



Cutler Ridge Park Pool Assessment



Stantec Project No. 215617462

July 2022



Cutler Ridge Park Pool Facility



10100 SW 200th Street



Town of Cutler Bay
Aquatic Facility Condition Assessment
For
Cutler Ridge Park
Pool and Mechanical Equipment



July 2022

Prepared by:

 **Stantec**
Stantec Consulting Services, Inc.
800 Fairway Drive, Suite 195
Deerfield Beach, FL 33441
Tel. 954-481-2812 / Fax 954-481-2828

Terrance N. Glunt, PE FL 40130

Condition Assessment for Cutler Ridge Park Aquatic Facility

- **Site Visits / Inspections**
 - **Review of Historical Documents**
 - **Development of Plan Sheet**
 - **Discussion with Pool Staff**
 - **Discussion with Vendors**
-
- **Introduction**
 - **Assessment of Pool and Equipment**
 - **Evaluation of Results**
 - **Recommendations**
 - **Comparative Cost Analysis with Options**
 - **Summary**

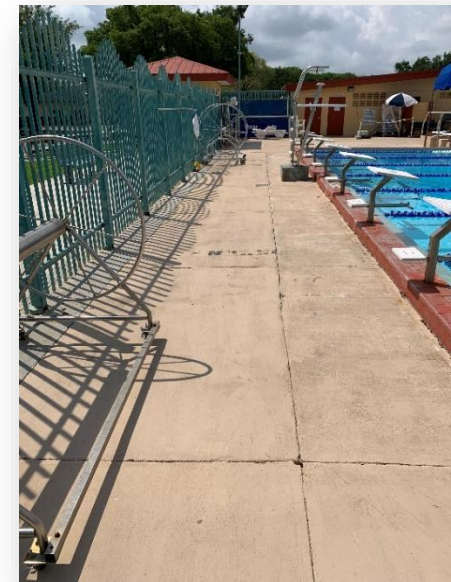
Cutler Ridge Park Pool Assessment

Site Visits / Inspections

Pool Deck and Pool



Pool looking SW from NE corner



Pool east side looking South from NE corner



Pool looking east from NW corner



Pool looking North from SE corner



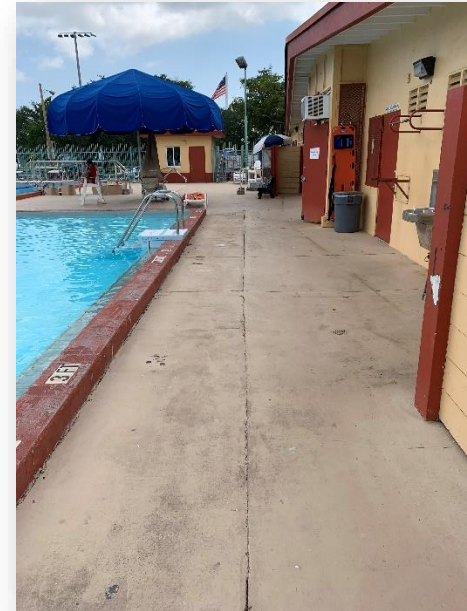
Pool looking north from SW corner



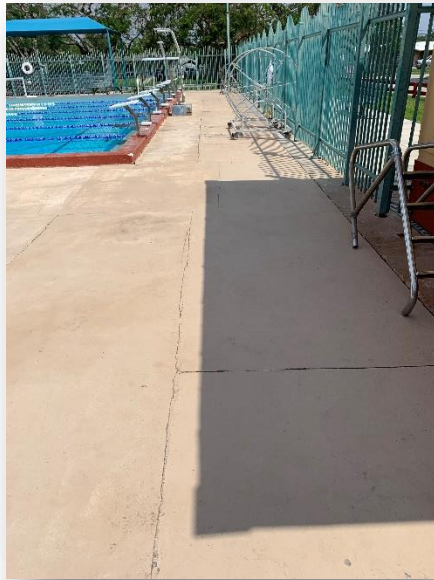
Pool deck at SE corner



