February 23, 2021 Special Meeting - CSP

TAYLOR POOL UPDATE

Purpose

- Provide Town Council with an update on the Taylor Pool

Background

- Taylor Pool was constructed in 1884/85. Opening in 1985 (36 years old)
- The facility construction was funded with a combination of general fund dollars and grant dollars
- From 2010-2015, the Town contracted the operations of Taylor Pool to a third party

Areas of Concern

1. Safety
2. Building condition
3. Mechanical equipment
4. Pool, deck, & equipment

Facility

Facility – inadequate for modern day operations

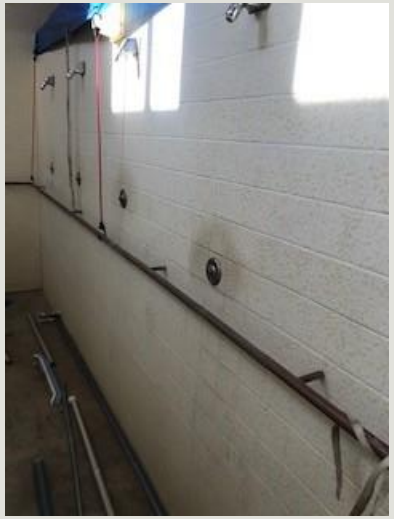
- Lack of privacy areas (showers)
- Lack of lockers (security)
- Noncompliance ADA standards/accessibility
- Pool doors – self closing, self latching
- Todays desired aquatic amenities













Facility

Storage of Chemicals

- Insufficient ventilation
- Highly toxic chlorine gas

Restrooms

- Rebuild of flush valves & leaks on toilets











Mechanicals

- Heaters
  - Main Pool Heater
    - Last replaced in 1995 / Current heater is 26 years old
    - Rusting of burners
    - Replacement recommendation estimated at 10 years
      - Per estimated replacement, should have been replaced 2 times over
  - Little Pool Heater
    - Original equipment = 36 years old
    - Based on estimate, should have been replaced 3 times over
  - Propane pipes need supported and secured
  - No 2 inch clearances
  - No safety sensors to shut down system when unsafe conditions are detected







Mechanicals

- Sand filtration
  - Original install
  - 36 years old
  - Recommended lifespan 15-25 years (should have seen 1-2 replacements to date)
  - Low, insufficient pressure, unsafe filtration
- Bathhouse Water Heater
  - 1988 (Currently not functional)
  - Estimate lifespan of 8-12 years (should have seen 2-3 replacements to date)







Mechanicals

- Electricals
  - GFI outlets
  - Breakers tripped for underwater lighting (flooded)
- Gauges & Valves
  - Pressure gauges, temperature gauges, and flow meters are outdated and nonfunctional
  - Worn valves are not adequately directing and controlling water flow throughout the mechanical room



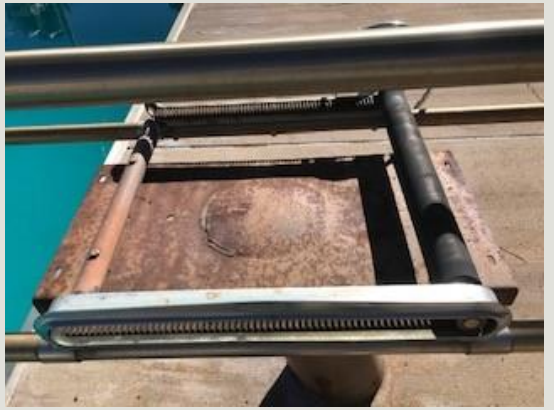




Pool

Pool

- Plaster (Gunite) Pool Shell
- Estimated lifespan 25 years before resurfacing
  - Current shell is original = 36 years old
- Two (2) locations of rebar exposure





Diving Board

- Original Diving Board – 36 years old
- Typical lifespan about 7-10 years –should be on 3rd-4th board
- Currently not usable - decommissioned





Gutter system

- Inadequate for current codes – unsafe filtration
- Leaks causing water loss and deck deterioration

Pool Deck

Deck

- Unsafe condition

Rusted, not secure

- Guard Chair
- Railings/ladders













Key Takeaways

- Facility cannot be operated in a safe manner
- Equipment has not had proper preventative maintenance and replacement cycles
- Many areas of the pool are no longer serviceable – cannot be fixed
- Current cost for reconstruction, replacement, repairs and code compliance likely meet or exceed the cost of new construction

Next Steps or Action Needed

- Staff cannot open the Taylor Pool to the public in its current condition
- Staff recommends the Town Council permanently discontinue the operation of Taylor Pool

Questions/ Feedback

- Alternatives for Future Council Action
  - Council could direct staff to hire a professional aquatics firm to provide a feasibility study to reconstruct the existing pool
  - Council could direct staff to prepare a plan to decommission the Taylor Pool and return the space to Rumsey Park for other uses
  - Council could direct staff to hire a professional aquatics firm to develop preliminary plans and cost estimates to construct a new outdoor pool facility
  - Council could take no action – staff would not recommend leaving the pool as is. Some interim steps could be taken
- Questions?
- Council Discussion & Direction