plugged
VGB Compliance	Y										
Valves											Updated at Filter
Piping											Updated at filter and returns
Pump											
Strainer				x							Acrylic Lid
Pool heater	N										
Backwash discharge											To Paved ditch
Backwash holding tank	Y										
Flow meters							\$1,500				
Pressure gages							\$1,000				
Chemical System											
Sanitation											Sodium Hypochlorite
pH Control											Muriatic Acid
Stabilizer											
Residual											

Facility Name Parque Zaragoza

Pool leaks - Dropped 13" in 3 daqys at fill lines.

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Slurry System											
Chemical feed system											Peristaltic Pump
Chemical controller											Chemtrol
Chemical storage											Separate
UV system	N										
TOTAL							\$201,316				



Facility Name Parque Zaragoza7/21/2014

Facility Name Parque Zaragoza7/21/2014





Park Restrooms



Pool



Pump House



Wading Pool

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Patterson  
 Map Number \_\_\_\_\_  
 Address 1400 Wilshire Boulevard Zip 78722  
 District NE  
 Pool Type Neighborhood Year Constructed 1954 Year Renovated \_\_\_\_\_  
 Pool Class B

**Overview:** Patterson pool is located in a busy park setting across Airport Blvd. from Mueller development. There is a playground next to it and several tennis courts around it. The neighborhood has taken an active role in improving the pool facilities. A fun flamingo mural in glass and tile was completed in the fall of 2012 on the exterior walls of the pump house, adding character to the pool. A fabric canopy and wood pergola was added several years ago. There is not a pool house serving the pool and the adjacent park restrooms are the only toilet facilities available.

**ADA/ TAS Compliance:** HC access from the parking area is convoluted. The benches are located in the grass area and are not accessible, as a 3-inch high curb runs around the edge of the pool deck separating it from the grass area. The only shade that is accessible is a small area under the fabric canopy that covers the wading pool (a step up is required to access the wood pergola).

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** M-F 12:30pm - 9pm Sat-Sun 12:30pm - 7pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		0					\$0				No pool house
Separate from pump room?											Yes
Restrooms	1M				X						"Men" is faintly spray painted on stone outside door; metal sliding door (more than 5 lbs opening force); grab bars are installed but corner walls are at an angle; no mirror, paper towel or soap dispenser
	1W				X						"Women" faintly spray painted on stone outside door and lettered sign above door; metal sliding door (more than 5 lbs opening force); grab bars installed (bar adjacent toilet is 18"); no mirror, paper towel or soap dispenser
Inside pool fence? In park?											In park and maintained by parks, not aquatic
Exterior walls					X						Stone veneer
Interior walls					X						Stone veneer
Roof						X					Metal
Doors						X					Metal tube frame with metal skin on outside; bottoms of doors are rusting through
Floor/Drainage					X						Concrete
Ceiling											
Lighting/Power											None
Office											None
Guard Room											None
Concessions/Vending											None
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	M				X						Wall hung porcelain coated sink w/ knob faucet; wall hung porcelain urinal; floor mounted porcelain toilet (flush valve on wrong side)
	W				X						Wall hung porcelain coated sink; floor mounted porcelain toilet (flush valve on wrong side)
Toilet partitions											None
Showers											** see Site Inside Fence section **
ADA Compliance						X					Restrooms signage is not ADA compliant; doors are too heavy to operate; plumbing fixtures/ accessories inside restrooms are not compliant
Drinking fountain on building											** see Site Inside Fence section **
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>		200					\$5,000				Recommend performing minor maintenance/ repair.
Chemical Storage Room					X				X		Recommend painting door & frame
Pump/Filter Room					X				X		Door & frame dinged/ rusty (needs to be cleaned/ painted); missing knob (open hole in door)
Electrical system											
Grating											
Sump pump											
Storage						X			X		Door & frame rusted; bottom of frame rusted through in spots; louver has holes rusted through
Work area											None
Ventilation											
Eye wash											
Safety											
Pit access											
Roof					X						Flat concrete

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Floor/Drainage					X						Concrete
Walls					X						CMU
TOTAL							\$5,000				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name

Patterson

**Drainage Issues:**

Splash from fountain and runoff from pool deck has caused soil erosion on north side of wading pool. Concrete edge has been undermined. Regrade area and add soil stabilization or concrete on north side of wading pool.  
 Ponding occurs at the pump house near the pool deck. Regrade area. May be able to add french drain to improve drainage.

**ADA Issues:**

Only one HC parking space serves pool and tennis courts. Need additional spaces.  
 Portion of ADA access to pool area is crushed granite hiking trail. Remove and replace with concrete.  
 Provide direct ADA connection to new sidewalk. Current configuration requires patron to travel into street to access sidewalk.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn					X						20% shaded by tree canopy; some site erosion at end of wading pool. 1 tree inside fence.
Irrigation											
Sunbathing Area					X						Adequate
Drainage							\$2,009				
Sewer line											
Water line											
Site furniture											
Benches	4				X						Old painted wood benches (needs repainting); located in grass on other side of pool deck curb (not HC accessible)
Picnic tables	1										
Trash receptacles	0										
Drinking fountains	2					X					1 pebble finish concrete drinking fountain (high) with slight bubbler; 1 newer painted metal drinking fountain (low) Leaks.
Shower	2			X							Monolithic concrete shower w/ high head only; newer metal shower w/ high head and HC hose head
Pool deck					X						3" curb at edge of pool deck where it meets grass; deck cracking (cracks filled w/ sealant)
Deck drains					X						
Shade structures					X						Fabric shade structure over wading pool; metal framework for canopy is rusting (needs to be cleaned/ painted)--- wood pergola structure adjacent to wading pool; metal shoes for wood posts at pool deck are rusting and rust staining up wood post; deck boards have been replaced w/ engineered wood; wood structure, columns and pickets are beginning to rot. 5 year life max.
Pool area lighting/Power	1				X						Pole mounted light w/ 2 heads
ADA Compliance											Wood pergola not accessible (2 steps required)
OUTSIDE FENCE											
Parking Lot											
Total parking spaces					X						Street parking only
HC spaces	1				X						Head in space on concrete pad recessed into park; pole sign & wheel stop; painted markings on paving faint
Bike racks	0										
Site access and circulation						X					Pathway from HC parking to pool is long, winding and no wayfinding signage present
ADA access					X		\$12,732				
Sidewalks to pool											Path from HC parking space to sidewalks leading to pool are crushed granite
Site amenities				X							Spectacular AIPP multimedia mural of flamingos on outside of pump house
Signage and way finding						X					No signage in front of pool directing where HC parking spaces are; no signage at HC parking indicating route to pool
Site security					X						
Curbs					X						
Pool perimeter fencing				X							5'-8: chainlink fencing
Parking lot lighting						X					No street lighting
Site lighting outside fence						X					
Flood Plain/Regulatory Issues (TCEQ)											Not in a flood plain
TOTAL							\$14,741				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Patterson

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SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				10" Sanitary Sewer Runs Under Pool
MAIN POOL - LAP POOL			s.f.								
Water source				x							Municipal
Volume		72,000	gal.								
Pool Perimeter		200.00	ft								
Surface Area		2,400.00	sf								
Turnover Rate		700	GPM								Per APARD records
Turnover Time		1.80	hrs								Includes Wading Pool
Shape		Rect.									
Depth (min. - max.)		2'-9" to 4'-6"	ft								
Lap Lanes	4	20	YD								
Cross Lanes	N/A										
Pool floor						x					Poured Concrete - major cracking
Appearance					x		\$19,200				
Pool walls					x						Poured Concrete - cracks from floor reflecting thru
Appearance					x		\$4,800				Moderate to severe Honeycombing
Coping					x						Concrete Curb with tile
Pool deck		1484	s.f.			x	\$29,680				normal cracking, caulk needs replacement
Tiles/Waterline											Painted Concrete
Deck Depth Markers	N/A					x	\$1,500				Painted
Wall Depth Makers											
Warning / No Diving						x	\$1,000				Painted
Pool lighting - in side walls	N/A										
Pool deck equipment											
Life guard chairs	1					x	\$2,500				old steel chair, poor platform condition
Ladders	4					x					Old steel over wall ladders
Steps	1	24 - 30"				x	\$2,500				Concrete steps, not ADA compliant
Diving boards	N/A										
ADA Lift	1										
ADA Compliance	Y										
Circulation system											
Surge tank	1						\$5,000				Metal hatch and grate pose hazard on deck
Filtration system		19.6	s.f.		x						
Filter Rate		35.71	gpm/sf	x							
Gutter	9					x	\$60,000				Skum Gutter with dropouts to surge
Skimmers	N/A										
Drains	1				x						Side Wall Drain direct to surge
Returns / Inlets	11				x						Not Looped
VGB Compliance	Y										
Valves					x						Cast
Piping					x						PVC SCH 80
Pump											Flooded Suction Side Discharge
Strainer					x		\$1,500				Cast with solid lid
Pool heater	N/A										
Backwash discharge											Discharge to Grass area in park
Backwash holding tank	1										
Flow meters							\$1,500				
Pressure gages							\$1,000				
Chemical System											
Sanitation		450	Gal.								Sodium Hypochlorate
pH Control											Muratic Acid
Stabilizer											
Residual											
Slurry System	N/A										
Chemical feed system				x							Peristaltic Pump
Chemical controller				x							Aquasol



Facility Name Patterson

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Chemical storage				x							Sepertae Room from pump, eye wash
UV system	N/A										
<b>WADING POOL</b>											
Shape / Dimensions		20' Dia									Octagon
Depth -min/max		1' - 1'9									
Surface Area		331.00	sf								
Volume		3,404	gal.								
Turnover Rate	N/A		GPM			x					Connected to Main Pool
Turnover Time	N/A		hrs								
Pool floor											Concrete
Appearance					x		\$2,648				Painted
Pool walls											Concrete
Appearance					x		\$1,324				Painted
Deck											
ADA Compliance	N					x	\$25,000				Must have sloped entry for wading pools
Circulation system						x	\$3,064				Combined with main pool
Gutter						x					Overflow at center, drains to surge
Skimmers	N/A										
Returns / Inlets	1										Inlet from spray
VGB drains	N/A										
Pump											
Strainer											
Valves											
Filters			s.f.								
Play features	Y										Spray in center of pool
<b>TOTAL</b>							<b>\$162,216</b>				

Facility Name Patterson

7/21/2014

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Patterson

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Fabric Shade Structure											
Beams				x			\$500				Mild rust
Columns						x	\$1,000				Corroded at grade soil embedment
Wood Deck/Pergola											
Floor					x		\$500				Perimeter members cupped and cracked
Column						x	\$500				Post up from pier has wide crack full height
Pool											
Wall					x						Shallow end corner crack and at 4'6" sign side wall
Floor						x					Cracks in long direction
Deck Slab						x	\$5,000				Patch failure and settlement
											No caulk at wall/slab joint
Wading Pool											
Foundation						x	\$2,000				Erosion undermining support on two walls
Wall					x						Horizontal crack nearly full length on one side



Pool House



Pool



Newer Filters



Backwash Holding Tank

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Ramsey  
Map Number \_\_\_\_\_  
Address 4200 Burnet Rd. Zip 78756  
District NW  
Pool Type Neighborhood Year Constructed 1941 1999 Year Renovated \_\_\_\_\_  
Pool Class B

**Overview:** The pool is part of a block long park which is popular with, and frequented by, the neighborhood. The clay tile pool, coping and deck have been updated and are in fairly good condition. The pool house which houses the restrooms and equipment has not been improved. The exterior walls exhibit lots of cracking and are missing blocks (creating large holes). The restrooms and the pool house in general are shabby and need repair/ updating/ improvements.  
**ADA/ TAS Compliance:** An effort in creating a HC parking space has been made with a ramp leading up to the sidewalk but work still needs to be done to make the ramp and parking space fully compliant. The addition of a shaded accessible bench would be a desirable feature as no accessible seating exists and all shade is located in non-accessible areas.  
**Admission:** No admission required to use pool.  
**2013 Pool Schedule:** M-F 8am-8pm Sat-Sun 11am-8pm

BUILDINGS	Num	Size (Estimate)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		685				X	\$250,000	X			Recommend replacing entire building. (Estimate includes approx. 750 s.f. restroom/ storage and 500 s.f. pump house)
Separate from pump room?											No
Restrooms	1M					X		X			Wall block joints opening/ cracked; soap dispenser; no grab bars; surface mounted fluorescent ceiling light (broken lens w/ piece missing)
	1W					X		X			Women/ girls spray painted 2 locations and 2 signs around entry; soap dispenser, no grab bars; supply water to toilet very rusted; surface mounted fluorescent ceiling light (lights hanging open)
Inside pool fence? In park?											Inside pool fence
Exterior walls						X		X			Yellow striated clay tile; slots of blocks missing/ broken (leaving holes); cracking/ shifting through mortar joints in many places
Interior walls											Painted CMU
Roof					X			X			Wood framing, wood deck boards; metal roof fascia edge paint peeling exposing metal in many spots; exterior soffit dirty (needs to be cleaned/ painted)
Doors						X		X			Sliding wood door for entry (22" clear opening) to restrooms; paint peeling/ rotting
Floor/Drainage											Concrete covered with interlocking 12" sq. plastic draining sport flooring in Men & Women restrooms (flooring could be removed to assess conc. slab); sizable open joint is visible between conc. floor in restrooms and walls
Ceiling						X		X			Exposed to roof structure; paint peeling (needs to be cleaned/ painted)
Lighting/Power					X				X		Vandal resistant lighting on exterior of building; 1x4 acrylic lens fluorescent lights in restrooms
Office											None
Guard Room											Uses part of the pump room
Concessions/Vending											None
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	M										1 floor mounted porcelain toilet (15"AFF) w/ flush valve on incorrect side; 1 wall hung porcelain urinal (21" AFF); 1 wall hung enamel sink (31"AFF)
	W										1 floor mounted porcelain toilet (15"AFF); 1 wall hung porcelain sink (30"AFF)
Toilet partitions						X		X			CMU block with plywood door in Women's only
Showers											On outside of building; knob to operate w/ high head; no drain in pool deck dedicated to shower
ADA Compliance						X		X			No braille restroom signs; restrooms, shower and drinking fountain do not comply
Drinking fountain on building	1										Wall mounted but not hi/lo
Water and sanitary service											
Electrical system, service entrance and panel boards											Unidentified black electrical cord attached to box under eave soffit and running up onto roof
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>											See Pool House
Chemical Storage Room											
Pump/Filter Room											
Electrical system											
Grating											
Sump pump											
Storage											
Work area											

BUILDINGS	Num	Size (Estimate)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Ventilation											Wood louvers up high (need to be painted)
Eye wash											Recent orange one
Safety											
Pit access											
Roof											
Floor/Drainage											
Walls											
TOTAL							\$250,000				

# QUALITATIVE ASSESSMENT

## AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT

Facility Name Ramsey

**Drainage Issues:**  
 Portion of park drains to pool from NW corner of pool area. A cinder block retaining wall has been added along the fence line, but is old and deteriorated. Remove and replace. Consider adding curb along edge of NW pool deck to reduce amount of runoff entering pool. Add swale to drain south toward street.  
 NE portion of pool area drains toward pool deck. Pool deck has been undermined and filled in recently. Area at pool deck will continue to erode unless area is regraded to drain toward street.