Pool building facing pool



Pool looking east from SW corner



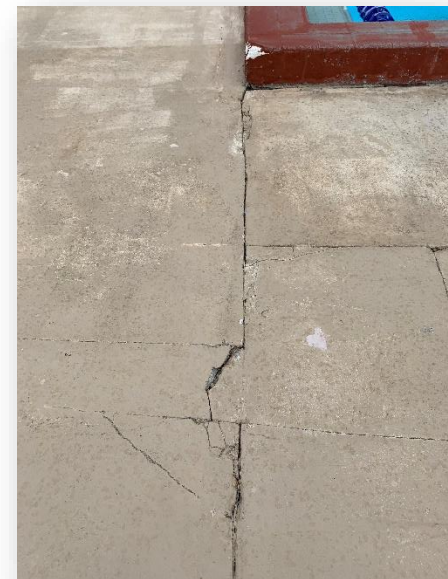
Reflection cracks in pool deck



Old ladder inserts deteriorating in deck



Settlement and loss of expansion joint material on east side



Cracking and spalls in pool deck on east side



Distress and cracks around utility lid



Distress and settlement behind gutter coping



Spalling around cleanout in deck



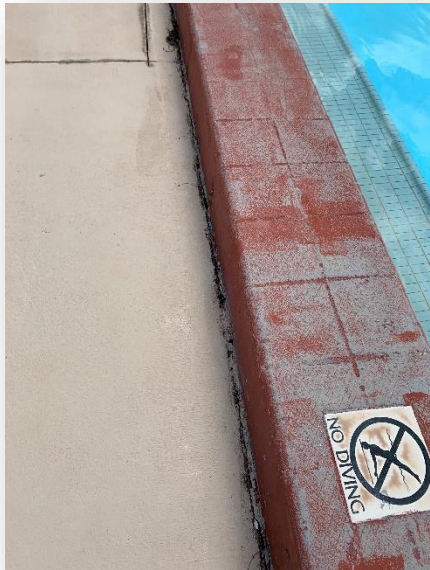
Old ladder inserts sticking up from deck



Shrinkage cracking in deck on north side



Cracking and distress in joint



Settlement and loss of expansion joint material on north side



Concrete spall on north side



Cracking in deck near NW corner



Miscellaneous hole in deck along north side



Cracking and distress around clean out in SW corner



Damage to gutter coping and joint on southeast corner



Loss of expansion joint material and exposed



Reflection cracking on south side deck



Lettering on deck fading and worn away



Old metal pipe embed corroding in deck at SW corner



Men's restroom privacy screen



Typical deck drain



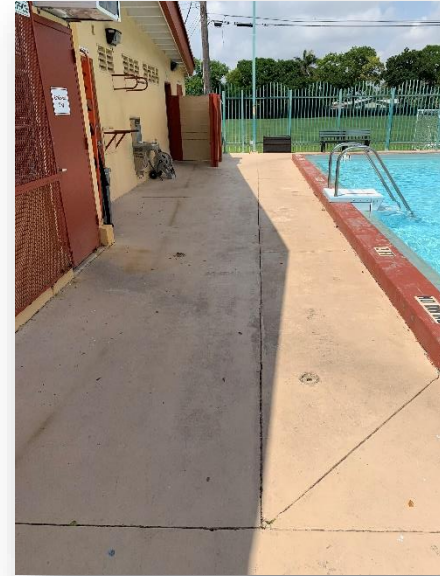
Crack in concrete repair



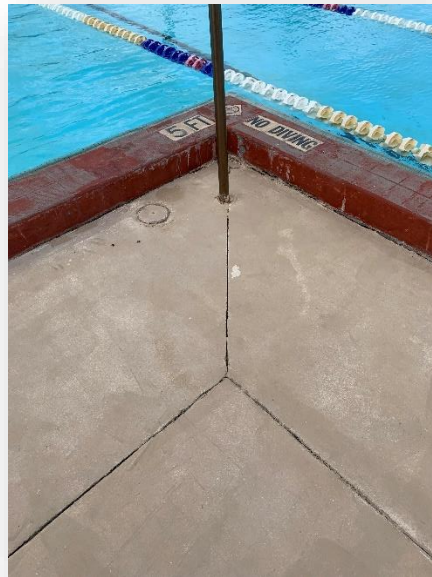
Distress and cracking at utility box on south



