



Office of the City Manager

Letter to City Commission

LTC No.:

To: The Honorable Mayor and Members of the City Commission

From: Albert P. Childress
City Manager

Date: December 12, 2023

Subject: Dr. Martin Luther King Jr. Pool Repairs

This Letter to the City Commission (LTC) is to inform the Mayor and Commissioners about the status of the Dr. Martin Luther King Jr. Pool and Community Center (Facility).

In response to observed concrete damage throughout the Facility, the Engineering department requested Perez Engineering & Development, Inc. (Perez Engineering) to provide, through the General Engineering Services Contract authorized under Resolution 23-029, a structural assessment of the building, bathrooms, and pool deck located at 304 Catherine Street. A Purchase Order for \$19,490 was issued on November 14, 2022, to Perez Engineering, who completed their report on February 21, 2023. In order to continue its current use, the Engineer of Record (EOR) at Perez Engineering called for temporary shoring to be installed by April 30, 2023. A Purchase Order was issued to Charley Toppino & Sons, Inc. on March 17, 2023, for \$40,617 to install emergency, temporary shoring for the pool deck under the General Utilities Contract from Resolution 21-125 in order to carry out recommendations of the report. The emergency, temporary shoring was substantially completed in April of 2023, and the building has been inspected on a regular monthly basis by Perez Engineering through a Purchase Order issued on April 17, 2023, for \$9,625.

The monthly inspection reports have indicated increasing damage to the structural components of the building and the pool deck. The EOR has indicated that several areas need to have spalling repairs performed to make the building safe for use by City employees and the public. Specifically, the EOR recommended in the November 2023 report that plans should be made to provide additional shoring at portions of the Women's and Men's room water closet stalls and shower area. Furthermore, the EOR stated that unless significant concrete repair work is completed by the end of April 2024, plans should be made to

secure the entire facility and eliminate public access. Note: Engineering was informed on November 22, 2023, that the Code and Building Departments walked the Facility to survey the damage as reported in the EOR's report. The December report noted additional spalling damage and falling of loose concrete, and that hazards caused by falling concrete as observed under the Lifeguard station exist throughout the Facility.

Engineering Staff obtained a Work Order Proposal from Charley Toppino & Sons, Inc. on December 11, 2023, to have all spalling repairs completed needed to comply with the monthly inspection reports. The Work Order cost for the spalling repairs, as deemed necessary by the EOR, is \$257,873.55. The Contractor is available to commence work on the spalling repairs beginning December 18, 2023. This work will need to be monitored by the EOR, and the safety of the public, City employees, and contractor will take precedence during construction, which will temporarily severely limit or prohibit use of the pool and community center.

The decision to spend approximately \$260,000 for repairs to a 75 year old structure should be considered at this time. The Engineering Department has procured a Task Order proposal from William Horn Architect who is working to provide conceptual planning and renderings, including holding public workshops to solicit input on a potential new replacement facility.

If you have any questions regarding this summary of the Dr. Martin Luther King Jr. Pool and Community Center repairs, please do not hesitate to contact me or the Director of Engineering, Gary Volenec, P.E.

Cc: Todd Stoughton, Assistant City Manager
Gary Volenec, P.E., Director of Engineering
Brandy Lewis, Executive Administrator to the City Manager