**ADA Issues:**  
 Street parking only for whole park.  
 ADA loading and unloading area has been added, but ADA parking space not available. Vehicle must leave loading area after HC patron has accessed park.  
 Add ADA space adjacent to loading area.

**Pool Issues:**  
 Pool deck is cracking at some joints. Reseal joints.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments	
				Good	Fair	Poor		H	M	L		
INSIDE FENCE												
Landscaping/Lawn					X						40% of grass shaded by trees; poor lawn on East side, weedy	
Irrigation												
Sunbathing Area												
Drainage							\$25,288				Raw concrete knee wall to divert storm water draining down exterior sidewalk from park to roadway	
Sewer line												
Water line												
Site furniture												
Benches	2										Located in grass; not HC accessible	
Picnic tables	4										1 table has HC extension at end but is located in grass with no paved path for HC access; 2 metal tables located in grass & 1 movable metal/ wood table against restroom building	
Trash receptacles											None	
Drinking fountains											** see Pool House section **	
Shower											** see Pool House section **	
Pool deck												
Deck drains												
Shade structures											None	
Pool area lighting/Power											None	
ADA Compliance											Site furniture does not comply	
OUTSIDE FENCE												
Parking Lot												
Total parking spaces											Street parking	
HC spaces	1										Parking area recessed approx 24" from street; signs indicate reserved HC parking but also that it is loading and unloading only; no painted signage on asphalt; ramp leading down to parking space does not have correct handrail extensions	
Bike racks	1				X						Outside of main gate	
Site access and circulation					X							
ADA access					X							
Sidewalks to pool					X							
Site amenities												
Signage and way finding						X						
Site security												
Curbs												
Pool perimeter fencing					X						7' chain link; verify both gates are open when pool is open for sufficient width for egress and HC	
Parking lot lighting						X					Street lights	
Site lighting outside fence						X					Adjacent tennis court lighting minimal	
Flood Plain/Regulatory Issues (TCEQ)											Not in a flood plain.	
TOTAL							\$0					

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Ramsey

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SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											Municipal
Volume		145,000	gal.								
Pool Perimeter		258.00	ft								
Surface Area		3,800.00	sf								
Turnover Rate		450	GPM								
Turnover Time		5.37	hrs								
Shape		Rectangle									
Depth (min. - max.)		3' - 7'	ft								
Lap Lanes	5	25	M								
Cross Lanes	N										
Pool floor					x						Poured Concrete - cracking
Appearance						x	\$30,400				Painted
Pool walls					x						Poured Concrete
Appearance						x	\$10,320				Painted
Coping	N										
Pool deck		2844	s.f.			x	\$56,880				Cracked and heaving
Tiles/Waterline				X							Stainless Steel
Deck Depth Markers					X		\$1,500				Tiled - deck needs replacement
Wall Depth Markers					X						On Stainless steel
Warning / No Diving					X		\$1,000				Tiled - deck needs replacement
Pool lighting - in side walls	Num										
Pool deck equipment											
Life guard chairs	2				x						
Ladders	3				x						
Steps	Y				x						Not ADA accessible
Diving boards	N										
ADA Lift	Y										
ADA Compliance	Y										
Circulation system											
Surge tank	Y										
Filtration system		32	s.f.								Newer Neptune Benson Fiberglass Tanks
Filter Rate		14.06	gpm/sf								
Gutter											Stainless Steel Gutter and Grate, Gutter Splits at seams.
Skimmers											
Drains											VGB Compliant
Returns / Inlets											In Gutter
VGB Compliance	Y										
Valves											Replaced 10 years ago
Piping											Replaced 10 years ago
Pump											Replaced 10 years ago
Strainer											Replaced 10 Years ago
Pool heater	N										
Backwash discharge											To Grass area in park
Backwash holding tank	Y										
Flow meters							\$1,500				
Pressure gages							\$1,000				
Chemical System											
Sanitation				x							Calcium Hypochlorite
pH Control				x							Muriatic Acid
Stabilizer											



Facility Name                      Ramsey

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Residual											
Slurry System	Y			x							
Chemical feed system				x							Peristaltic Pumps for Acid
Chemical controller						x	\$2,500				Chemtrol
Chemical storage											
UV system											
TOTAL							\$105,100				

Facility Name Ramsey

7/21/2014

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Ramsey

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	

<b>Pool/Pump House</b>											
Walls						x	\$20,000				Masonry has full depth stairstep crack at all corners, face shells broken near water fountain. Consider extensive repair or replacement.
Foundation					x						Crack
Slab						x					differential settlement at slab panel joints in pump area

<b>Pool</b>											
Floor					x						Narrow cracks in bottom extend in long direction
Gutter cover					x						welds are pitted in several locations
Joints					x						No caulk in wall/deck slab intersection
Deck					x		\$2,000				Deep raveled crack with settlement near drain and other location, edge spalls

<b>Site</b>											
Walks					x						transverse cracks esp. near trees
Curbs					x						vertical cracks
Tennis Courts					x						frequent spalled cracks
<b>TOTAL</b>							<b>\$22,000</b>				



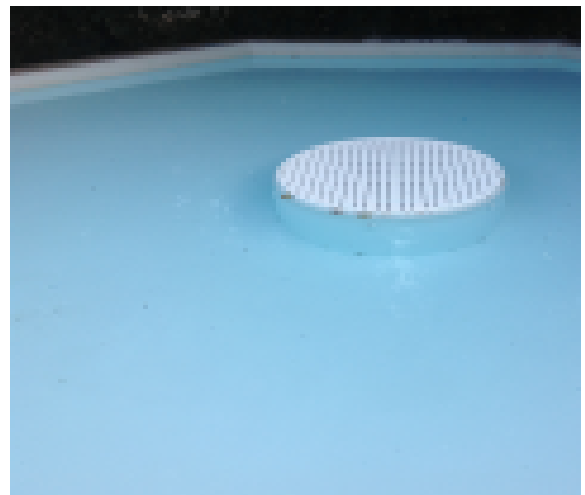
Pool House



Pool



Pump House – Filter being replaced



Wading Pool

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Reed  
 Map Number \_\_\_\_\_  
 Address 2600 Pecos St. Zip 78752  
 District NW  
 Pool Type Neighborhood Year Constructed 1956 Year Renovated \_\_\_\_\_  
 Pool Class B

**Overview:** Reed park is set in a cul-de-sac with an adjacent playfield and a fairly good-sized playground. The remains of a lime kiln built in 1871 border the parking area on the North side. This is unique as its' builder Peter C. Taylor was issued a patent for the triangle brace in this kiln which helped to strengthen the kiln walls and increase production. Many of the old houses in Austin were constructed with mortar made from this kiln. Reed pool is a busy neighborhood pool in the summer despite its' being one of the smaller Austin pools. Over the years a wading pool has been added to accommodate younger children, as the shallow end of the main pool is 3 feet deep. The buildings are older and constructed of stone with flat concrete roofs. Parking for the pools is an issue as there is not much legal parking and people resort to parking along both shoulders of the unimproved road making it difficult/ dangerous for passage either way.

**ADA/ TAS Compliance:** A semi-recessed parallel HC parking space has been inserted to serve the park/ pool with a flared sidewalk ramp but still lacks elements to make it fully comply with ADA. Access from the parking to the pool is very apparent and has a nice paved sidewalk. Access to the restrooms, pergola and grassy areas/ benches is hindered by a 3-inch step up/ curb. The restrooms nor any signage comply with ADA standards.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** M-F 8am-8pm Sat-Sun 10am-7pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		220					\$5,500				Recommend performing minor maintenance/ repair and ADA items.
Separate from pump room?											Yes
Restrooms	1M				X						No grab bars; 1 mirror (49" AFF); 1 soap dispenser (51" AFF); 1 coat hook; wood door & jamb (both rotting at bottom); skylight; no lights; not accessible-3" concrete curb up to level of restroom
	1W				X						No grab bars; 1 mirror (49" AFF); 1 soap dispenser (53" AFF); recommend painting wood door frame; skylight; no lights; not accessible, 3" conc. curb up to level of restroom
Inside pool fence? In park?											Inside pool fence
Exterior walls					X						Stone w/ ventilation openings at top of wall (@ 12"x18") with no screening, about 9 ventilation openings per restroom; bottom of wall dirty/ stained (needs to be power washed)
Interior walls					X						Stone
Roof					X						Concrete (needs to be power washed)
Doors					X						Wood doors into restrooms and metal door for guard room
Floor/Drainage											Concrete covered with interlocking 12" sq. plastic draining sport flooring in Men & Women restrooms (flooring could be removed to assess conc. slab)
Ceiling					X						Underside of concrete roof
Lighting/Power											None
Office											None
Guard Room					X						Located in area between two restrooms; metal sliding door is rusting (needs to be cleaned & painted); 2 ventilation openings at top of back wall
Concessions/Vending											None
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	M				X						1 floor mounted porcelain flush valve toilet (16" AFF); 1 wall hung porcelain flush valve urinal; 1 wall hung porcelain coated sink (31.5" AFF)
	W				X						2 floor mounted porcelain flush valve toilets (16" AFF); 1 wall mounted porcelain coated sink (32" AFF)
Toilet partitions											None
Showers											** see Site Inside Fence section **
ADA Compliance											Restrooms have signage but are not braille
Drinking fountain on building											
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>		250					\$3,125				Recommend performing minor maintenance/ repair
Chemical Storage Room						X					Extremely rusted door, frame, light switch box (recommend replacing all); no longer used for chemical storage

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Pump/Filter Room					X						HM door/ frame beginning to rust (not badly - needs to be painted); door knob very rusted (recommend replacement); ceiling mounted light fixture beginning to rust (no protective wire cage, recommend adding)
Electrical system											
Grating											
Sump pump											
Storage											Room on backside of building
Work area											
Ventilation											
Eye wash											
Safety											
Pit access											
Roof					X						Concrete (needs to be power washed)
Floor/Drainage											
Walls					X						Square block
<b>TOTAL</b>							<b>\$8,625</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Reed

**Drainage Issues:**  
Pool deck near pump house has recently been removed and replaced. However, the ground is low here and causes ponding and undermines pool deck. Regrade.

**Pool Issues:**  
Shade tree near pool deck has roots lifting deck. Deck may crack in the future.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn					X						50% of grass shaded by trees; shrubbery & trees need to be pruned back
Irrigation											
Sunbathing Area					X						Minimal, bordering on inadequate
Drainage							\$527				
Sewer line											
Water line											
Site furniture											
Benches	5				X						In grass on other side of conc. curb; not HC accessible
Picnic tables	0										
Trash receptacles											** see Site Outside Fence section **
Drinking fountains	0										
Shower	1					X					PVC shower with high head only
Pool deck					X						A few cracks; 3 " curb around perimeter where meets grass; 3" curb up to wading pool level
Deck drains											
Shade structures						X					Wood pergola next to wading pool; decking has been replaced; pickets rotting (one not attached @ bottom); remaining deck boards not replaced on lower deck and upper deck are rotting (cupping, not attached); bolts/ nails rusting & backing out
Pool area lighting/Power	1				X						Pole light w/ 2 fixtures
ADA Compliance						X					Wading pool (1 step), pergola (step) and benches are not accessible; no accessible shower
OUTSIDE FENCE											
Parking Lot											
Total parking spaces											Street parking
HC spaces	1										Parking area recessed approx 24" from street; pavement is marked (needs to be painted) w/ curb ramp at front of space; no pole mounted HC parking sign
Bike racks	2				X						In park directly adjacent
Site access and circulation						X					
ADA access					X		\$504				
Sidewalks to pool					X						
Site amenities					X						Concrete enclosure for can located next to entrance gate
Signage and way finding						X					
Site security											
Curbs					X						One side of the street only
Pool perimeter fencing					X						5' chain link fence
Parking lot lighting						X					None
Site lighting outside fence						X					None
Flood Plain/Regulatory Issues (TCEQ)											Not in a flood plain
TOTAL							\$504				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Reed

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SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				10" Sanitary Sewer Runs Under Pool
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source				x							Municipal
Volume		72,000	gal.								
Pool Perimeter		200.00	ft								
Surface Area		2,400.00	sf								
Turnover Rate		210	GPM								Per APARD records
Turnover Time		5.98	hrs								Includes Wading Pool
Shape		Rect.									
Depth (min. - max.)		3' - 5'	ft								
Lap Lanes	4	20	YD								
Cross Lanes	N/A										
Pool floor				x							Poured Concrete
Appearance					x						
Pool walls				x							Poured Concrete
Appearance					x						Moderate to severe Honeycombing
Coping					x						Concrete Curb with tile
Pool deck		3500	s.f.			x	\$70,000				normal cracking, caulk needs replacement
Tiles/Waterline						x					Painted Concrete
Deck Depth Markers				x							Tiles set in coping
Wall Depth Markers	N/A										
Warning / No Diving					x		\$1,000				Painted no running, no diving in coping
Pool lighting - in side walls	N/A										
Pool deck equipment											
Life guard chairs	1					x	\$2,500				old steel chair, poor platform condition
Ladders	4					x	\$2,000				Old steel over wall ladders
Steps	1	24 - 30"				x	\$2,500				Concrete steps, not ADA compliant
Diving boards	N/A										
ADA Lift	1										
ADA Compliance	Y										
Circulation system											
Surge tank	N/A										Does have vacuum release
Filtration system		19.6	s.f.	x							Filter being replaced when on-site
Filter Rate		10.71	gpm/sf	x							
Gutter	9					x	\$60,000				Skum Gutter with dropouts direct to creek
Skimmers	N/A										
Drains	1				x						Side Wall Drain direct to pump, w/ vacuum release
Returns / Inlets	11				x						Not Looped
VGB Compliance	?										Direct suction
Valves				x							Cast
Piping				x							PVC SCH 80, some rusted anchors
Pump											Flooded Suction Side Discharge
Strainer					x		\$1,500				Cast with solid lid
Pool heater	N/A										
Backwash discharge											Discharge to Creek
Backwash holding tank	N/A						\$2,500				
Flow meters							\$1,500				
Pressure gages							\$1,000				
Chemical System											
Sanitation		450	Gal.								Sodium Hypochlorate
pH Control											Muratic Acid
Stabilizer											
Residual											