Settlement and deterioration of joint behind coping



Pool deck between building and shallow end



Settlement of deck behind coping on south



Deck drain settlement and separation at concession building



Deck drain settlement and separation at concession building

Cutler Ridge Park Pool Assessment

Site Visits / Inspections

Pool Facilities



Swim start platforms on east side



Gutter showing missing tiles



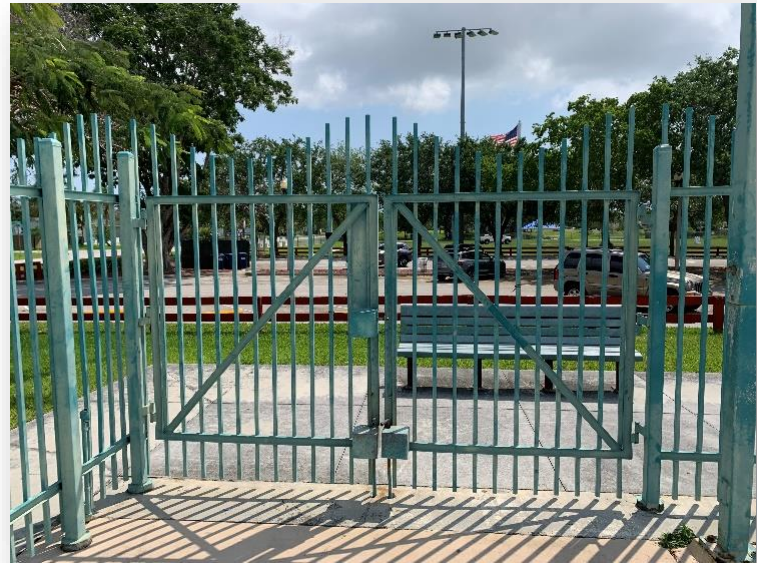
Depth and warning tiles in gutter coping



Damage and deterioration to pool and gutter corner



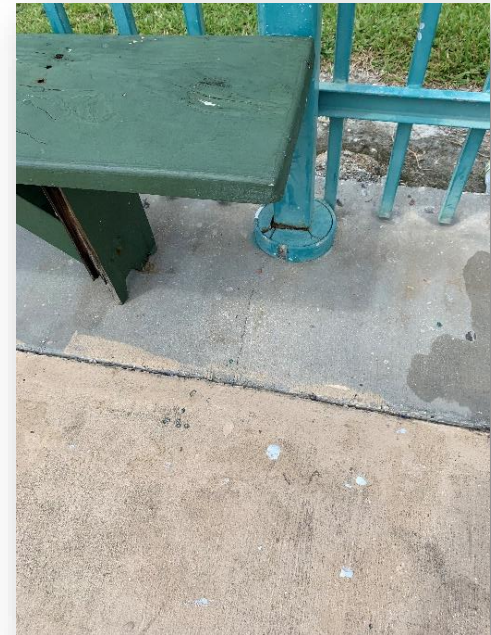
Corrosion of fence post on east side



Gate in NE corner



Corrosion of fence post on west side



Crack in deck and corrosion of fence on west



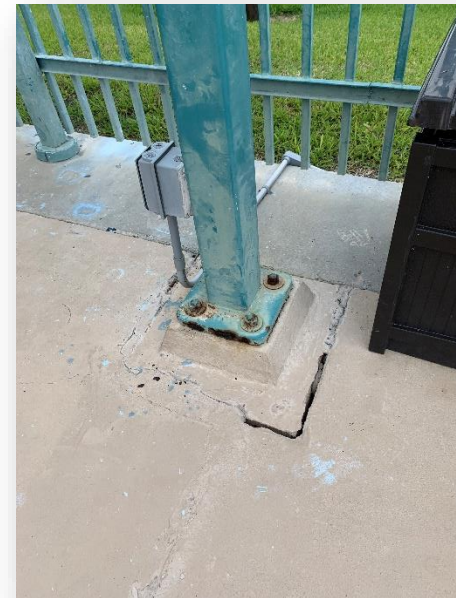
Light pole base showing corrosion in SE corner



