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PARKS AND RECREATION DEPARTMENT

June 21, 2024

Subject: Rec Center Pools and Other Mechanical Issues

Dear Recreation Center Participants,

This letter serves as an update to the one I put out in February 2024. Then, we dealt with hot water in the building, and now we are dealing with the HVAC system and pool boilers failing. As mentioned then, we continue to struggle with both staffing and mechanical issues in the building, although staffing is slowly improving. I will share the same format and update you on the status of our known mechanical issues.

Rec Center Pools

First, both pool boilers have failed. The lap pool boiler failed overnight (June 20), and the leisure pool boiler failed several weeks ago. Their failures are not unexpected. We have been limping them along for months and knew it was only a matter of time before a catastrophic failure occurred. The good news is that the City Council awarded replacements in February, and they were scheduled to be here last week. The bad news is the manufacturer had shipping issues and had to delay the delivery by one week. Once they arrive, we expect an approximately 2-3 week installation period. It will be safe to assume that the pools will be open around August 1.

HVAC Units

Secondly, two HVAC units have been off and on for the last month: the ones that cool the Mesa/Canyon Rooms and the ones that cool the pool, gym, and fitness area. Both were problems with fan motors. The one over the gym was just replaced in the fall and is being replaced at no cost. The Mesa/Canyon unit was repaired a few weeks ago. The gym unit is scheduled for repair today.

Frustration and taking a pause

I know that these issues and having a less-than-adequate facility are frustrating. Believe me, dealing with these issues and writing these letters is frustrating for us. As an acknowledgment, should you want to stop your membership temporarily, please stop by the front desk to request it.

Other Recreation Center Mechanical Issues

Here is a list of other mechanical issues and their status.

System: Domestic Hot Water	Timeline: Q2/Q3, 2024 – The recirculating system extension and shower and sink valve replacement are being planned. UPDATE: The current cost estimates for this work are greater than we can afford. We will focus on the most important items, likely the recirculating system.
Problem: Several components are failing and need to be replaced. The hot water recirculating system needs to be extended to the whole building.	Solution: 1. Replace the main mixing valve. COMPLETE 2. Extend recirculating system. 3. Rebuild shower and sink valves
System: Roof	Timeline: COMPLETE, Q2, 2024
Problem: Leaks at several locations. Roof drains are too high, allowing water to sit, freeze, and thaw, lifting the membrane roof and causing leaks.	Solution: Obvious holes and missing roof flashing have been repaired. UPDATE: Downspouts have been cut. COMPLETE
System: RC Pool Heaters	Timeline: Q2, 2024
Problem: They have failed for the last time. They are unsafe to restart them now.	Solution: Replace them. They have been bid. The council award is scheduled for 2/13/24. UPDATE: Delivery and installation were scheduled for 6/19/24, but they have been delayed one week. Installation and testing will take 2-3 weeks. The expected re-open date is August 1.
System: Pool Pumps	Timeline: COMPLETE, Q2, 2023
Problem: A pool pump failed last year.	Solution: It was replaced. The old one was rebuilt to be used as a spare.
System: HVAC	Timeline: COMPLETE. All units have been repaired as of 2/9/24.
Problem: Upon initial inspection by the new facility maintenance team in mid-summer 2023, 4 of 7 units were found to be deactivated, failing, or dismantled. We are watching one other unit that has a motor going out.	Solution: We contracted with a reputable HVAC company to diagnose the issues. Two units had easy fixes. One required significant repair, and the dismantled unit required rebuilding. UPDATE: Mesa/Canyon and Gym units failed. Mesa/Canyon is repaired. Gym unit is scheduled for repair today (June 21).
System: Safety Inspections	Timeline: COMPLETE, Q4, 2023.

Problem: Safety inspections haven't been completed for several years.	Solution: Complete necessary repairs to maintain compliance.
System: Public Address	Timeline: COMPLETE, Q1, 2024.
Problem: The public address system failed during the summer of 2023. It cannot be repaired.	Solution: Replace it.
System: Video Surveillance	Timeline: Q2/Q3, 2024.
Problem: Failed in December of 2023. It cannot be repaired.	Solution: Replace it. We are currently scoping and gaining estimates for a replacement. UPDATE: We have a final plan/scope and are getting a final cost estimate. If we can afford it, installation will occur in Q3.
System: Building Security	Timeline: COMPLETE, Q3, 2024
Problem: The system is no longer supported. It operates inconsistently.	Solution: Replace it. It is a FUTURE priority. UPDATE: We have found a vendor that could get it operational.
System: Lighting	Timeline: Q2, 2024
Problem: Several fixtures are water-damaged and non-functional. They are connected to high-voltage power, and the lighting controller is obsolete.	Solution: Replace fixtures with low-voltage fixtures. Replace the lighting controller. We are currently estimating and scoping the project. UPDATE: We replaced urgent light locations. Others are put on hold.
System: Leisure Pool Surfacing	Timeline: Q3/Q4, 2024
Problem: It is failing. The acrylic surfacing is worn down to concrete in spots. Cracks are showing through the surface.	Solution: The pool needs to be resurfaced. We are currently developing the specifications and scope for the project. UPDATE: The scope is complete. Bidding will be scheduled in the next 30 days, and the project will be completed in Q3 or Q4.
System: Pool Chemical Controller	Timeline: Q2, 2024
Problem: The controller is no longer supported by the manufacturer. It needs calibration often. We check chemicals by hand, too.	Solution: Replace the controllers.
System: Recreation Management System	Timeline: Q3, 2024
Problem: The RMS is outdated and needs to be upgraded to provide additional functionality, like online registration and reservations. It can also provide sports management functions.	Solution: Upgrade or transition to a new, more functional system. UPDATE: We received a final upgrade proposal last week. It is going through the approval process. Expected replacement Q3.
SYSTEM: Door Openers/Closers	Timeline: Q4, 2024

Problem: The motors in the disabled door openers have burned out, and parts are no longer available.	Solution: Replace them. We have a vendor researching options that fit our installation.
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Other Infrastructure Issues

The Recreation Center is indicative of the entire Parks and Recreation infrastructure. Many facilities require similar attention, replacement, and renovation. Progress is being made on these, too, along with managing sudden failures. Most notably, the South Pocket Park Playground Project was completed in the spring. Major repair or renovation projects for Cortez Outdoor Municipal Pool, South Softball Complex, and South Neighborhood Park are progressing. Similar projects are likely for the next few years until urgent repairs and replacements are addressed.

While I know these failures are disruptive, frustrating, and impactful to you, please understand that we are all dealing with these unexpected circumstances. It is clear notice that replacing mechanical systems needs to be a priority.

Recreationally yours,

Creighton Wright, Parks and Recreation Director