Facility Name Reed

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SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Slurry System	N/A										
Chemical feed system				x							Peristaltic Pump
Chemical controller				x							Aquasol
Chemical storage				x							Sepertae Room from pump, eye wash
UV system	N/A										
<b>WADING POOL</b>											
Shape / Dimensions		20' Dia									Octagon
Depth -min/max		1' - 1'9									
Surface Area		331.00	sf								
Volume		3,404	gal.								
Turnover Rate	N/A		GPM			x	\$3,744				Connected to Main Pool
Turnover Time	N/A		hrs								
Pool floor											Concrete
Appearance					x		\$2,648				Painted
Pool walls											Concrete
Appearance					x		\$1,324				Painted
ADA Compliance	N					x	\$20,000				Must have sloped entry for wading pools
Circulation system	N					x					Combined with main pool
Gutter	N					x					Overflow at center, drains back to pool
Skimmers	N										
Returns / Inlets	1										Inlet from spray
VGB drains	N/A										
Pump	N										
Strainer	N										
Valves	N										
Filters	N		s.f.								
Play features	N										
<b>TOTAL</b>							<b>\$172,216</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Reed

MEP	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
FAN						X	\$5,000	X			Fan at Chlorine room discharges into adjacent space instead of outdoors, requires louver and natural convection to reach outside
Water Closets					X		\$10,500			X	
Lavatories					X		\$4,000			X	
Showers					X		\$2,000		X		Exterior shower is not well supported and is leaning crooked to one side
Drinking Fountain					X	X	\$2,200			X	
Piping						X	\$7,500			X	Piping is rusty throughout (wastewater, vent, cold water), particularly where exposed by urinal in mens restroom
Electrical Gear					X		\$10,000		X		Electrical panel is old but appears serviceable, disconnects and pump controllers are rusted
Outlets					X		\$2,500		X		All control boxes are very rusted, boxes and conduit in chemical rooms very rusted
<b>TOTAL</b>							<b>\$43,700</b>				
<b>Workshops, Focus Group, &amp; Stakeholder Comments:</b>											
<b>ADA / TAS Compliance:</b>											
<b>Other:</b>											

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Reed

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>Pump Room</b>											
Walls				x							Nothing noted
Foundation				x							
Door						x	\$2,000				Severely rusted, and falling apart
Bracket supports						x	\$500				Severely rusted

<b>Restroom</b>											
Walls				x							
Slab				x							

<b>Main Pool</b>											
Floor				x							Nothing noted
Coping				x							Nothing noted
Joints				x							Nothing noted
Deck Slab					x						corner cracks, settlement
<b>Wood Deck/Pergola</b>											
Roof					x		\$200				End joist rotated, splitting
Column					x		\$500				Column grain split, bending/shrinkage rotation where handrail let-in
Floor					x		\$2,000				Deck not level, dipped center to stairs
<b>TOTAL</b>							<b>\$5,200</b>				



Pool House



Pool



Pump House



New Splash Pad

**QUALITATIVE ASSESSMENT**
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name	Rosewood									
Map Number										
Address	1182 Pleasant Valley					Zip	78702			
District	NE									
Pool Type	Neighborhood					Year Constructed	1932	2012	Year Renovated	
Pool Class	B									

**Overview:** The pool has recently been renovated installing new cool deck, benches, restroom finishes, pool coping & tile, fencing, handrails, etc. While the pool aesthetically looks better, it still has some issues. Both older, stone restrooms are located about 12 feet below the pool deck surface and the only access is a steep flight of stairs. The rise and run and the handrails on these stairs do not comply with current codes. One area of the pool deck on the south side has drainage issues and the ponding is beginning to rust the new bench.

**ADA/ TAS Compliance:** HC parking is supplied and is compliant but the slope up the hill to the pool is quite steep. The approach to the restrooms and the restroom interiors do not meet current ADA compliance. The handrail leading down to the splash pad does not have handrail extensions at either end.

**Admission:** No admission required to use pool.

**20132 Pool Schedule:** M-F 1pm-8pm Sa-Su Noon-8pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate - Existing Pool House</b>		220					\$11,000	X			Newly renovated, recommend performing minor repairs including installing compliant handrails on both sides of stairs.
<b>Repair Estimate - New Pool House</b>							\$50,000	X			Recommend constructing accessible toilets adjacent to splash pad to serve pool and pad. (estimate is for approx. 250 s.f. building)
Separate from pump room?											No
Restrooms (are below the level of the pool deck)	1M					X					Loud fan runs whenever light is on; steps leading down to restroom are 8" rise/ 10" run (not compliant); no handrail extensions at bottom, top or corner; handrail only on one side of steps
	1W					X					1 mirror (50"AFF); 1 soap dispenser (53"AFF); steps leading down to restroom are 8" rise/ 10" run; no handrail extensions at bottom, top or corner; "Women" spray painted on wall at bottom of stairs
Inside pool fence? In park?											Inside pool fence
Exterior walls					X						Stone; north & south sides very dirty (needs to be power washed)
Interior walls					X						Concrete
Roof					X						Sloped concrete (needs to be power washed)
Doors					X						Metal chain link gates used to close off the restrooms
Floor/Drainage					X						Ceramic tile
Ceiling											
Lighting/Power											
Office											None
Guard Room					X						Use pump room at end of pool
Concessions/Vending											None
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	M				X						1 floor mounted porcelain flush valve toilet (lever on wrong side); 1 wall hung trough urinal; 1 wall hung porcelain coated sink (32" AFF)
	W				X						2 floor mounted porcelain flush valve toilets; 1 wall hung porcelain coated sink (31" AFF)
Toilet partitions					X						Metal divider with metal rod/ shower curtains for doors (Women); rod & shower curtain (Men)
Showers											** see Site Inside Fence section **
ADA Compliance						X					No braille restroom signage; path to restrooms is not accessible (stairs are a barrier and steps are not compliant)
Drinking fountain on building					X						Low wall hung metal fountain, no high one
Water and sanitary service											
Electrical system, service entrance and panel boards											
Other						X					Letters worn off on emergency phone sign (recommend replacement)
<b>PUMP ROOM</b>											
<b>Repair Estimate - pump house</b>		340					\$4,250				Recommend performing minor maintenance/ repairs
<b>Repair Estimate - remote pump house</b>		500					\$0				No maintenance recommendation at this time
Chemical Storage Room											
Pump/Filter Room					X						Wood louvers are peeling inside & out (needs to be painted); some pool equipment is located beneath the deck

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Electrical system											
Grating											
Sump pump											
Storage											None
Work area											
Ventilation											
Eye wash											
Safety											
Pit access											
Roof											Sloped concrete
Floor/Drainage											
Walls											Stone
<b>TOTAL</b>							<b>\$65,250</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Rosewood

**Drainage Issues:**  
Ponding occurs in the north corner of pool deck under Sycamore tree. Add deck drain at the low point.

**ADA Issues:**  
Restrooms are not ADA accessible. Restrooms would need to be added to pool deck elevation to be ADA compliant.  
ADA route from parking lot is greater than 5% in some places, but not greater than 6%. The predominate slope is less than 5%. However, portions of the new sidewalk are cracked. Repair sidewalk.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn						X					10% of pool deck shaded by tree canopy, very little grass
Irrigation	No										
Sunbathing Area						X					Almost non-existent
Drainage							\$9,652				
Sewer line											
Water line											
Site furniture											
Benches	3				X						Metal benches-old.
Picnic tables	0										
Trash receptacles	0										
Drinking fountains											** see Pool House section **
Shower	1										Stainless shower, verify positive drainage towards drain
Pool deck				X							Cool Deck product-new; 6' wide on spray pad side.
Deck drains						X					Recent decking & coping; standing water around metal supports for bench on south side of pool (positive drainage towards deck drains not being achieved)
Shade structures						X					None
Pool area lighting/Power					X						Several pole mounted lights
ADA Compliance						X					
Other											Handrails on either side of steps leading down to gate to splash pad do not have extensions at bottom or top
OUTSIDE FENCE											
Parking Lot											
Total parking spaces	36				X						Shares parking with the Doris Miller Auditorium, includes 2 HC spaces serving the auditorium
HC spaces	1				X						30' wide space (including access aisle); no pole sign, wheel stop, tactile warning at bottom of ramp
Bike racks	0										
Site access and circulation				X							
ADA access							\$505				
Sidewalks to pool											Slope appears to exceed ADA, civil to verify slope of sidewalk to pool from parking
Site amenities											Above ground side of pool needs to be painted (red paint worn off and splotchy)
Signage and way finding						X					
Site security											
Curbs					X						
Pool perimeter fencing											Recent 67' metal picket fencing
Parking lot lighting	2										Flood lights
Site lighting outside fence											
Flood Plain/Regulatory Issues (TCEQ)											Not in a flood plain
Other											New sheet metal roof on pump house enclosure & vinyl coated hurricane fencing
TOTAL							\$10,157				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Rosewood

Other:

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											Municipal
Volume		300,000	gal.								
Pool Perimeter		386.00	ft								
Surface Area		8,670.00	sf								
Turnover Rate		975	GPM								Per APARD Records
Turnover Time		5.13	hrs								
Shape		Rec. 125'x69'									
Depth (min. - max.)		3'-10'-6"	ft								
Lap Lanes	N		YD								
Cross Lanes	N										
Pool floor					x						Poured Concrete, many cracks
Appearance						x	\$69,360				Painted, Flaking
Pool walls				x							Poured Concrete
Appearance						x	\$16,984				Painted, Flaking
Coping				x							Curved 12" wide cast stone
Pool deck				x							Cool Deck has been applied recentley
Tiles/Waterline				x							New tiles at waterline
Deck Depth Markers				x							Tiled
Wall Depth Makers				x							Tiled
Warning / No Diving				x							Tiled
Pool lighting - in side walls	N										Removed
Pool deck equipment											
Life guard chairs	3				x						1 platform, 2 stands.
Ladders	6			x							Over the wall
Steps	N										
Diving boards	N										
ADA Lift	Y										
ADA Compliance	Y				x						removable steps
Circulation system											
Surge tank	Y										old filter acts as surge
Filtration system			s.f.								New high rate sand, horizontal
Filter Rate		#DIV/0!	gpm/sf								
Gutter	Y			x							
Skimmers	N										
Drains	3										
Returns / Inlets					x						Wall inlet, most pipe accessible
VGB Compliance	Y										
Valves				x							Just replaced
Piping				x							Just replaced
Pump											
Strainer				x							Just replaced
Pool heater	N										
Backwash discharge											
Backwash holding tank	N						\$2,500				
Flow meters							\$1,500				
Pressure gages							\$1,000				
Chemical System											
Sanitation											Calcium Hypochlorite
pH Control											Muriatic Acid
Stabilizer											
Residual											



Facility Name Rosewood

Other:

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Slurry System	Y										
Chemical feed system											Peristaltic Pumps
Chemical controller					x						Sanrol System 4
Chemical storage											Above pump room
UV system	N										
<b>SPLASH PAD</b>			s.f.								New Construction
Spray features	7			x							2 vertical; 5 ground sprays
Surface				x							Concrete
Chemical feed system											
Chemical controller											
Chemical sampling probes											
Chemical storage											
Electrical Service											
Shade structures	2										
UV system	Y										
ADA Compliance	Y										
<b>TOTAL</b>							<b>\$91,344</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Rosewood

MEP	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
HVAC						X	\$6,000	X			Pump room not properly ventilated, needed to remove heat/humidity when operating
Fan					X		-			X	Restroom fans observed operating
Water Closets					X		\$8,000 (\$2,000 to upgrade)		X		Trough type urinal installed in mens restroom
Lavatories					X		\$6,000			X	Faucets not ADA compliant (restroom not on accessible path), hot water provided at lavatories but not ADA faucet covers
Showers					X		\$2,000 (\$500 to repair)			X	Outdoor shower missing cover for valve assembly
Drinking Fountain					X		\$2,200		X		
Piping						X	\$7,500			X	
Water Heater					X		\$3,000			X	
Lighting Fixtures					X		\$1,000			X	One lighting fixture in Womens restroom not functional, flashes and pops when turned on. Likely bad ballast
Electrical Gear						X	\$12,500	X			Electrical panels and disconnects throughout the site are very corroded.
Outlets					X		\$1,500		X		Electrical faceplates are rusty in restrooms.
<b>TOTAL</b>							<b>\$39,700</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Rosewood

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>Pool</b>											
Floor				x			\$2,000				Narrow cracks in long direction at deep end
<b>Restrooms/Pump House</b>											
Slab					x						delamination of cementitious material at underside above pump room.
Stair				x							3" corner of stair tread broken off.
<b>Site</b>											
Sidewalks/Stairs					x		\$5,000				wide cracks, stair concrete has 1/2" displacement
Fence at east					x						Cracking of curb for fence
<b>TOTAL</b>							<b>\$7,000</b>				

Shipe and Shipe Wading Pool



Park Restrooms



Pool



Pump House



Wading Pool

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name	Shipe Pool		
Map Number			
Address	4400 Ave. G	Zip	78749
District	NW		
Pool Type	Neighborhood	Year Constructed	1934
Pool Class	B	Year Renovated	

**Overview:** The pool is part of Shipe Park which takes up an entire city block. It is also across the street from the Elisabet Ney Museum grounds, which is a nice open green space. There is a mosaic mural, installed by Art in Public Places on the North side of the pool (backside of the pump house), which is whimsical and fun. In the summer the pool sometimes stays open late and hosts a movie night. The pool itself is relatively simple with minimal site furnishings. The guard storage and restrooms needs some maintenance, but since it is outside of the pool fence, this building is a part of the parks. The main area that is associated with the pool that needs attention is accessibility.