Light pole base showing corrosion in NE corner



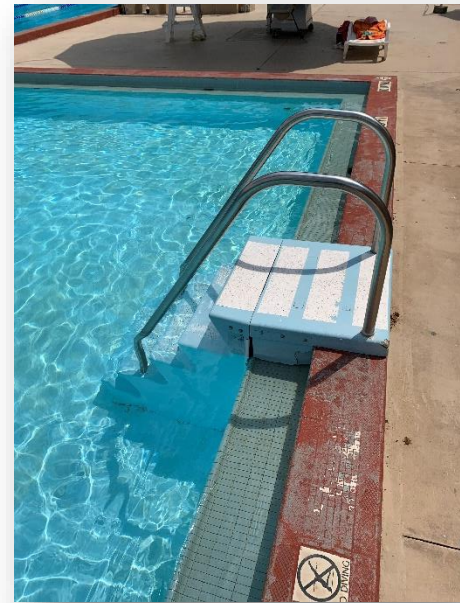
Light pole base showing corrosion in NW corner



Light pole base showing corrosion in SW corner



Lifeguard stand minus chair on east side



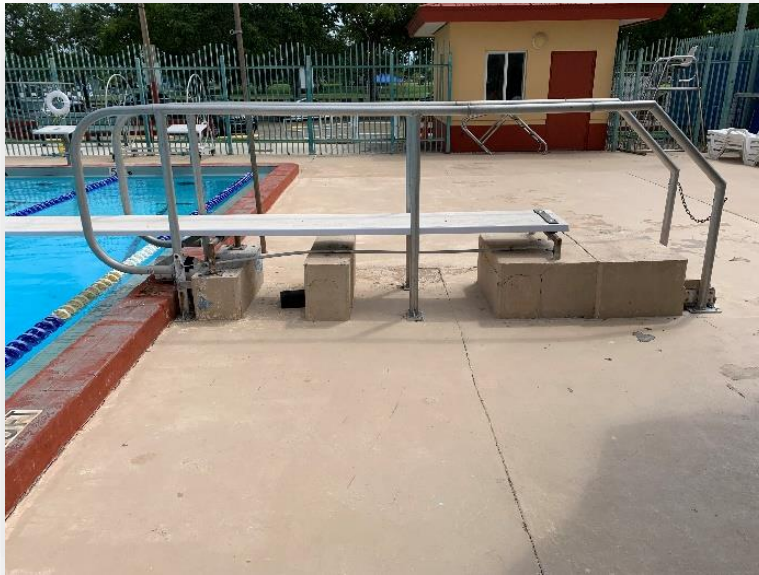
Portable steps on south side and stains in pool



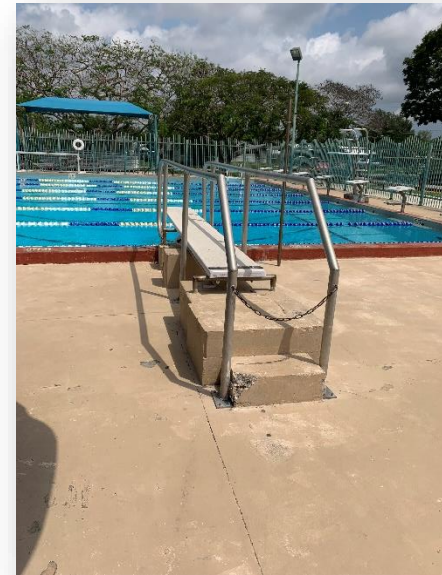
Lifeguard stand on north side minus chair



