

TO: James L. App, City Manager
FROM: Doug Monn, Interim Public Works Director
SUBJECT: Status Update – City Therapy Pool Roof
DATE: April 19, 2005

Needs: For the City Council to consider an Engineer's assessment of the City's Therapy Pool roof structure.

- Facts:**
1. Historically the flat roof at the therapy pool has made maintaining the water tight integrity of the building very difficult.
 2. The degree of water damage showing up on the interior ceiling as a result of this year's storms caused concerns regarding the condition of the bearing roof members and prompted staff to engage the services of an engineer to assess the safety of the roof system.
 3. Portions of the drywall ceiling at the therapy pool were removed to examine of the roof framing.
 4. The engineer noted that the roof framing is over- spanned. This condition, coupled with the weight of the roof mounted air conditioning equipment and constant wetting by the leaking roof is causing the roof framing members to deflect. Additionally, as the roof deflects, the metal connectors attaching the roof framing to the exterior bearing walls are being pulled to a point there is a gap between the connector and the wall.
 5. To brace the roof, a shoring plan has been prepared.
 6. The installation of the shoring was started April 18, 2005, at a cost of \$1,200.00. It will be completed by April 27, 2005.
 7. The permanent repair of the roof will require removal and replacement. The roof mounted heating and air conditioning will be relocated to the ground and overhead electrical that is dangerously close to the existing roof equipment would be undergrounded. The estimated cost for this work is \$320,000.00 to \$350,000.00.
 8. The cost of design for the permanent rehabilitation of the therapy pool and the roof is estimated at \$27,000.00. Approximatley \$32,000.00 is remaining from the rehabilitation of the main pool restrooms and building exterior performed earlier this year. This remaining balance could be used to offset the therapy pool design costs. It will require three (3) months to complete the design once authorization is given.

**ANALYSIS
AND**

CONCLUSION: In its present condition, the Therapy Pool constitutes a potential hazard to individuals using the facility. Closing of the pool would eliminate the hazard but impact the programs associated with this type of facility. Shoring of the roof to temporarily preserve the facility until a design for the roof is completed and bids for the replacement awarded could allow limited use of the facility should it choose to do so.

POLICY

REFERENCE: None

Fiscal

Impact: The cost of the engineering assessment and the shoring may be funded by the City's Building Repair Fund. The cost of design could be offset by the funds remaining from the main pool rehabilitation. Pending completion of the design process, a more accurate estimate for the cost of the roof replacement will be performed and an allocation for its repair sought. It is believed the project can be completed using a combination of Community Development Block Grant Fund and Building Repair Funds.

- OPTIONS:**
- a. Adopt Resolution No. 05-xx allowing limited use of the Therapy Pool once the temporary shoring is in place and authorizing the City Manager to enter into a contract with Sawyer Construction in an amount not to exceed \$27,000 for design services associated with the rehabilitation of the Therapy Pool and the replacement of the roof structure.
 - b. Close the Therapy Pool facility.

Attachment: Resolution

RESOLUTION NO. 05-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PASO ROBLES
AUTHORIZING THE CITY MANAGER TO NEGOTIATE A CONTRACT FOR
THE DESIGN OF A ROOF REPLACEMENT AND REHABILITATION
OF THE THERAPY POOL

WHEREAS, the City Council of the City of El Paso de Robles has determined the need to replace the existing roof at the City's Therapy Pool and provide for its future rehabilitation; and

WHEREAS, the roof replacement and rehabilitation will require design services by a licensed individual; and

WHEREAS, Sawyer Design Services has the most knowledge of the facility as the Architect of Record for the previously completed rehabilitation of main pool and restrooms; and

WHEREAS, \$30,000.00 remains from the main pool rehabilitation project that could be used to offset the design cost for the therapy pool roof replacement and rehabilitation;

THEREFORE BE IT RESOLVED by the City Council of the City of El Paso de Robles, that the City Manager for the City of Paso Robles is hereby authorized to enter into a contract with Sawyer Design Services for a not to exceed price of \$27,000.00, for services associated with the roof replacement and rehabilitation of the City's therapy pool.

PASSED AND ADOPTED by the City Council of the City of Paso Robles this 19th day of April 2005 by the following vote:

AYES:

NOES:

ABSTAIN:

ABSENT:

Frank R. Mecham, Mayor

ATTEST:

Sharilyn M. Ryan, Deputy City Clerk