**ADA/ TAS Compliance:** While the secondary entrance from the park is at the same level as the pool deck, the main entrance from the street required stairs to access the pool level with no ramps. There is no HC parking nor sidewalks at the street to access the main entrance. Once on the pool deck level, it is hard to maneuver as the deck has heaved in several locations creating tripping hazards/ barriers.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** Tues-F 7am-8pm Sat-Sun 10am-8pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		0					\$0				No pool house
Separate from pump room?											Yes
Restrooms	1M				X						Wood louver in wall for ventilation (approx 18"Wx24"H w/ insect screen) does not move air, stuffy feeling; door had thumb turn lock; electric hand dryer; 2 coat hooks
	1W				X						Wood louver in wall for ventilation (approx 18"Wx24"H w/ insect screen) does not move air, stuffy feeling; door had thumb turn lock; electric hand dryer; 2 coat hooks
Inside pool fence? In park?											In park
Exterior walls					X						Log cabin
Interior walls					X						Painted wood planks (needs to be painted)
Roof					X						Wood shake (midlife)
Doors					X						Raw wood planks; worn/ chipped at bottom
Floor/Drainage					X						Concrete w/ area drains
Ceiling					X						Painted wood plank
Lighting/Power						X					Vandal resistant ceiling fixtures; lighting is dim; lenses are yellowed; no natural light
Office											None
Guard Room						X					Doubles as storage; ceiling planks are rotting/ peeling/ bulging; bare incandescent ceiling bulb (2nd one missing)
Concessions/Vending											None
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	M				X						1 stainless floor mounted flush valve toilet; 1 wall hung stainless sink
	W				X						1 stainless floor mounted flush valve toilet; 1 wall hung stainless sink (34" AFF)
Toilet partitions											None
Showers											** see Site Inside Fence section **
ADA Compliance					X						Restrooms have ADA compliant braille signage; has grab bars but mounting height varies
Drinking fountain on building											** see Site Outside Fence section **
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>		660					\$8,250				Recommend performing minor maintenance/ repairs.
Chemical Storage Room											
Pump/Filter Room											
Electrical system											
Grating											
Sump pump											
Storage											None
Work area											
Ventilation											
Eye wash					X						Yes, recent orange one
Safety											
Pit access											
Roof					X						Wood framing; raw wood fascia (needs to be painted/ protected) w/ standing seam metal roof
Floor/Drainage											Concrete; Northeast corner of slab is crushed w/ rebar exposed and rusting
Walls					X						Concrete (retaining low) w/ split face block above; North & West side are chainlink

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
TOTAL							\$8,250				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Shipe Pool

**Drainage Issues:**  
Shower drain clogged and not draining.

**ADA Issues:**  
No parking lot for pool or park. Street parking only. No designated HC parking space or loading/unloading area. May be able to add designated HC space along 44th Street with ADA access to back of pool. This will also provide ADA access to restroom facilities and wading pool.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments	
				Good	Fair	Poor		H	M	L		
INSIDE FENCE												
Landscaping/Lawn					X						75% of grass is shaded by tree canopy; one tree overhangs pool	
Irrigation	Y										Not used.	
Sunbathing Area					X						Small but adequate	
Drainage							\$11,155					
Sewer line												
Water line												
Site furniture												
Benches	3				X						2 newer metal benches are located in grass area and are not accessible; 3rd older wood bench is movable and currently located on paver area by back gate	
Picnic tables	0											
Trash receptacles	0											
Drinking fountains	0										** see Site Outside Fence section **	
Shower	1					X					Shower by main gate entrance; high head only; drain for shower in middle of pathway of door	
Pool deck						X					Grass growing in joints; deck heaving in multiple places creating tripping hazards which have been painted yellow	
Deck drains												
Shade structures					X						None but plenty of natural tree shade	
Pool area lighting/Power	1				X						Pole with two light fixtures on South end of pool	
ADA Compliance						X					9 shallow rise/ deep run steps leading up to pool and top step is 8.5" high; no hand rails on sides of stair	
OUTSIDE FENCE												
Parking Lot												
Total parking spaces											Street parking	
HC spaces	0					X					No designated spaces	
Bike racks	0					X						
Site access and circulation						X						
ADA access						X	\$2,231				Main entrance to pool does not have sidewalks at the street and requires a flight of steps up to the pool deck; there is a back gate leading from the park which could provide ADA access from other parts of the park but it is a circuitous route and there is no signage directing a driver where to park to gain this access	
Sidewalks to pool					X							
Site amenities					X						AIPP mosaic mural on back of pump house (facing pool); attractive dog trot cabin; drinking fountain located near wading pool	
Signage and way finding						X					No pool identification; no way finding	
Site security												
Curbs						X						
Pool perimeter fencing					X						8' chain link fencing	
Parking lot lighting						X					None; no street lights	
Site lighting outside fence						X					Minimal lighting from adjacent tennis court	
Flood Plain/Regulatory Issues (TCEQ)											Not in a flood plain	
TOTAL							\$13,386					

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Shipe Pool

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SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											Municipal
Volume		145,000	gal.								
Pool Perimeter		280.00	ft								
Surface Area		4,000.00	sf								
Turnover Rate		540	GPM								
Turnover Time		4.48	hrs								
Shape		Rectangle									
Depth (min. - max.)		3'-8'	ft								
Lap Lanes	4	33	YD								
Cross Lanes	N										
Pool floor					x						Poured Concrete - pool leaks, 2 to 3 inches per day
Appearance						x	\$32,000				Painted
Pool walls					x						Poured Concrete
Appearance						x	\$11,200				Painted
Coping					x						Part of Concrete Wall
Pool deck		3200				x	\$64,000				
Tiles/Waterline						x					Painted
Deck Depth Markers						x	\$1,500				Painted
Wall Depth Makers						x					Painted
Warning / No Diving						x	\$1,000				Painted
Pool lighting - in side walls	N										
Pool deck equipment											
Life guard chairs	1					x	\$2,500				
Ladders	4				x						
Steps	N										
Diving boards	N										
ADA Lift	Y										
ADA Compliance	Y										
Circulation system											
Surge tank	N					x	\$10,000				
Filtration system		38.5	s.f.								
Filter Rate		14.03	gpm/sf								
Gutter	Y					x					Scum Gutters straight to waste
Skimmers	N										
Drains					x						VGB Compliant
Returns / Inlets					x						In wall returns
VGB Compliance	Y										
Valves					x						
Piping					x						Mixed cast and PVC
Pump											
Strainer					x						Cast with Cast Lid
Pool heater											
Backwash discharge											To Storm
Backwash holding tank	Y										
Flow meters						x	\$1,500				
Pressure gages						x	\$1,000				
Chemical System											
Sanitation											Sodium Hypochlorite
pH Control											Muriatic Acid
Stabilizer											
Residual											



Facility Name Shipe Pool

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SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Slurry System	N										
Chemical feed system				x							Peristaltic Pump
Chemical controller											Aquasol
Chemical storage											Separate Room
UV system	N										
WADING POOL											
Shape / Dimensions		Rectangle									
Depth -min/max		1' - 2'									
Surface Area		1,250.00	sf								
Volume		14,025	gal.								
Turnover Rate		150	GPM								
Turnover Time		1.6	hrs								
Pool floor					x						Poured Concrete
Appearance						x	\$10,000				Fiberglass
Pool walls					x						Poured Concrete
Appearance						x	\$1,800				Fiberglass
Deck		73.8	SY				\$3,689				
ADA Compliance	N						\$20,000				Must have sloped entry
Circulation system	Y			x							
Gutter	N										
Skimmers	Y				x						
Returns / Inlets					x						In wall inlets
VGB drains	Y										
Pump					x						
Strainer				x							Integral to pump
Valves											
Filters		14	s.f.		x						
Play features	N										
TOTAL							\$160,189				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Shipe Pool

MEP	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Lighting Fixtures						X	\$1,000	X			Lighting fixture is damaged and requires replacement
Electrical Gear						X	\$7,500	X			Installed equipment blocks access to gear and are a trip hazard, waasp nest present inside electrical panel
Outlets						X	\$2,000		X		Conduit, boxes and devices are rusty at chlorine room, devices are not GFIC. One junction box is missing its cover.
<b>TOTAL</b>							<b>\$10,500</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Shipe Pool

	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>Restroom/Storage Bldg.</b>											
Ceiling					x		\$2,000				Perimeter boards sagging/not fastened to joist
<b>Pump Structure</b>											
Perimeter Grade Beam						x	\$2,000				Corner broken off with rebar exposed/rusted
Columns					x						Rusted
<b>Pool</b>											
Floor					x		\$1,500				Cracks in long direction
Deck Slab						x	\$10,000				Numerous settlement issues, break near drain ,no caulk at pool/slab joint
<b>Wading Pool</b>											No defects observed
Floor, walls					x						
Deck slabs											minor cracks
<b>Site</b>											
Walks/Curbs						x					Cracked at all inside corners near Gate, infill slab cupped and holding water
<b>TOTAL</b>							<b>\$15,500</b>				

## Springwoods



Pool House



Pool



Pump House



Slide

# QUALITATIVE ASSESSMENT

## AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT

Facility Name	Springwoods		
Map Number			
Address	9810 Parliament House Road	Zip	78729
District	NW		
Pool Type	Neighborhood	Year Constructed	1998
Pool Class	B	Year Renovated	

**Overview:** Springwood pool is a new addition to Austin Aquatics, added in 2011 when this area was annexed into Austin. The grounds have thick grass coverage, beautiful flower beds and well maintained trees as they were tended by a private yard service when it was under the MUD's care. The main pool has a slide and the wading pool is a roll-in "beach" type with a mushroom acting as a waterfall in the middle of it. An added feature is an opening in the wall dividing the main pool from the wading, creating a nice transition between the two without having to get out of the water. The two fabric canopies need to be repaired (or replaced) and some items need paint but other than that, the pool and its amenities appear to be in good condition.

**ADA/ TAS Compliance:** There are only minor issues that need to be addressed concerning HC parking/ ramp, toilet controls in the men's restroom, providing an ADA drinking fountain/ shower, accessible picnic tables/ benches, etc.

**Admission:** TBD

**2013 Pool Schedule:** TBD

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		865					\$21,625				Recommend performing minor maintenance/ repairs. Within the next 5 years the restroom counters will need replacement (recommend a solid surface product).
Separate from pump room?											Yes
Restrooms	M				X						Electric hand dryer (46" AFF, 48" max); soap dispenser (43" AFF); mirror (39" AFF); vanity counter is beginning to delaminate and molding (33" AFF); stainless trash can bolted to wall; wall mounted baby changing station; residential ceiling fan and ceiling hung heating element over lavatory area; wooden benches in vanity area; toilet has correct grab bars
	W				X						Electric hand dryer (47" AFF, 48" max); soap dispenser (46" AFF); mirror (40" AFF); vanity counter is beginning to delaminate (33" AFF); stainless trash can bolted to wall; wall mounted baby changing station; residential ceiling fan and ceiling hung strip fluorescent light over lavatory area (no ceiling heater); wooden benches in vanity area; toilet has correct grab bars & HC configuration
Inside pool fence? In park?											Inside pool fence
Exterior walls					X						Split-face CMU wainscot & smooth CMU above; bottom course on North side is stained black (dirt? needs to be power washed)
Interior walls					X						Painted CMU
Roof					X						Standing seam over painted wood structure; roof stops short at bottom edges of roof and exposes framing (structural members as well as plywood on underside in restrooms - need to be repainted); roof eaves & ends are open allowing for natural ventilation
Doors					X						Vary, some hollow metal door & frame and some chainlink doors
Floor/Drainage					X						Concrete with area drains
Ceiling											Open to roof structure
Lighting/Power					X						Wall mounted flood lights
Office					X						Used as break area; refrigerator and microwave located in here; 8' high CMU walls; no ceiling, exposed to bottom of roof structure (recommend painting); hollow metal frame/ doors (recommend repainting), hinges rusted
Guard Room					X						Water heater, freezer and refrigerator located in here; no ceiling, exposed to bottom of roof structure (recommend painting); 8' high CMU walls; hollow metal frame/ doors, hinges rusted; open electrical box with exposed wiring; area lit by bare wall mounted bulb at 7' with protective cage
Concessions/Vending					X						1 soda machine in niche on outside of pool house; concessions/ ticket area with 36" high counters and overhead coiling doors to close counters (doors need to be cleaned)
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	M				X						Porcelain drop-in sink (33" AFF); floor mounted porcelain urinal; porcelain tank style toilet (flush lever on wrong side, 18" AFF)

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
	W				X						Porcelain drop-in sink (33" AFF); porcelain tank style toilet (17" & 18" AFF)
Toilet partitions					X						Painted CMU divider walls and solid plastic fronts/doors
Showers											** see Site Inside Fence section **
ADA Compliance					X						Restroom signage is 57" AFF (60" max)
Drinking fountain on building	1				X						Stainless, hi only (38" AFF), no HC low
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>		400					\$5,000				Recommend performing minor maintenance/repairs
Chemical Storage Room											
Pump/Filter Room											Pipes poorly insulated with deteriorated insulation and duct tape
Electrical system						X					Lights (ceiling & wall mounted) are rusted
Grating											
Sump pump											
Storage											None
Work area											None
Ventilation					X						Doors are chain link and sections of wall are louvers and roof eaves/ ends are open
Eye wash											None
Safety											
Pit access											
Roof					X						Standing seam over painted wood structure; roof stops short at bottom edges of roof and exposes framing (needs to be repainted)
Floor/Drainage					X						Concrete, raised 6" above grade
Walls					X						Smooth and split-face CMU
<b>TOTAL</b>							<b>\$26,625</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Springwoods

ADA Issues:  
 Pool deck is shifting and lifting in some areas. Reseal joints and smooth edges.  
 Additional sidewalk attached to pool deck is crack and will eventually cause tripping hazard. Remove and replace.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn											
Irrigation											
Sunbathing Area											
Drainage							\$7,994				
Sewer line											
Water line											
Site furniture											
Benches	2										Movable wood benches
Picnic tables	5										Movable tables without HC overhang
Trash receptacles											
Drinking fountains											** see Pool House section **
Shower	2										Both shower heads are not HC compliant (too high)
Pool deck											Concrete; need to replace 10' x 5' section.
Deck drains											
Shade structures	3										Two (2) metal shade structures with metal tube framework set in concrete (sagging midway) and shade fabric torn and draped on ground; wood pergola covered in a vine (green mold on structure and paint split & flaking off)
Pool area lighting/Power											One flood light mounted to the electrical power pole at the street
ADA Compliance											
OUTSIDE FENCE											
Parking Lot											Parking lot is shared by the park (4 tennis courts & pool)
Total parking spaces	20										
HC spaces	2				X						Spaces have access aisle, signage and ramp but no curb for edge protection of sides of ramp; recommend adding wheel stop to space
Bike racks	1				X						Movable metal racks accommodating multiple bikes in grass area
Site access and circulation					X						
ADA access					X						
Sidewalks to pool					X						
Site amenities					X						Nicely landscaped flowerbeds on either side of main entry and crepe myrtles shade the parking lot
Signage and way finding											
Site security											Has a sign indicating that it is under electronic surveillance
Curbs											Areas with sidewalks have curbs, grassy areas do not
Pool perimeter fencing											6' chain link (denser pattern than other pools) with 3 rows of barbed wire above. 1" diamond mesh.
Parking lot lighting											
Site lighting outside fence											Yes, at adjacent tennis courts
Flood Plain/Regulatory Issues (TCEQ)											
TOTAL							\$7,994				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Springwoods

Constant running of slide and mushroom pumps will cause damage.