Lifeguard stand on north side showing distress and exposed wire



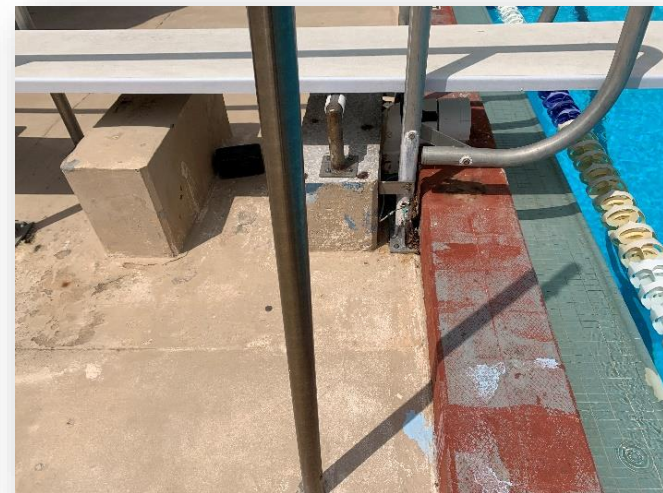
Dive pedestals and springboard



Spalls in steps of springboard



Cracks, rust, and corrosion on dive pedestals



Corrosion and distress on springboard supports

Cutler Ridge Park Pool Assessment

Site Visits / Inspections

Equipment and Storage





Chlorine tanks in Containment room



Cracked and corroded curb in containment room



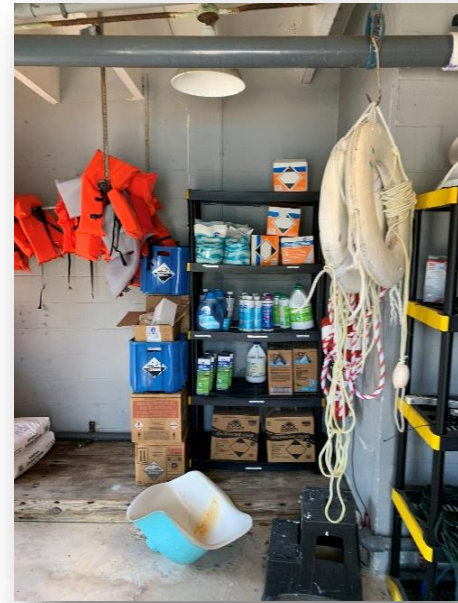
Corroded vent screen and metal in containment room



Distressed masonry block on outside of containment room



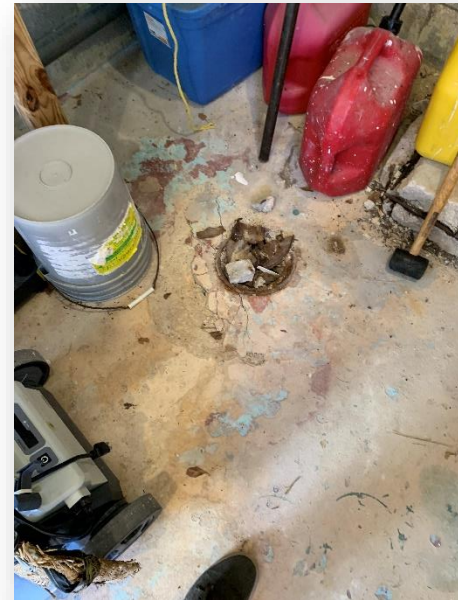
NW corner of storage room with vacuum pump and pool refill line



Chemical storage area



Storage room looking east through door to equipment yard



Floor drain corroded and cracked



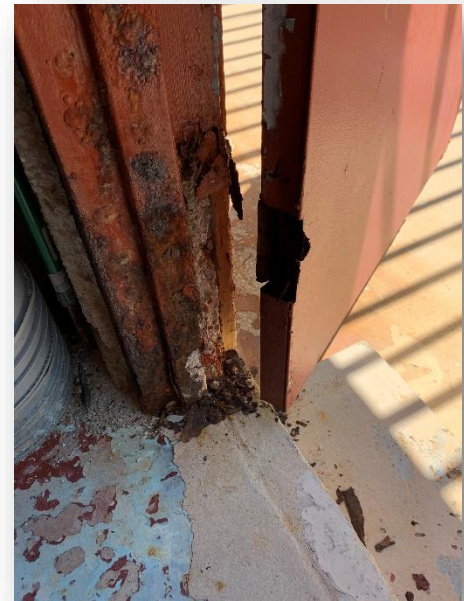
Containment room showing masonry block damage and floor delamination



