

# BLUEGRASS SWIM CLUB FACILITIES

## **History**

- The original pool was constructed in 1961
- The current pool was constructed in 1991 by Swim Pool Specialists
- The main building i.e. check-in, bathrooms, concessions, and sundeck are original. The underground infrastructure i.e. plumbing drains and vents are comprised of cast and are original.

## **Pool Construction**

The pool is a gutter style poured concrete pool. More on this.

We have a gutter around the top edge of the pool. Its purpose is to allow water to flow off the top surface into the gutter entering the filtration process.

Poured concrete construction is comprised of placing forms around the perimeter, placing steel within the walls, then pouring concrete to make the structure. This is the most common type of commercial pool and results in greater longevity.

Currently the filtration system is in the basement below the men's room. The system consists of two sand filters, main valve manifold, chlorine tanks, acid tank, system pump and chemical pumps. The main valve manifold is constructed of cast iron and has deteriorated causing several leaks. There are several cast iron to PVC fittings that are also leaking. A new valve manifold was purchased from Miami Filter in Ft. Peirce FL. They are the original manufacture. A little back story.

Prior to 2021 sand was leaking from the sand tanks into the clean return water back to the pool. There is only one explanation for this problem. In the bottom of each sand tank are main manifolds made of PVC. Attached to the manifold are PVC laterals. The laterals have micro slits which allow water to pass keeping the sand in the tanks. This keeps sand from entering the supply (water returning to the pool). The sand was original to the system which should have been replaced every 10 years. New laterals were also purchased and scheduled to be replaced as well as the main manifold in early 2022.

We experienced a large setback with this repair and here is how we ended up where we are:

All items were purchased on 12/2/2021 and were scheduled to arrive in 1-2 weeks. Once payment was made the vendor become very difficult to contact and communication was poor. We were under contract with Shamrock Commercial Contractors to remove the sand, separate the tanks, replace the laterals, install the new manifold, and place new sand in the tanks. In preparation, we removed the sand from the tanks and purchased the replacement sand. We did not separate the tanks given the poor communication with the vendor and worried the parts would not arrive in time. We didn't receive the parts from Miami Filter until May 26. The pool was scheduled to open May 28. Shamrock couldn't complete the work given the lengthy delay and it became up to us to make it happen. Given all the work needed and only 3 days until opening day, work began immediately. We installed the laterals ourselves and placed 700 50lb bags of sand in the tanks, along with filling the pool, but we didn't open until May 31, 2022. We did not replace the main manifold given the lengthy process and we were out

of time. This compressed timeline and discovery during this process raised several questions about the longevity of our structures.

Fast forward to late summer 2023. Our 3<sup>rd</sup> quarter water bill was exponentially higher, 1.7million HCF year over year.

After meeting with Underground detectives to determine the leak, we were given a quote of \$6,000-\$25,000. This is due to the complexity of the plumbing structure, length of pipe, and all the openings that needed to be sealed inside the pool. We decided to try to isolate the leak ourselves. We decided to lower the pool level to see if anything would manifest. We noticed in the corner of the deep well and the lap lane there was water leaking between the bottom of the gutter and the top of the poured concrete pool wall.

### **Here is where the rumors started:**

NONE of which are true!

### **FACTS**

We removed the concrete pool deck and dug down to find water flowing out of the corner of the concrete wall. This was on the outside of the pool with the pump system running. There is a 4" PVC pipe located INSIDE the poured concrete wall. We chipped the concrete away to discover the pipe and possible location of the crack.

Underground detectives located the leak with a camera, and, as suspected, the area is in the corner. There are a few ways to approach the repair. We can remove the concrete corner, clean enough of the PVC supply line to make a repair coupling, install new PVC, place steel rebar, form & pour new concrete, grind, epoxy, paint, place sand and

pour new concrete deck. This process is extremely delicate, and concrete is unforgiving.

The other option is to line the pipe. We met with CME Pipe Lining. The process involves installing an epoxy liner in the damaged area. The quote for our repair was a starting price of \$20,000 with no guarantee. Given the area and the length of pipe required to access the corner, the cost is significant. Without a guarantee this option seemed like a costly shot in the dark.

We met with several pool contractors, and most were unwilling to make the repair. Shamrock was willing to work with us and submitted a quote of \$22,138.00. They will remove the concrete, repair, and replace the pool wall per the process described above.

The Board of Directors voted to accept Shamrock's proposal and they are scheduled to make the repair starting the week of January 8<sup>th</sup>, weather depending.

### **Looking forward**

We have met the life expectancy of the pool. The original pool was 30 when replaced, the current pool is 33 years old. We need to plan for the replacement of the pool. The current repair and the unforeseen future repairs will lead to significant costs.

Once again, we have met with several pool contractors and PSS Contractors was mentioned several times. We have discovered that they are the only commercial gutter pool contractors in the Tristate area. We met with David Taylor at PSS and he was too busy to make the repair. They are willing to work with us and gave a "broad stroke" on a pool replacement proposal. The figures quoted will help develop a

forward-thinking financial plan. The price quoted is for the pool, plumbing, filtration equipment, and 10 feet of pool deck. Any other upgrades or repairs are in addition to PSS quote. The filtration equipment may require being relocated poolside. Removing and replacing the equipment would require significant excavation, cutting the foundation wall out, removing all the old equipment, lowering all the new equipment, and replacing the foundation wall. It may be possible to cut out the old system and replace with multiple smaller filters but is unconventional and expensive. Not to mention, if anything needs to be repaired the equipment is isolated. A structure will need to be built and the best possible location would be adjacent to the men's room.

Currently, the parking lot is not in the best shape and given all the heavy equipment and logistics, there will be significant damage. The lot will need to be replaced and the figure will most likely be closer to \$3.5 million dollars.

The town hall meetings are your opportunity to get a better understanding of the current problems we are facing and to discuss options for our future. We need your input and more importantly we your help. If you feel you can assist in any way, please reach out. We have an amazing community full of talented and successful members who could greatly benefit in our future success.

Thank you for your attention. I got called out of town and will be at the next town hall. We will have more information. I will continue to work alongside the board of directors to ensure we have multiple options, seek most probable outcomes, and incorporate your feedback.

Please reach out with any questions, comments, or concerns. I will continue to work hard for the future of our Bluegrass community and the continued improvement of our club.

Sincerely,

Ryan Rawe

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