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											Municipal
Volume		115,192	gal.								
Pool Perimeter		325.00	ft								
Surface Area		4,400.00	sf								
Turnover Rate		400	GPM								
Turnover Time		4.80	hrs								
Shape		Z'									
Depth (min. - max.)		0' - 5'	ft								
Lap Lanes	6	25	YD								
Cross Lanes	N										
Pool floor			x								Sprayed Concrete
Appearance			x								Diamond Brite
Pool walls			x								Sprayed Concrete
Appearance			x								Diamond Brite
Coping											
Pool deck		288.9			x		\$500				Replace 10' x 5' section opposite slide
Tiles/Waterline			x								Tiled
Deck Depth Markers											Tiled
Wall Depth Markers											Tiled
Warning / No Diving											Tiled
Pool lighting - in side walls	N										
Pool deck equipment											
Life guard chairs	3				x						
Ladders	3				x						
Steps	N										
Slide	N						\$15,000	x			Slide - 10' High - Refinish; rusted bolts at base.
ADA Lift	Y										
ADA Compliance	Y										
Circulation system											
Surge tank	N										
Filtration system		30	s.f.								
Filter Rate		13.33	gpm/sf								
Gutter	N										
Skimmers	10										
Drains											
Returns / Inlets											Wall Inlets
VGB Compliance	Y										Need to verify Grates
Valves											
Piping											
Pump											
Strainer											
Pool heater	Y						\$1,500				Not been used in 2 years
Backwash discharge											
Backwash holding tank	N						\$2,500				
Flow meters							\$1,500				
Pressure gages							\$1,000				
Chemical System											
Sanitation											Calcium Hypochlorite
pH Control											Muriatic Acid
Stabilizer											
Residual											



Facility Name Springwoods

Constant running of slide and mushroom pumps will cause damage.

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Slurry System	N										
Chemical feed system											Peristaltic Pumps
Chemical controller											Chemtrol
Chemical storage											in pump room
UV system	N										
TOTAL							\$22,000				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Springwoods

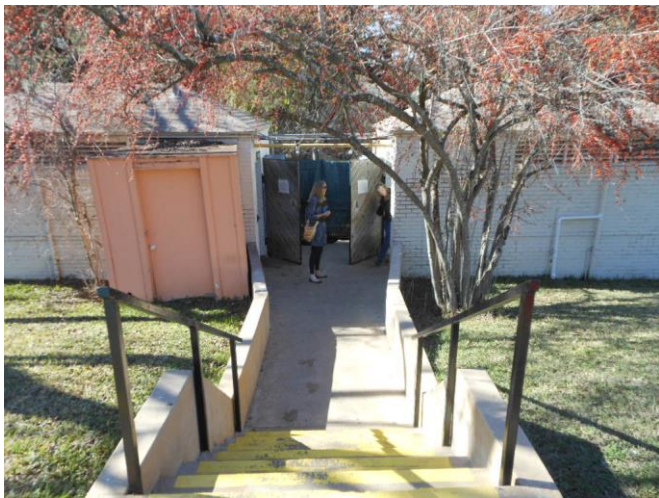
MEP	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Water Closets						X	\$7,500		X		Womens left hand water closet has broken flush lever. Flush tank water closets installed (typically flush valve in other locations)
Lavatories					X		\$4,000			X	
Showers					X		\$1,200			X	Exterior shower did not function
Drinking Fountain					X		\$2,200			X	
Piping					X		\$4,000			X	
Water Heater						X	\$300			X	Items are being stored on top of the water heater, which creates a fire hazard
Hose bibb						X	\$500		X		Hose bibb is crooked (mounted near exterior fence)
Lighting Fixtures					X		\$1,500		X		Tree lighting fixtures are not properly supported, can see fixture pulling away from tree due to tree growth
Electrical Gear						X	\$750			X	Gear is older but in good shape. Electrical wireway is missing cover.
Outlets					X		\$1,500		X		Non-GFIC outlets are present near water in violation of NEC. Restroom receptacles not GFIC
Hand Dryer					X		-			X	Hand dryer functional
<b>TOTAL</b>							<b>\$23,450</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Springwoods

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>Restroom</b>											
Columns					x		\$2,000				Splitting of wood at base at some columns
Slab				x							Minor Cracking
<b>Main Pool</b>											
Floor				x							Minor cracks only
Coping				x							Minor cracks only
Joints					x		\$2,000				Some differential movement at joints
Deck				x							Some cracking and movement
<b>Kiddy Pool</b>											
Floor				x							Minor cracking
Coping				x							Minor cracking
Joints					x		\$2,000				Some differential movement at joints
Deck				x			\$5,000				Some cracking and movement
<b>Site</b>											
Slide					x		\$800				Slide connection to ground, and tread hardware is rusted
Pergola					x		\$7,000				Overgrown and falling over
<b>TOTAL</b>							<b>\$18,800</b>				

## Big Stacy Neighborhood Pool



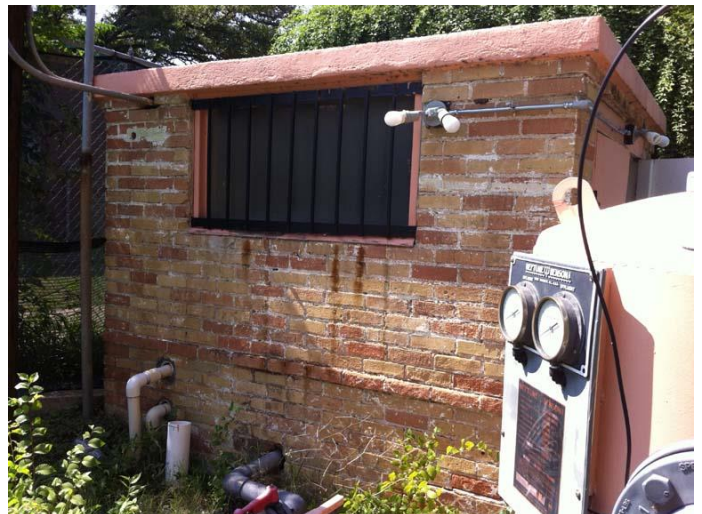
Historic Bath House



Pool



Bathroom Addition



Well Head Building

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Stacy Pool  
 Map Number \_\_\_\_\_  
 Address 700 E. Live Oak St. Zip 78704  
 District S  
 Pool Type Neighborhood Year Constructed 1935 1997 Year Renovated \_\_\_\_\_  
 Pool Class B

**Overview:** Big Stacey is one of the few pools which is open year round in Austin. It is unique in many ways. Big Stacey is only one of three pools in Austin that is still spring-fed, keeping it cool in the summer and heated by an artesian well (2,000 feet deep) in the winter. It is also historic, being one of the oldest pools that is still in use, and has kept its charm from when it was built in 1936 through the Works Progress Administration. The original bath houses are still used and reasonably maintained, and more recent construction houses the life guard/ pump house and an additional building for toilet/ shower facilities. There are some general maintenance items which need to be performed. The gutter around the edge of the pool deck needs some attention as it is sinking. Inadequate off-street parking and accessible parking create a big issue.

**ADA/ TAS Compliance:** Although the original bath house for the pool is still open for use, a newer restroom and shower facility has been installed near the front gate which complies with ADA. The biggest issue at this pool is the steep approach to the pool from the parking area where the grade exceeds ADA compliance. There are multiple items which are missing in restroom/ bath areas which need to be replaced.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** M-F 6am - 8pm Sa-Su 10am - 8pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
Repair Estimate - Historic bath houses		300					\$75,000				Recommend performing extensive envelope and roof maintenance/ restoration.
Repair Estimate - New restrooms/ showers (ADA Compliant)		900					\$11,250				Recommend performing minor maintenance/ repairs.
Separate from pump room?											Yes
Restrooms	1M/ 1W				X						Historic building - 1M/ 1W non-ADA accessible/ compliant restroom/ shower
	1M/ 1W		X								Recent building - 1M/ 1W new ADA compliant restroom. <i>Women's Restroom:</i> Frame of grill in door is rusting; wall stop is missing; door hinges are beginning to rust <i>Men's Restroom:</i> Door hinges and other misc hardware are beginning to rust
Inside pool fence? In park?											Both restroom/ bath facilities are within the pool fencing
Exterior walls						X					Historic building - painted brick, top courses of brick is deteriorating and mortar joints in general are too deep due to deterioration - An additional painted wood structure with flat asphalt roof has been added on the Women's building and due to site drainage conditions is rotting out at the bottom.
				X							New building - premanufactured concrete
Interior walls						X					Historic building - painted brick, needs a new coat of paint
				X							New building - painted smooth concrete
Roof						X					Historic building - asphalt shingle; fascia is rotting and doesn't meet at corners (fascia needs to be replaced)
				X							Recent building - standing seam metal
Doors					X						Historic building - decorative wood, no frames
				X							Recent building - hollow metal (missing door stops)
Floor/Drainage				X							Historic building - concrete w/ floor drain
				X							Recent building - concrete w/ floor drain
Ceiling					X						Historic building - painted plywood on bottom of structure
				X							Recent building - painted gysum board
Lighting/Power					X						Historic building - series of high wood louvers with wood doors (hinge on the top and can be opened as needed); variety of fluorescent and bare incandescent lights surface mounted to the ceiling; heating units with no wire protection cages suspended from the ceiling
			X								Recent building - clerestory amber colored, textured windows let in light but obscure visibility - surface mounted fluorescent lighting
Office											None
Guard Room					X						Located in same building as pump house on floor above equipment; heaters installed just above floor base rusting; handrail on both sides of stairs leading up to door do not have extension
Concessions/Vending											None
Men/Women Changing/											Recent building - Shares same building with new restrooms, ADA compliant with shower controls and seat
	M				X						Men's: hinged ADA dressing seat and robe hooks are missing
	W			X							Women's: missing robe hooks
											Historic building - separate buildings for Men's and Women's

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Shower Rooms	M				X						Men's: shower entry has a curb making it inaccessible; wall mounted wood bench but no ADA bench; one toilet is not enclosed in a stall; no urinal screens; all robe hooks are high
	W				X						Women's: shower entry has a curb making it inaccessible; wall mounted wood bench but no ADA bench; one toilet is not enclosed in a stall; all robe hooks are high
Family Changing Rooms											None
Plumbing fixtures	M				X						Historic building - 1 non-ADA shower; 2 non-ADA toilet; 1 non-ADA urinal; 1 non-ADA lavatory
	M			X							Recent building - 1 ADA shower; 1 ADA toilet; 1 ADA urinal; 1 ADA lavatory
	W				X						Historic building - 1 non-ADA shower; 2 non-ADA toilets; 1 non-ADA lavatory
	M			X							Recent building - 1 ADA shower; 1 ADA toilet; 1 ADA lavatory
Toilet partitions						X					Historic building - non-ADA wood partitions with rod and shower curtain for privacy
ADA Compliance				X							Recent building - change in grade between sidewalk and threshold for Women's restroom exceeds ADA tolerances; ADA signage present adjacent to restroom and shower entrances
						X					Historic building - there is a non-ADA ramp leading up to this structure from the parking and steps are the only way down from the pool to this building
Drinking fountain on building											** see Site Inside Fence section **
Water and sanitary service											
Electrical system, service entrance and panel boards											
Other											Old guard house located in the northeast corner currently used for storage - exterior is painted plywood - 70% of wood is rotting - recommend removal/ replacement
<b>PUMP ROOM</b>											
Repair Estimate - Historic Pump House		85					\$21,250				Recommend performing extensive envelope and roof maintenance/ restoration in addition to other minor maintenance/ repairs.
Repair Estimate - New Pump/ Guard House		860					\$34,400				Recommend performing minor maintenance/ repairs.
Chemical Storage Room											
Pump/Filter Room											Condensate line exiting guard house at pump room finished floor level; dark mold growing on outside of building around line and multiple holes drilled in block and grout joints around condensate line
						X					Additional older pump house on south end of pool - exterior is brick (mortar is deteriorating or missing), interior walls are painted brick; pair of painted wood doors & frame (need to be repainted) with hasp/ padlock; 2 bare incandescent bulbs are on the door head on the exterior; ceiling is concrete with rebar exposed in places; single incandescent bulb with wire cage; flat concrete roof
Electrical system											
Grating											
Sump pump											
Storage											
Work area											
Ventilation											
Eye wash											Yes - recent orange one
Safety											
Pit access											
Roof				X							Asphalt shingle on main 2-story roof and standing metal seam on side shed over open air chemical storage
						X		X			Bottom side of eaves on high roof only have prime coat of paint; fascia board and nailer at top of split face on low metal shed roof are raw unpainted wood (recommend painting); soffit vent on west side is painted over and mold is visible on underside of roof overhang
Floor/Drainage											
Walls					X				X		Rusted metal mesh for open air chemical storage and split face block for balance of wall
Doors					X				X		Rusting hollow metal doors, frames and hardware; door knob is round and not ADA
<b>TOTAL</b>							<b>\$141,900</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Stacy Pool

**Drainage Issues:**

Ground east of property line drains onto property and/or into pool.  
 Ground slopes steeply away from pool on the west side. Construction of retaining wall to prevent erosion may impact nearby Heritage tree.  
 Rock wall along the east end of pool is tilting. Nearby ground drains toward rock wall and has nowhere to drain away.  
 West of parking lot needs to be regraded to 3:1 slope or a retaining wall should be constructed to reduce erosion.  
 Northeast side of pool near pool house shows signs of significant erosion.  
 There are no deck drains in the pool deck.

**ADA Issues:**

Two handicap parking spaces have recently been added to adjacent parking lot, but do not have parking signs or curb stops. Slopes may or may not be compliant.  
 ADA access to pool is greater than 5%, but no ramps with railings are available.