Electrical service—Two mains, pump controls and breaker



Booster pump and vacuum pump



Storage room door showing severe corrosion



Equipment yard from NW corner—note chemical feed tubes along top



Equipment yard from SE corner



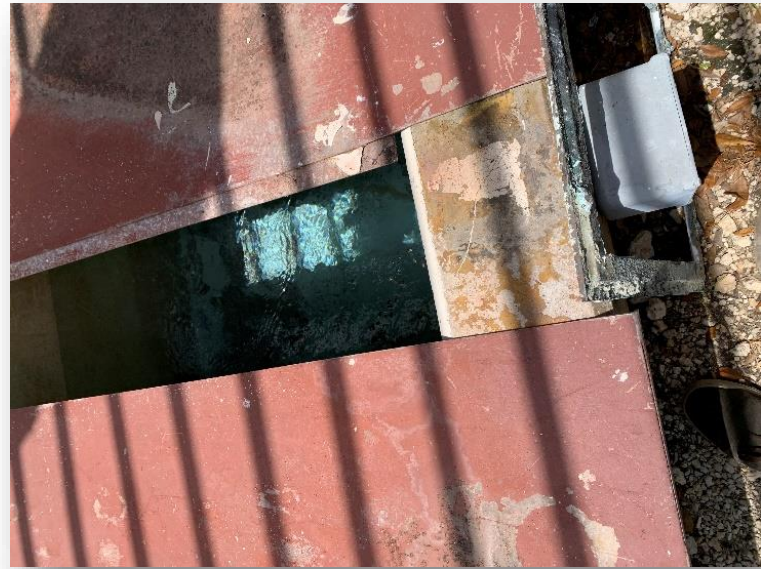
Geothermal heater units along with loop and well pumps



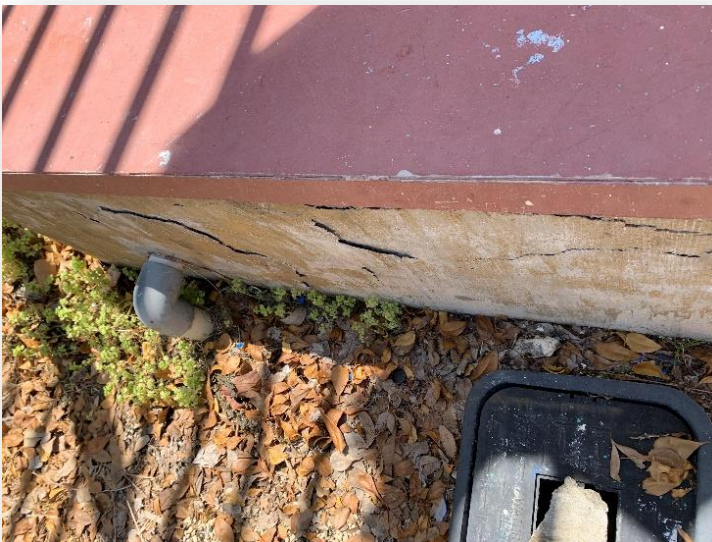
Equipment yard from SW corner



Collector tank showing infill lines and metal lid



Collector tank with lid pulled back



Concrete spalls on east side of collector tank



Collector tank damage at NW corner



Pool Pumps with MCC, strainer baskets and piping



Pool pumps from back side



Pool pumps showing piping and control valves



South pool and pump assembly



Horizontal sand filters with inflow and effluent lines



Filter window showing sand with debris



Filter booster pump



Filter controls showing corrosion on brackets



Filter piping—note rust on tank from blow off



Chemical feed controls with chemical tubes.



