

## BPHA Pool/Tennis Retaining Wall Inspection

<b>Date:</b>	<b>May 13<sup>th</sup> 2020 @ 2PM @ rec-centre</b>	<b>Main Takeaways:</b> <ul style="list-style-type: none"> <li>• Liner could last until 2030</li> <li>• Pool could last decades</li> <li>• <b>Surface repair Tennis wall, as needed</b></li> <li>• <b>Get our NEXT50 plan in place, so we can control renovation timing.</b></li> </ul>
Attending	Maurice Dusseault <a href="mailto:mauriced@uwaterloo.ca">mauriced@uwaterloo.ca</a> Bill Ratcliffe ( <b>reporting</b> ) Joel Blit <a href="mailto:jnblit@yahoo.ca">jnblit@yahoo.ca</a> Sebastien Roussel <a href="mailto:sebastienroussel36@gmail.com">sebastienroussel36@gmail.com</a> Giovanni Cascante <a href="mailto:gcascant@uwaterloo.ca">gcascant@uwaterloo.ca</a>	

Topics	Comments and Implications
Visual pool inspection	Concrete and liner appear to be in working conditions <b>liner will fail sometime, but is NOT imminent</b> <b>the concrete pool can last for decades</b> <ul style="list-style-type: none"> <li>• can be patched during liner replacement</li> <li>• probably built better 50 years ago than current new construction</li> </ul> best to inspect in the fall by draining most of the water
Steps?	Concrete steps could be added – but it is costly to do and they interfere with water pollo <b>Removable step – option could be explored</b>
Wadingpool/sprinkler pad	Could be added outside the existing pool, if desired
Visual inspection of the Tennis wall	The wall is thick and sound as it <b>Minor corrosion should be repaired, as needed</b> <b>A French drain is suggusted</b> on the pool side of the wall – NOT required
Tennis Domes	Are relatively inexpensive to buy <b>but expensive to maintain</b>

Recommended Action Steps	Who	By When
inspect the pool for soft spots – low tech using touch and tapping (looking for liner disconnect from the concrete)	many people	during the summer Joel discovered no soft spots last summer!
Imaging tools – if we find some soft spots this summer - Sonar and/or magnetic testing	Maurice & Giovanni	Post closing w/o Sept 7 <sup>th</sup> – <b>if needed</b>
Patching Tennis wall on both sides	Bill & ??	<b>This spring</b>
Possible addition of French Drain	??	When work is being done on the pool deck

## Separate call with Mike at London Rec:

For the first 25 years our concrete pool was painted every 3-4 years until that became expensive and time consuming. Then the pool liner was added circa 1993. As is, the pool would not meet new pool standards. So, everything Mike does on the pool is called a 'repair' to avoid having to bring it up to the new standards.

- Mike has no worries about the concrete, although he says that it will become soft around the top of the pool over time. The top of the pool was fixed a few years ago when there were cracks in the coping.
- Mike thinks the pool liner could last for a decade or more – but it is a good idea to have a plan in place for the time that it does crack around the top, or we decide to do a number of renovations all at the same time.
- When the liner needs to be replaced (or we decide to replace it) it would be a good time to:
  - replace all the pool fittings (intake and returns) and add more
  - take up the deck and run new piping
  - fix the lights
  - repair the top concrete on the pool and the coping.
  - Then replace the liner.
- Mike is NOT in favour of added concrete steps
  - They are not built to fit in a pool with a rounded bottom, like ours.
  - They trap water and attract mold.
  - Plastic steps don't last – not worth buying
- If we wanted to replace the pool, he would recommend concrete. It is the only option for our use.
  - Rough estimate for pool alone is \$500K
  - Pump house and filter system is in addition and would require larger pump room
- His recommendation is to do only what is necessary until the liner goes or we decide to replace the liner as part of other major renovations.
  - The advantage of doing these things on **our timeline** is that we could start as soon as the pool is closed for the year AND have lined up all to the construction suppliers to begin immediately and in quick sequences. That way, we stand a good chance of being able to open the following spring.
  - I.e. Having a plan in place and suppliers lined up to act on our timing is the most prudent way to manage a renovation.
    - If we have to replace the liner because it has failed, getting everything done in a timely manner will be a challenge. Booking trades on short notice is difficult.