**Parking Lot Issues:**

Parking lot is shared between pool and trailhead. Parking is inadequate.  
 There is only directional parking available in one direction and no room to turn around.  
 Parking spaces lack curb stops.  
 Parking lot does not have curb to prevent motorists from driving into creek.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn						X					Trees need pruning; northwest corner (by guard house) showing signs of erosion with soil washed out from under concrete retaining wall. Few trees; berry bearing trees undesirable in pool area.
Irrigation											
Sunbathing Area					X						Adequate
Drainage					X		\$72,303				
Sewer line											
Water line											
Site furniture					X						Lockers outside of historic restrooms, not accessible not ADA compliant
Benches	5										Variety of benches (3 aged wood, 2 metal) , none ADA accessible; low wall surrounding pool which can/ is used as seating; benches poor.
Picnic tables											None
Trash receptacles				X							Concrete enclosure for cans by entrance
Drinking fountains	1 hi/ lo				X						Aged, showing signs of rusting
Shower											** see Pool House section **
Pool deck						X					Edge curb around pool deck sinking - uneven surface between it and deck
Deck drains											
Shade structures											None
Pool area lighting/Power						X					Bare bulbs @ 7' aff overhead in area between historic restrooms
				X							Vandal resistant wall mounted lights on outside of new restrooms/ shower house
				X							Wood pole mounted light at each end of pool; site lighting is not left on at night due to neighbor complaints in the past lighting is turned on/ off by lifeguard when they arrive/ leave
ADA Compliance											
Stone wall					X						Wall around deck - cap broken.
OUTSIDE FENCE											
Parking Lot						X					Inadequate parking count, lot not improved
Total parking spaces	19										
HC spaces	2										
Bike racks	2				X						
Site access and circulation					X						
ADA access							\$25,183				Not compliant - Improved from March to August visits
Sidewalks to pool						X					Sidewalk from parking area too steep to comply with ADA
Site amenities					X						
Signage and way finding					X						
Site security					X						
Curbs											
Pool perimeter fencing					X						10 foot chain link fencing; 8' with netting to 10' on school side-poor; windscreen.
Parking lot lighting											
Site lighting outside fence											

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Flood Plain/Regulatory Issues (TCEQ)											Located in a flood plain
<b>TOTAL</b>							<b>\$97,486</b>				



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Stacy Pool

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SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											
Volume		200,500	gal.								
Pool Perimeter		280.00	ft								
Surface Area		4,000.00	sf								
Turnover Rate		490	GPM								
Turnover Time		6.8	hrs		x						
Shape		Rectangle-100'x40'									
Depth (min. - max.)		3'6" - 10'									
Lap Lanes	6										
Cross Lanes											
Pool floor		Concrete			x						Cracks in Concrete are visible through water
Appearance											Painted
Pool walls					x						
Appearance											Painted
Coping											
Pool deck		2700	s.f.				\$54,000				Heaving and Cracking, some trip hazards have already been painted. There are drop off' sat the edge into the lawn space.
Tiles/Waterline											Stainless Steel
Deck Depth Markers					x		\$1,000				Painted
Wall Depth Makers				x							Painted
Warning / No Diving						x	\$1,000		x		Painted
Pool lighting - in side walls											
Pool deck equipment											
Life guard chairs	2				x						
Ladders	4			x							
Steps	N										
Diving boards	N										
ADA Lift	Y										
ADA Compliance	Y										
Circulation system											
Surge tank	Y										
Filtration system											
Filter Rate											
Gutter						x	\$19,600		x		Extruded Fiberglass Grates need to be replaced
Skimmers	N										
Drains				x							
Returns / Inlets				x							
VGB Compliance				x							
Valves				x							
Piping				x							
Pump				x							
Strainer				x							
Pool heater	Y			x							Natural Heat from Hot Spring Well
Backwash discharge				x							Discharge to Creek
Backwash holding tank	Y			x							
Flow meters							\$1,500				
Pressure gauges					x						
Chemical System											
Sanitation				x							
pH Control				x							Muratic Acid
Stabilizer											

Facility Name                      Stacy Pool

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Other											Sodium Thiosulfate
Chemical feed system				x							Peristaltic Pumps
Chemical controller				x							Aquasol
Chemical storage					x						
UV system	N										
TOTAL							\$77,100				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Stacy



MEP	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Fan						X	\$5,000		X		Exhaust fans at restrooms and at equipment room not running
Water Closets					X		\$15,000			X	
Lavatories					X		\$8000 (\$1000 to repair)			X	Lavatories have hot water but not ADA covers on drains.
Showers					X		\$2,500			X	
Drinking Fountain					X		\$2,200			X	
Piping					X		\$15,000			X	
Water Heater					X		\$3,000			X	
Lighting Fixtures						X	\$600		X		Lighting fixture is broken
Electrical Gear				X			\$5,000		X		Panel looks new, but access is blocked by equipment
Outlets					X		\$500		X		Non-GFIC outlets are present near water in violation of NEC
<b>TOTAL</b>							<b>\$48,800</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name Stacy

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments	
				Good	Fair	Poor		H	M	L		
Pump Room/Office												
Walls				x							CMU	
Foundation					x						Pitted concrete near drain	
Floor system				x							Wood framing supported on steel angles bolted to CMU	
Historic Restroom												
Walls					x		\$1,000				Masonry joints eroded, some units moved	
Roof				x							Roof framing covered	
Slab				x								
Newer Restroom												
Walls				x								
Benches				x								
Slab				x								
Main Pool												
Floor				x								
Coping				x								
Joints				x								
Deck				x								
Site												
Retaining wall					x		\$1,000				Retaining wall north of office has lost support at bottom due to erosion	
Historic Well Building												
Slab					x							
Roof structure					x		\$5,000				Corrosion and spalling, needs repair/replacement	
Wood Storage Building												
Walls						x	\$2,000				wood wall structure severely deteriorated	
TOTAL							\$9,000					





Pool House



Pool

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name	St. Johns	CLOSED	
Map Number			
Address	889 Wilks Ave.	Zip	78752
District	NW		
Pool Type	Neighborhood	Year Constructed	1965
Pool Class	B		Year Renovated



**Overview:** St. John's sits in a neglected park. It is the furthest pool north which could serve the East side of IH-35. On the whole, the pool and bath house facility are still in fairly good condition considering the pool has been closed for 5 years and vagrants have been living outside of the Men's restroom. Unfortunately the pool is hard to find. It is at the end, and off to the right, of a dead end unimproved street and is not visible from the road. In 1970, St. Johns Elementary was closed and eventually demolished and the site redeveloped as a retail use in 1994. The adjacent building has been abandoned relocated and this building is now proposed for reuse as the Police and Municipal Courts Facility. Since the elementary school closed, park patronage has slowly dwindled and the area left unmaintained. There is sufficient open land adjacent to the pool to develop a nice park/ playground setting with car parking that would serve and benefit the neighborhood and also attract pool patronage.

**ADA/ TAS Compliance:** The pool and its pool house have not been improved to meet ADA accessibility. There is no paved route from the end of the paved road to the pool entry, nor is there any HC parking.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** Has been closed to the public since 2007.

BUILDINGS	Num	Size Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		260					\$65,000				Recommend total renovation of both restrooms with some building modification.
Separate from pump room?											In between the two restroom areas
Restrooms	1M										Not reviewed (locked); 2 ventilation openings at top of wall 7"x13" & 2 at bottom 4"x13" on East and West sides
	1W				X						2 ventilation openings at top of wall 7"x13" & 2 at bottom 4"x13" on East and West sides
Inside pool fence? In park?											Inside pool fence
Exterior walls					X						Red brick (needs to be power washed)
Interior walls					X						Red brick
Roof					X						Concrete (needs to be power washed)
Doors											Sliding painted steel diamond plate, lightly rusting (needs to be cleaned/ painted); 24" wide opening
Floor/Drainage					X						Concrete
Ceiling					X						Concrete
Lighting/Power											None
Office											None
Guard Room					X						In-between restroom areas; door needs to be painted; 1 ventilation opening at top of wall on East and West sides
Concessions/Vending											None
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	M										Not reviewed
	W										2 floor mounted porcelain toilets; 1 wall hung porcelain coated sink
Toilet partitions					X						Heavy corrugated metal on metal pipe frame
Showers	0										
ADA Compliance											No braille restroom signage (painted signs over door); restroom openings are not wide enough; restrooms are not ADA compliant
Drinking fountain on building	0										
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>		0					\$50,000				Recommend building pump house (estimate for 250 s.f. building).
Chemical Storage Room											Fill & drain pool, has not been converted
Pump/Filter Room											
Electrical system											
Grating											
Sump pump											
Storage											
Work area											
Ventilation											
Eye wash											
Safety											
Pit access											
Roof											
Floor/Drainage											
Walls											



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**



Brandstetter Carroll Inc.  
 ARCHITECTS ENGINEERS PLANNERS

Facility Name St. Johns

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn						X					Fence door could not be opened due to tree/ bush grown through it; typically everything is overgrown; several shade trees need pruning
Irrigation						X					None
Sunbathing Area						X					Inadequate; south side only has about 6'x25' of grass between the pool deck and fence, fence is on the edge of pool deck on all other sides
Drainage											
Sewer line											
Water line											
Site furniture											
Benches	0					X					
Picnic tables	0					X					
Trash receptacles					X						** see Site Outside Fence section **
Drinking fountains	0										
Shower	1										Near door; high head only
Pool deck											About 36" wide; 3" conc. curb between walkway and concrete path to restrooms (then another step up for restrooms); 3" conc. curb at edge of deck where meets grass on south side
Deck drains											Yes
Shade structures	0										None
Pool area lighting/Power											None
ADA Compliance											Shower does not comply and restrooms are inaccessible
OUTSIDE FENCE											
Parking Lot											
Total parking spaces											Street parking but none adjacent to pool; surface parking in vacant lot adjacent
HC spaces	0										
Bike racks	0										
Site access and circulation						X					No pavement past end of dead end street; only beaten dirt path to the pool facilities
ADA access						X					Not accessible
Sidewalks to pool						X					None
Site amenities						X					1 concrete enclosure for can located outside of fence near entry gate
Signage and way finding						X					Sign for "St. John Park" but does not indicate pool; pool is past end of dead end street and is not visible from street
Site security						X					
Curbs						X					
Pool perimeter fencing					X						7' chain link with 3 rows of barbed wire; East side has been cut and patched several times (where we entered)
Parking lot lighting						X					None
Site lighting outside fence						X					None
Flood Plain/Regulatory Issues (TCEQ)											Not in a flood plain
TOTAL							\$0				

**Workshops, Focus Group, & Stakeholder Comments:**



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name St. Johns



SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											Municipal
Volume			gal.								
Pool Perimeter			ft								
Surface Area			sf								
Turnover Rate			GPM								
Turnover Time			hrs								
Shape											
Depth (min. - max.)			ft								
Lap Lanes			YD								
Cross Lanes											
Pool floor											
Appearance											
Pool walls											
Appearance											
Coping											
Pool deck											
Tiles/Waterline											
Deck Depth Markers											
Wall Depth Markers											
Warning / No Diving											
Pool lighting - in side walls											
Pool deck equipment											
Life guard chairs											
Ladders											
Steps											
Diving boards											
ADA Lift											
ADA Compliance											
Circulation system											
Surge tank											
Filtration system			s.f.								
Filter Rate			gpm/sf								
Gutter											
Skimmers											
Drains											
Returns / Inlets											
VGB Compliance											
Valves											
Piping											
Pump											
Pump Motor											
Strainer											
Pool heater											
Backwash discharge											
Backwash holding tank											
Flow meters											
Pressure gages											
Chemical System											
Sanitation											
pH Control											
Stabilizer											
Residual											
Slurry System											
Chemical feed system											
Chemical controller											
Chemical storage											
Chemical sampling probe											

Facility Name St. Johns



SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
UV system											
Filtration building											
Electrical service											
Dept. of Health compliance											

Facility Name St. Johns

[illegible]

Workshops, Focus Group, & Stakeholder Comments:
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ADA / TAS Compliance:
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Other:

Facility Name St. Johns

[illegible]

Workshops, Focus Group, & Stakeholder Comments:
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ADA / TAS Compliance:
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Other:
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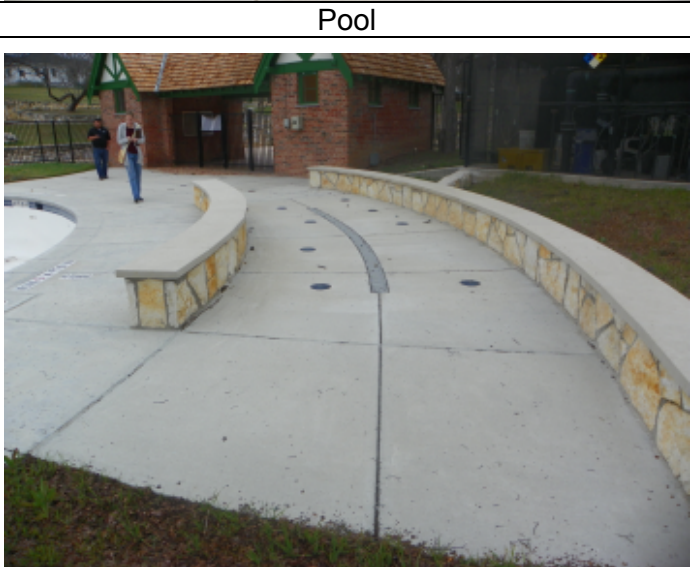
Pool House



Pool



Pump House



Spray Pad

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name	West Austin				
Map Number					
Address	1317 W. 10th St.	Zip	78703		
District	NW				
Pool Type	Neighborhood	Year Constructed	1930	2011	Year Renovated
Pool Class	B				

**Overview:** West Austin is a small round pool adjacent to a Tudor style restroom facility which also serves the park. The neighborhood has been very involved in fundraising and improving this park. The restroom facility and pool area create a very pleasant, well-kept appearance. Minimal maintenance needs to be performed at this pool (e.g. painting the interior of the guard room). The addition of a few amenities such as benches or a small shade structure would be a beneficial improvement.

**ADA/ TAS Compliance:** A good attempt has been made at complying with ADA. The site presents a challenge as it is in a very hilly part of Austin and the natural slope of the land exceeds ADA limits. Once the length of sidewalk from the HC parking space to the street sidewalk has been traversed, the path to the pool is fairly compliant. The park restrooms which the pool shares have had a good attempt at bringing them into compliance, and for the most part do comply.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** Tu-F 4pm-8pm Sat-Sun 2:30pm-7pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		0					\$0				No pool house
Separate from pump room?											Yes
Restrooms	1M				X						Restrooms have been updated and ADA compliance was attempted; sidewalk is flared up to create a small ramp up to restroom door threshold (no landing outside of door before ramp); no door latch
	1W				X						Restrooms have been updated and ADA compliance was attempted; no door latch
Inside pool fence? In park?											In park, but directly adjacent to pool entrance
Exterior walls					X						Brick
Interior walls											Restrooms walls have ceramic tile
Roof					X						New wood shake
Doors					X						Painted wood plank
Floor/Drainage											
Ceiling					X						Painted wood plank
Lighting/Power					X						Vandal resistant ceiling mounted
Office											None
Guard Room						X					Located in entry house, on other side from restrooms; is on park side of pool fence; plank boards making up interior walls & ceiling are peeling (needs to be scraped/ painted)
Concessions/Vending											None
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	M				X						Porcelain toilet; stainless sink (34" AFF)
	W				X						Porcelain toilet; stainless sink (34" AFF)
Toilet partitions											None
Showers											None
ADA Compliance					X						Restrooms have ADA braille signage; grab bar behind women's toilet is too high
Drinking fountain on building											
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>		1,200					\$15,000				Recommend performing minor maintenance/ repairs
Chemical Storage Room											
Pump/Filter Room											
Electrical system											
Grating											
Sump pump											
Storage											
Work area											
Ventilation											
Eye wash											None
Safety											
Pit access											
Roof					X						Unpainted/ raw wood framing (needs to be painted) w/ shingles
Floor/Drainage					X						Concrete
Walls					X						Coated cyclone fence all four sides
<b>TOTAL</b>							<b>\$15,000</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name West Austin

**Drainage Issues:**  
 Park slopes toward pool and pool entrance. Water collects at pool entrance near stone wall. Need to add grate drain here and connect storm drain to existing grate drain.