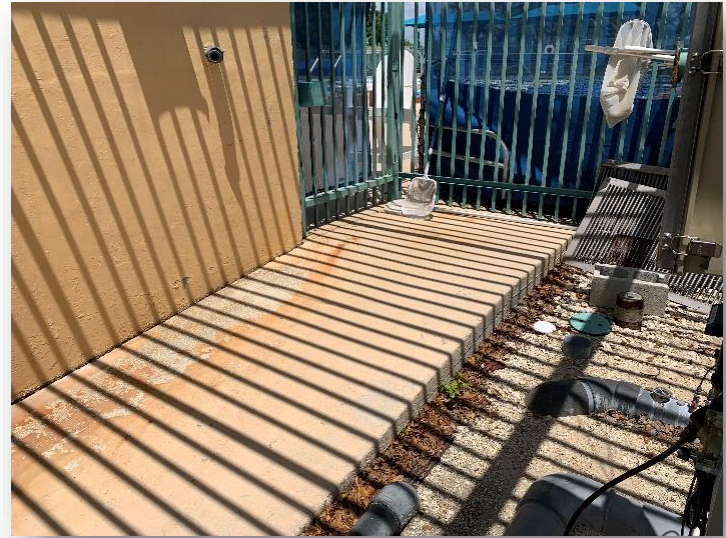
Chemical feed controls with CO2 tank



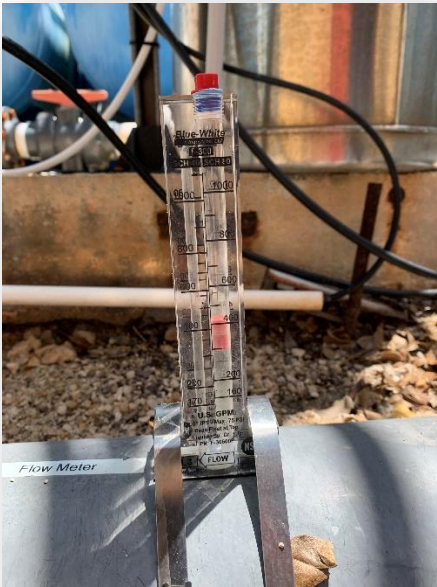
Chemical feed injection points



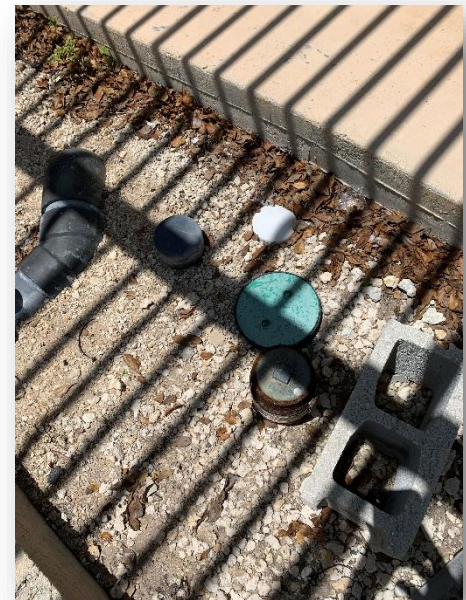
Master valve showing corrosion



Concrete ramp from equipment yard up to pool deck



Flow meter



Miscellaneous valves and boxes in yard

Cutler Ridge Park Pool Assessment

Analysis and Recommendations



Analysis Summary

Pool deck must be replaced

Pool interior finish needs to be replaced

Most facility items need to be replaced

- **Fencing**
- **Drainage**
- **Deck lights**
- **Lifeguard stands**
- **Starting blocks (to be removed)**
- **Springboard dive platform**

Equipment analysis

- **Pumps and MCC need upgrade**
- **Filters OK but media replacement needed**
- **Collector tank needs replacement**
- **Chemical feeds need upgrade**
- **Geothermal heaters need replacement**
- **All piping collection and returns replaced**

Building (chemicals and storage) needs serious work

Analysis Summary

Pool deck must be replaced **\$181,310**

Pool gutter and finish needs to be replaced **\$310,110**

Most facility items need to be replaced **\$219,067**

- Fencing
- Drainage
- Deck lights
- Lifeguard stands
- Starting blocks (to be removed)
- Springboard dive platform

Equipment analysis **\$302,694**

- Pumps and MCC need upgrade
- Filters OK but media replacement needed
- Collector tank needs replacement
- Chemical feeds need upgrade
- Geothermal heaters need replacement
- All piping collection and returns replaced
- Building (chemicals and storage) needs serious work

Cutler Ridge Park Pool Assessment

Considerations

**Table No. 2**

Activity	Minimum Pool Requirements	Cost
Learn To Swim	25 Meter by 15 Meter, 1.5 Meter Depth	\$1,800,000.00
Competition Swimming and Lifeguard Training	25 Meter by 25 Yards, 2 Meter Depth (Fla Rec.)	\$4,500,000.00
	50 Meter by 25 Yards, 2 Meter Depth (US Swim)	\$8,300,000.00
Competition Diving	25 Meter by 25 Yards, 4 Meter Depth	\$5,200,000.00
Adult Recreation	25 Meter by 15 Meter, 1.8 Meter Depth	\$1,950,000.00
Water Aerobics	25 Meter by 15 Meter, 1.5 Meter Depth	\$1,800,000.00
Underwater Diver Cert	25 Meter by 25 Yards, 4 Meter Depth	\$5,200,000.00
Family Recreation	25 Meter by 25 Yard, 2 Meter Depth	\$4,000,000.00
	50 Meter by 25 Yards, 2 Meter Depth	\$7,800,000.00
Water Polo	25 Meter by 20 Meter, 2 Meter Depth	\$2,200,000.00