**ADA Issues:**  
 Two HC parking spaces up on top of hill to the west of the pool. Spaces are marked with signs and faint pavement markings. Sidewalk/ramp connects from parking to sidewalk along 10th Street. Portions are 11.7% down slope. Sidewalk is less than 4-feet wide. Consider removing and replacing with a series of ramps and landings. Sidewalk along 10th Street has 3.3% cross slope and 6% down slope. Consider removing and replacing. Sidewalk from ramp with rock wall to playscape area has 5.5% cross slope. This section of sidewalk should be removed and replaced. Sidewalk with rails near the pool has stretch of ramp at 10% slope for longer than 10-feet without landings. Consider removing and replacing with series of ramps and landings.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn											20% of grass shaded by tree canopy
Irrigation											
Sunbathing Area					X						Adequate
Drainage							\$11,655				
Sewer line											
Water line											
Site furniture											
Benches	0										
Picnic tables	0										
Trash receptacles	0										
Drinking fountains	0										** see Site Outside Fence section **
Shower	0										
Pool deck					X						Splash pad area with trough drain down center on Northwest side
Deck drains											
Shade structures											None
Pool area lighting/Power											
ADA Compliance											Has concrete area off of pool deck for HC area
OUTSIDE FENCE											
Parking Lot											
Total parking spaces											Provided in asphalt paved area off of 10th street but are not striped
HC spaces											Area for HC parking striped but not officially indicated; concrete pathway with handrail on one side provided down to street sidewalk for access to park; slope of pathway from parking area should be verified as to compliance
Bike racks	5										Adjacent to side entrance (which is used as primary entrance)
Site access and circulation											
ADA access						X	\$57,548				
Sidewalks to pool					X						Tile mosaic paving at entry gates is deeply cracked in multiple places
Site amenities											Hi/ lo stainless drinking fountain near bike racks on West side
Signage and way finding						X					No signage indicating accessible route to pool
Site security											
Curbs											
Pool perimeter fencing					X						6' recent black picket fence
Parking lot lighting											
Site lighting outside fence											
Flood Plain/Regulatory Issues (TCEQ)											Not in a flood plain; active permit to install irrigation system in park
TOTAL							\$69,203				



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name West Austin

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SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											Municipal
Volume		44,250	gal.								
Pool Perimeter		120.00	ft								
Surface Area		1,500.00	sf								
Turnover Rate		375	GPM								
Turnover Time		1.97	hrs								
Shape		Round									
Depth (min. - max.)		4	ft								
Lap Lanes	N		YD								
Cross Lanes	N										
Pool floor					x						
Appearance					x						
Pool walls					x						
Appearance					x						
Coping				x							
Pool deck				x							
Tiles/Waterline				x							Tiled
Deck Depth Markers				x							Tiled
Wall Depth Makers				x							Tiled
Warning / No Diving				x							Tiled
Pool lighting - in side walls	N										
Pool deck equipment											
Life guard chairs	1			x							
Ladders	1			x							
Steps	Y			x							Not ADA Compliant, but not needed to be
Diving boards	Num										
ADA Lift	Y			x							
ADA Compliance	Y										
Circulation system											
Surge tank	Y										
Filtration system		24	s.f.								
Filter Rate		15.63	gpm/sf								
Gutter	N										
Skimmers	Y										
Drains											
Returns / Inlets					x						Wall Inlets, fiberglass seperating
VGB Compliance	Y										
Valves				x							
Piping				x							
Pump				x							
Pump Motor											
Strainer											
Pool heater	N										
Backwash discharge											To Park
Backwash holding tank	Y										
Flow meters							\$1,500				
Pressure gages											
Chemical System											
Sanitation											Calcium Hypochlorite
pH Control											Muriatic Acid
Stabilizer											

Facility Name West Austin

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SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Residual											
Slurry System	Y										
Chemical feed system											Peristaltic Pumps
Chemical controller				x							Chemtrol
Chemical storage					x						In filter area, open air
UV system	Y										
<b>SPLASH PAD</b>			s.f.								
Spray features	8										Deck Sprays
Surface						x					Concrete, Drains to pool
Chemical feed system											Combined
Chemical controller											Combined
Shade structures	N										
UV system	Y										
ADA Compliance	Y										
<b>TOTAL</b>							<b>\$1,500</b>				

Facility Name West Austin

7/21/2014

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES STRATEGIC MASTER PLAN**

Facility Name West Austin

Structural	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	

<b>Site</b>											
Walks					x						diverse cracks in many locations
Stone retaining walls						x					deep horiz. + vert. cracks. Failing at tree roots. 10' section rotated forward.

<b>Pool House</b>											
T&G wood ceiling				x			\$3,000				localized damage from roof leaks
Slab						x	\$3,000				Entry slab has long raveling cracks reflected through tile

<b>Pool</b>				x							No defects noted
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<b>Pump Structure</b>				x							No defects noted

<b>TOTAL</b>							<b>\$6,000</b>				
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<b>TOTAL - BUILDINGS, SITE, &amp; POOL</b>							<b>\$6,000</b>				
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**Workshops, Focus Group, & Stakeholder Comments:**

**ADA / TAS Compliance:**

**Other:**

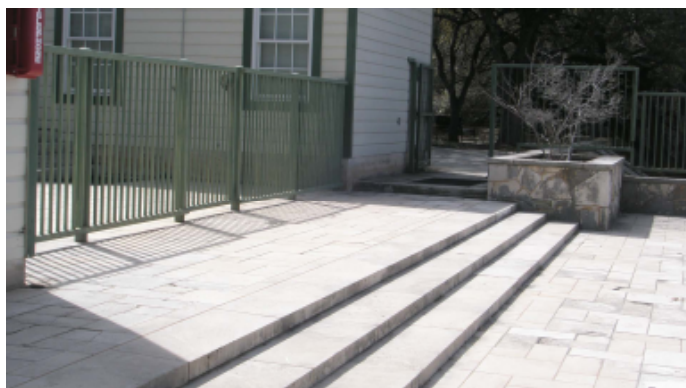




Pool House



Pool



Stairs Between Pool and Building



Pump Room

# **QUALITATIVE ASSESSMENT**

## **AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name	Commons Ford Ranch		
Map Number			
Address	614 Commons Ford Rd.	Zip	78733
District	S		
Pool Type	Special Rental	Year Constructed	
Pool Class		Year Renovated	

**Overview:** Commons Ford is a former working ranch with an unfurnished ranch house overlooking the banks of Lake Austin which was donated to the City of Austin. The pool itself is maintained by Aquatics and the rest of the park, grounds and house by the Parks Department. The house/ pool is in a wonderful quiet hill country setting. Constantly maintained ventilation needs to be installed in the pool pump/ equipment area which should decrease the deterioration and prolong the life of any metal items in this area. The attractive blue mosaic pool tiles covering the entire pool and coping are falling off in large areas and this will only continue unless the tile receives significant attention very soon. The lighting installed in the knee walls around the pool deck does not work and appears to be a **ADA/ TAS Compliance:** The pool is not accessible nor is the one exterior restroom. The main ranch house is the only area accessible and only through its front entry.

**Admission:** Pool/ ranch house facility is rented on a reservation basis.

**2013 Pool Schedule:** Tu-Sun 1pm-6pm (park hours) 10 am - 10 pm hours available for reservation

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		0					\$0				No pool house
Separate from pump room?											Yes
Restrooms											A very small closet located in a corner of the carport/ garage area; a step up is required to enter; the room is about 24 inches wide
Inside pool fence? In park?											
Exterior walls											Garage/ carport has painted wood siding
Interior walls					X						Garage/ carport has gypsum painted board walls; dirty
Roof											Garage/ carport has asphalt shingle roof
Doors						X					Solid wood, 5 panel
Floor/Drainage						X					Concrete
Ceiling											Garage/ carport has a painted plywood ceiling
Lighting/Power											One old ceiling fixture
Office											None
Guard Room											None
Concessions/Vending											None
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures											1 toilet; 1 sink (very dated)
Toilet partitions											None
Showers											None
ADA Compliance						X					
Drinking fountain on building						X					None
Water and sanitary service											Well water; septic system
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>		500					\$30,000				Recommend performing moderate maintenance/ repairs.
Chemical Storage Room					X						Rusty/ stained
Pump/Filter Room					X						Same area as Chemical Room
Electrical system											First area entered has no bulbs in the incandescent ceiling fixtures; 1x6 ceiling mounted fluorescent fixtures in pump room; electrical panel boxes rusting
Grating											None
Sump pump											
Storage											None
Work area											None
Ventilation						X					On outside, 1 fan laying in framed opening uninstalled; inside pump room old metal fan surface mounted to wood frame in exterior wall and controlled by wall switch
Eye wash											None
Safety					X						Sidewalk to pump room is settling and has created a 2" trip hazard
Pit access											None
Roof											None, beneath pool deck
Floor/Drainage					X						Concrete

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Walls											Fieldstone exterior; field stone/ concrete interior; misc. holes in stone on exterior of wall; very rusted louvers; mortar joints cracking
Doors						X					Exterior entry rusting hollow metal door and frame, hinges, louvers, closer; metal lintel is rusting/ paint missing (recommend replacing frame, hardware & cleaning/ painting door & lintel); light on exterior over door doesn't work
TOTAL							\$30,000				



# QUALITATIVE ASSESSMENT

## AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT

Facility Name

Commons Ford Ranch

### ADA Issues:

No ADA access to pool. Three wide steps from entrance to pool deck.

No ADA designated parking spaces. Temporary wooden ramp available to building only.

No ADA access from parking lot to pool entrance since width of existing door in garage is 31-inches.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn											None; minimal shade on East side of building from tree
Irrigation											None
Sunbathing Area											Adequate
Drainage											Roof on adjacent main house appears to have been recently replaced; downspouts have not been installed and holes in pool decks for underground downspout connections are open/unprotected
Sewer line											
Water line											Water is non-potable
Site furniture											
Benches	0										
Picnic tables	0										
Trash receptacles	0										
Drinking fountains	0										
Shower	0										
Pool deck					X						Smooth, flat stone set in an ashlar pattern; some cracking/ signs of settling
Deck drains											In recessed gutter around outer edge of pool coping; totally filled with dirt/ clogged
Shade structures											None
Pool area lighting/Power	2					X					Box is set in side of planter retaining wall; when turned on it makes a loud motor sound and does not turn lights on (investigate if this is a fire hazard and should be removed/ disconnected from power); finish on metal covers over lights is deteriorated/ chalking/ chipping/ rusted; one flood light mounted on main house lighting up pool area
ADA Compliance						X					
OUTSIDE FENCE											
Parking Lot											
Total parking spaces	7										Paved parking, without striping, surrounded by field stone curb/ wall
HC spaces	0										
Bike racks	0										
Site access and circulation					X						To access the site, users have to pass through the park gate, then drive up to the house
ADA access						X	\$13,213				The parking lot and garage/ carport are accessible but access beyond this point requires steps to access the rest of the site/ pool. 31" opening in garage door , then steps to pool.
Sidewalks to pool					X						
Site aesthetics				X							Has a beautiful view of the hill country landscape from the pool deck
Signage and way finding						X					Sign identifying the park but none showing the way to the pool/ house
Site security											
Curbs					X						Only for the parking area
Pool perimeter fencing						X					Most fencing members are rusting (recommend clean/ paint soon or will need to be replaced); hinges rusted
Parking lot lighting											Minimal; flood lights mounted on the outside of the garage but does not illuminate parking spaces
Site lighting outside fence											None

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SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Flood Plain/Regulatory Issues (TCEQ)											
<b>TOTAL</b>							<b>\$13,213</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Commons Ford Ranch

Pool over all is in very good shape, tile will need to be regouted at some point, maientence of tile and grout is inimportant for the longevity of the tile system.

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date											
Closing Date											
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											Well Water
Volume			gal.								
Pool Perimeter		118.60	ft								
Surface Area		744.00	sf								
Turnover Rate			GPM								
Turnover Time			hrs								
Shape		Rectangle									
Depth (min. - max.)		2' - 8'	ft								
Lap Lanes	N/A		YD								
Cross Lanes	N/A										
Pool floor					x						Concrete with Mosaic Tiles
Appearance				x							Good over all
Pool walls					x						Concrete with Mosaic Tiles, some missing.
Appearance				x			\$1,500				Good, few loose tiles
Coping				x							Natural Stone
Pool deck					x						Natural Stone
Tiles/Waterline					x						Mosaic Tile Gutter, many loose tiles
Deck Depth Markers	N/A					x	\$1,500				Painted
Wall Depth Makers											
Warning / No Diving						x	\$1,000				Painted
Pool lighting - in side walls					x		\$1,500				Switch panel is shorting
Pool deck equipment											
Life guard chairs	N/A										
Ladders	1										Over the wall
Steps	Y										Steps across shallow end
Diving boards	N/A										
ADA Lift	N						\$1,500				Needs Lift, ADA access is not avaiable to pool.
ADA Compliance	N										
Circulation system											
Surge tank	N/A										
Filtration system		?	s.f.								2 High Rate Sand filters
Filter Rate			gpm/sf								
Gutter					x						gutter around 3/4 of perimeter
Skimmers	N/A										
Drains	2			x							
Returns / Inlets											Wall inlets
VGB Compliance	Y										
Valves											
Piping					x						Mostly SCH 40 PVC
Pump				x							
Strainer				x							
Pool heater	N/A										
Backwash discharge											To Grass
Backwash holding tank	N/A						\$1,500				
Flow meters							\$500				
Pressure gages							\$500				
Chemical System											
Sanitation				x							Calcium Hypochlorate
pH Control				x							Muratic Acid
Stabilizer											

Facility Name Commons Ford Ranch

Pool over all is in very good shape, tile will need to be regouted at some point, maientence of tile and grout is inmportant for the longevity of the tile system.

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Residual											
Slurry System											
Chemical feed system				x							Parastolic Pumps
Chemical controller				x							Aquasol
Chemical storage					x						Same Room
UV system	N/A										
<b>TOTAL</b>							<b>\$9,500</b>				

Facility Name Commons Ford

7/21/2014

Facility Name Commons Ford Ranch

Main Pool										
Floor				x						Nothing Noted
Coping				x						Nothing Noted
Joints				x						Nothing Noted
Deck				x						Nothing Noted





Street Parking Only



Pool



Fill and Draw Pool



Chemical Storage



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name	Odom Wading Pool					
Map Number						
Address	1001 Sahara Ave.	Zip	78745			
District	S					
Pool Type	Wading	Year Constructed			Year Renovated	
Pool Class	D					



**Overview:** Odom is a stand-alone wading pool that is still a fill and drain pool. It has not been open for approximately 5 years. The wading pool is located on the same parcel of land as Odom Elementary and is between the school and its playground. There is no bathhouse serving the pool and there is no visible secondary restroom facility. There are no amenities and no grass around the pool. Garrison Pool (a larger, municipal pool) is located less than 2 miles away but there are not many pools serving the needs of residents south of Hwy 71.

**ADA/ TAS Compliance:** The pool gradually slopes from the pool deck level towards the deeper end and creates a situation where an individual could roll in. The pool does not have accessible parking available immediately adjacent to it. The pool deck around the pool is in disrepair and would not be accessible nor does it have a grommet for a HC sling.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** Closed to the public.

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>		0				X	\$50,000	X			No pool house. Estimate is for a new restroom facility with a storage room (approx. 250 s.f.)
Separate from pump room?											
Restrooms											None
Inside pool fence? In park?											
Exterior walls											None
Interior walls											None
Roof											None
Doors											None
Floor/Drainage											None
Ceiling											None
Lighting/Power											None
Office											None
Guard Room											None
Concessions/Vending											None
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	M										None
	W										None
Toilet partitions											None
Showers											None
ADA Compliance											None
Drinking fountain on building											** see Outside Fence section **
Water and sanitary service											None
Electrical system, service entrance and panel boards											None
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>							\$50,000				No pump house. Estimate is for a new pump house (approx. 250 s.f.)
Chemical Storage Room											Sublevel room under school (share w/ school); door & frame rusting (needs cleaning/ painting)
Pump/Filter Room											None
Electrical system											None
Grating											
Sump pump											
Storage											None
Work area											None
Ventilation											
Eye wash											None
Safety											
Pit access											
Roof											None
Floor/Drainage											Concrete

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Walls											CMU & concrete

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**



**Brandstetter Carroll Inc.**  
 ARCHITECTS ENGINEERS PLANNERS

Facility Name Odom Wading Pool

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn						X					No grass, fence is on edge of fairly narrow pool deck
Irrigation											None
Sunbathing Area											None
Drainage											
Sewer line											
Water line											
Site furniture											
Benches											None
Picnic tables											None
Trash receptacles											None
Drinking fountains											** see Outside Fence section **
Shower											None
Pool deck					X						6' wide
Deck drains											
Shade structures											None
Pool area lighting/Power											None
ADA Compliance											
OUTSIDE FENCE											
Parking Lot											Street parking directly adjacent to pool; additional parking lot on side of school
Total parking spaces	9										Parking lot on side of school
HC spaces	1										Has a pole sign; striped access aisle provided on passenger side of space; no wheel stop; HC ramp extends into striped access aisle & has no side flare (drop off)
Bike racks	0										
Site access and circulation						X					
ADA access											Access from HC parking is lengthy
Sidewalks to pool					X						
Site amenities					X						Tri-level drinking fountain next to fence; bolts at ground rusting some
Signage and way finding						X					No pool sign
Site security											
Curbs											
Pool perimeter fencing					X						6' chainlink fence
Parking lot lighting											N/A
Site lighting outside fence						X					No lighting at the pool nor any apparent at adjacent playground
Flood Plain/Regulatory Issues (TCEQ)					X						Not in flood plain
TOTAL							\$0				

**Workshops, Focus Group, & Stakeholder Comments:**

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Odom Wading Pool



SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments	
				Good	Fair	Poor		H	M	L		
Opening Date							Closing Date					
MAIN POOL - LAP POOL						s.f.						
Water source											Municipal	
Volume		14,960	gal.								Fill and Draw Pool	
Pool Perimeter			ft									
Surface Area		2,000.00	sf									
Turnover Rate	N		GPM			x						
Turnover Time	N		hrs									
Shape		L										
Depth (min. - max.)		0-2	ft									
Lap Lanes	N		YD									
Cross Lanes	N											
Pool floor					x						Poured Concrete	
Appearance					x						Painted	
Pool walls					x						Poured Concrete	
Appearance					x						Painted	
Coping											Concrete Edge	
Pool deck						x						
Tiles/Waterline						x					Painted	
Deck Depth Markers						x					Painted	
Wall Depth Makers						x					Painted	
Warning / No Diving						x					Painted	
Pool lighting - in side walls	N											
Pool deck equipment												
Life guard chairs												
Ladders	N											
Steps												
Diving boards	N											
ADA Lift	N											
ADA Compliance	Y										Has Zero Depth Entry	
Circulation system												
Surge tank	N											
Filtration system	N		s.f.									
Filter Rate	N		gpm/sf									
Gutter	N											
Skimmers	N											
Drains												
Returns / Inlets												
VGB Compliance												
Valves												
Piping	N											
Pump	N											
Strainer	N											
Pool heater	N											
Backwash discharge											Direct waste to storm	
Backwash holding tank	N											
Flow meters	N											
Pressure gages	N											
Chemical System												
Sanitation	Y										Granular	
pH Control	N											
Stabilizer												
Residual												
Slurry System	N											
Chemical feed system	N										Added by Hand	
Chemical controller	N											

Facility Name Odom Wading Pool



SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Chemical storage											In adjacent school
UV system	N										
TOTAL							\$150,000	Complete Replacement			
TOTAL - BUILDINGS, SITE, & POOL							\$150,000				

**Workshops, Focus Group, & Stakeholder Comments:**

**ADA / TAS Compliance:**

**Other:**

Facility Name Odom Wading Pool

[illegible]

Workshops, Focus Group, & Stakeholder Comments:
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ADA / TAS Compliance:
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Other:
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Facility Name Odom Wading Pool

[illegible]

Workshops, Focus Group, & Stakeholder Comments:
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ADA / TAS Compliance:
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Other:
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## Stacy Wading Pool



Park Restroom



Pool



Pump House



Live Oak



**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Little Stacy Wading Pool  
 Map Number \_\_\_\_\_  
 Address 2000 Alameda Dr. Zip 78704  
 District S  
 Pool Type Wading Year Constructed 1936 1997 Year Renovated \_\_\_\_\_  
 Pool Class D

**Overview:** Little Stacy is on the North side of the park from Big Stacy and has a nice playscape/ playground adjacent to its South and Blunn Creek right across the street (directly North). It is a pleasant wading pool, with plenty of shade on the North side. While the trees are an asset for shade, they do present a problem as they are large and overhang the pool and sidewalks creating cane detection safety issues. They also drop lots of leaves which cover and obscure most of the paving area.

**ADA/ TAS Compliance:** The park restrooms have attempted to comply with accessibility standards. Access to the pool from Sunset Ln requires using steps (no ramp is provided). Other parking is not within view from the pool. There is one tree limb that presents a cane detection hazard to those who can not see, as it hangs at 52" above the sidewalk and there is no way to detect it with a cane. Inside the pool fence the pool deck that is relatively flat, but on the North side of the pool the life guard stand is placed on the pool deck directly in front of a bench preventing pedestrian passage on pavement. In the Northeast corner of the pool, there is a tree limb that hangs down to approximately 48" above the pool deck and is another hazard for pedestrians who are required to bend to be able to duck beneath it.

**Admission:** No admission required to use pool.

**2013 Pool Schedule:** Tues-Sun Noon-7pm

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
<b>POOL HOUSE</b>		s.f.	s.f.								
<b>Repair Estimate</b>							\$0				No pool house
Separate from pump room?											No Pool House
Restrooms	1M				X						Toilet paper is chained to grab bar; soap dispenser (stainless) appears high
	1W				X						Toilet paper is chained to grab bar; no soap dispenser; large rusting metal access door in wall (18"x48"?)
Inside pool fence? In park?											In park
Exterior walls											Stucco
Interior walls					X						Concrete; need to be painted
Roof					X						
Doors											
Floor/Drainage					X						8x16 opening in plumbing wall at floor level; concrete floor stained (needs to be cleaned/ painted)
Ceiling											
Lighting/Power											
Office											None
Guard Room											None
Concessions/Vending											None
Men/Women Changing Rooms											None
Family Changing Rooms											None
Plumbing fixtures	1M				X						1 stainless sink (push controls); 1 stainless urinal (push button control); 1 stainless toilet w/ plastic seat (mushroom on wall); all plumbing fixtures need to be cleaned
	1W				X						1 stainless sink (push controls); 1 stainless toilet w/ plastic seat (wall lever flush); all plumbing fixtures need to be cleaned
Toilet partitions											None
Showers											None
ADA Compliance						X					Both restrooms have stainless grab bars; there are ramps leading up to restrooms but no extensions at the bottom; verify ramp slope is not excessive
Drinking fountain on building											** see Site Outside Fence **
Water and sanitary service											
Electrical system, service entrance and panel boards											
<b>PUMP ROOM</b>											
<b>Repair Estimate</b>		100					\$0				No maintenance recommended at this time
Chemical Storage Room											
Pump/Filter Room											
Electrical system											
Grating											
Sump pump											
Storage											
Work area											
Ventilation					X						Ventilation block high & low in the walls; 1 small fan

BUILDINGS	Num	Size (Estimated)	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Eye wash											None
Safety											
Pit access											
Roof					X						Concrete
Floor/Drainage											
Walls					X						CMU
<b>TOTAL</b>							<b>\$0</b>				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Little Stacy Wading Pool

<b>Parking Lot Issues:</b> No designated ADA parking available at pool entrance.
<b>ADA Issues:</b> No ADA access from East Side Drive to pool.
<b>Drainage Issues:</b> Runoff from park drains toward original pool entrance. Staff have blocked flow from entering by adding a sluice gate. Gate should be removed and replaced with concrete wall and fence on top matching existing fence.

SITE	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
INSIDE FENCE											
Landscaping/Lawn						X					Large oak trees overhang the pool (and hang down almost to the pool surface) and in some areas force the pedestrian to use the grass to go around the tree over the concrete pool deck and sidewalk to pool; there are ant infestations on all of the site but especially at West end; only about 20% is grass and is all shaded and full of rotting leaves, the rest either has concrete or uneven pavers
Irrigation											None
Sunbathing Area											None
Drainage							\$522				
Sewer line											
Water line											
Site furniture											
Benches	1					X					Metal bench adjacent to pool deck but not HC accessible
Picnic tables	1				X						Movable metal bench w/ wheelchair overhang
Trash receptacles	0										** see Site Outside Fence **
Drinking fountains	0										** see Site Outside Fence **
Shower	0										None
Pool deck					X						Hole in pool deck with a piece of plywood screwed over it
Deck drains	0										None
Shade structures	0										None
Pool area lighting/Power	0										None
ADA Compliance						X					Life guard stand is located directly in front of a bench on the pool deck rendering it impassable while staying on paved surfaces
OUTSIDE FENCE											
Parking Lot											
Total parking spaces						X					Most people park in non-marked head-in spaces along Sunset Ln.; street parking; the narrow one-way road is possibly dangerous
HC spaces	0										
Bike racks	2										
Site access and circulation						X					Inaccessible route from parking.
ADA access						X	\$3,200				Several steps required to access from Sunset Ln; no ramp. OK from park except cracked asphalt and sand on walk.
Sidewalks to pool					X						Cracked asphalt; one limb of oak tree right by entry gate is low (52" above sidewalk) and is a serious hazard for a visually impaired person
Site amenities					X						Tri-level drinking fountain outside fence on West end of pool; decorative metal trash can adjacent
Signage and way finding											None
Site security											
Curbs											
Pool perimeter fencing					X						5' metal picket fencing, flaking (needs to be painted); main gate facing park has been permanently closed (piece of metal 12" high AFF grade)
Parking lot lighting											None
Site lighting outside fence											None
Flood Plain/Regulatory Issues (TCEQ)											Not in flood plain but just outside as Blunn Creek is across the street
TOTAL							\$3,200				

**QUALITATIVE ASSESSMENT**  
**AUSTIN AQUATIC FACILITIES NEEDS ASSESSMENT**

Facility Name Little Stacy Wading Pool

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SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Opening Date							Closing Date				
<b>MAIN POOL - LAP POOL</b>			s.f.								
Water source											Municipal
Volume		14,025	gal.								
Pool Perimeter		160.00	ft								
Surface Area		1,500.00	sf								
Turnover Rate		150	GPM								
Turnover Time		1.56	hrs								
Shape		Rectangle									
Depth (min. - max.)		.75'-2'	ft								
Lap Lanes	N		YD								
Cross Lanes	N										
Pool floor					x						Poured Concrete
Appearance						x	\$12,000				Fiberglass
Pool walls					x						Poured Concrete
Appearance						x	\$1,600				Fiberglass
Coping											Concrete
Pool deck		960					\$19,200				
Tiles/Waterline											
Deck Depth Markers				x							Tiled
Wall Depth Makers				x							Tiled
Warning / No Diving						x	\$1,000				Painted
Pool lighting - in side walls	N										
Pool deck equipment											
Life guard chairs	1										
Ladders	N										
Steps	Y										
Diving boards	N										
ADA Lift											
ADA Compliance	N						\$30,000				Wading Pools require sloped entry
Circulation system											
Surge tank	N										
Filtration system		9	s.f.								High Rate Sand
Filter Rate		16.67	gpm/sf								
Gutter	N										
Skimmers	2										
Drains	2										
Returns / Inlets											Wall inlets
VGB Compliance	Y										
Valves											
Piping											SCH 80 PVC
Pump											
Strainer											Integral to Pump
Pool heater	N										
Backwash discharge											To Creek
Backwash holding tank	Y										
Flow meters							\$1,500				
Pressure gages							\$1,000				
Chemical System											
Sanitation											
pH Control											

Facility Name Little Stacy Wading Pool

SWIMMING POOLS	Num	Size	Unit	Condition Level			Estimated Values of Repairs	Priority			Comments
				Good	Fair	Poor		H	M	L	
Stabilizer											
Residual											
Slurry System											
Chemical feed system											
Chemical controller											
Chemical storage											
UV system	N										
TOTAL							\$66,300				

Facility Name Little Stacy Wading Pool

7/21/2014

Facility Name Little Stacy Wading Pool

7/21/2014