

OSAWATOMIE CITY COUNCIL
WORK SESSION / MEETING AGENDA
March 28, 2013
7:00 p.m., Memorial Hall

WORK SESSION

- A. Call to Order
- B. Roll Call
- C. Work Session Items
 - 1. US-169 Corridor Committee
 - 2. Levee Issues Update
- D. Adjournment of Work Session

REGULAR MEETING – 7:30 p.m.

- E. Call to Order
- F. Roll Call
- G. Approval of Agenda
- H. Council Items
 - 1. Presentation of Pool Repair Proposal by Triangle Builders
- I. City Manager Updates
- J. Executive Session – Acquisition of Property
- K. Adjournment of Regular Meeting



STAFF AGENDA MEMORANDUM

DATE OF MEETING: March 28, 2012

AGENDA ITEM: Pool Repair Proposal

PRESENTER: Alan Hire, President of Triangle Builders

ISSUE SUMMARY: On February 5, I was approached by Webb Hawkins and Gordon Schrader with a plan to repair the pool that would be funded by Mr. Hawkins. Mr. Schrader indicated that they had spoken with Alan Hire of Triangle Builders and believed they had a plan that could be implemented for approximately \$75,000 to \$125,000. That plan would place new pipes in the pool and would pour a new pool bottom over the pipes. The advantage of this plan was that there would be no concern over reusing the existing piping, the existing walls could be utilized and a zero-depth entry would be easy to achieve. Upon hearing this proposal, I indicated that I would be willing to discuss this proposal with Mr. Hire, who was the preferred contractor of Mr. Hawkins.

The next day, February 6, Mr. Hire met with Ryan Crowley and me at the pool and he went over the plan with us. At this time, Mr. Hire also indicated he believed that upgrades and modifications to the bath house and the filtering equipment could be made within this budget. We provided Mr. Hire with the original plans to the pool and met briefly with him the next week to answer some questions.

On Thursday, March 7, Mr. Hire came back with proposals and presented them to Ryan and me. (The proposals are provided in Attachment A.) The five options included (1) the original concept presented to me with a bath house for \$439,200; (2) a new pool for \$900,000 to \$1.4 million; (3) a \$215,500 proposal which reused current piping, repaired and resealed the pool, creates a zero entry area, made minimal repairs to the bath house and filter equipment and replaced 3,200 sq. ft. of pool deck; (4) authorization of repairs up to a certain amount and work until the money runs out; and (5) test the piping for \$5,000. At this meeting I indicated that unless Mr. Hawkins was willing to provide more than the amounts previously discussed that the first three options didn't seem like something feasible to discuss. We discussed the other two options, but primarily we reviewed the pieces of the first proposal to decide what was feasible.

After discussing details with Mr. Hire I asked Mr. Schrader and Mr. Hawkins for a meeting the following Monday, March 11 to discuss the proposal. At this meeting I asked Councilman Govea to attend the meeting to represent the Parks & Recreation Committee as well as the City Council. At the meeting we again reviewed the proposal and agreed that the original concept presented in February was not feasible within the amount Mr. Hawkins was willing to spend. Those present agreed that we should pursue the pipe testing option, since the piping was a major issue for the City and any affordable proposal would have to reuse the exiting piping. Mr. Schrader agreed to have Greater Osawatomie, Inc. pay for Mr. Hire to test the pipes for an amount not to exceed \$5,000 and I agreed to allow Triangle to perform this work.

Triangle Builders began looking at the pool on that Tuesday or Wednesday and began digging up a portion of the pool deck to find a leak they had detected. I authorized them to do the excavation on Wednesday. On Friday, March 15, Mr. Hire informed me that they had discovered a leak in the recirculation piping and believed it was a major part of our earlier problems. At that point, I visited the pool along with Mr. Schrader, Ted Bartlett and Eric Draper. I will not attempt to explain exactly what was found, but the problem appeared to be the result of work done to the pool between 12 and 20 years ago and the ineffective abandoning of the winterization valve.

Based upon the leak that was unearthed and the other pipe testing, Mr. Hire believed that the existing piping could be reused and that he could provide a plan for repairing the pool and providing the zero-depth entry in the range of \$150,000. While at the pool, I asked Mr. Hire to provide me with details of his findings and a proposed budget.

On Tuesday, March 26, I received the proposal and description of the pipe testing from Mr. Hire (see Attachment B). That afternoon, I quickly reviewed the proposal before preparing this memo. Generally, the proposal would fix the pool and create the zero-depth entry for \$158,000. Two additional options are provided that would make additional bath house repairs of either \$44,500 or \$69,000. At the time of the preparation of this memo, I did not have an indication of what level of funding Mr. Hawkins would provide for these options, but I am sure that will be provided at the Council meeting.

STAFF COMMENTS: Below, I have provided some comments to Mr. Hire's pipe testing information and pool repair proposal (Attachment B). I provided these comments to Mr. Hire late on Tuesday, but in advance of this memo. I expect he will address these items in his presentation as he gave me a preliminary response to each.

- I noted that the City performed the camera work on the piping in May and June of 2012 and not in 2011.

- I did not see the water over the drains by one inch, but I did observe the pits full of water and by all accounts they held water for 24 hours. This was similar to our results last year.
- Mr. Hire is correct that the City will have to purchase a mobile pool vacuum. By all accounts, we have not used one for years.
- I expressed some concerns about the plan drawing for the zero-depth entry. I believe the slope is fine, but that for any slope less than 1:20 there are some ADA regulations for landing areas. ADA regulations will also require handrails for a portion of the zero-depth area that are not shown. Finally, I asked that we check on requirements for lift chairs as I was still unsure as to whether we would still need a fixed lift.

Although I didn't mention it earlier, at our first meeting I discussed with Mr. Hawkins and Mr. Schrader the general concept of such a financial arrangement for this proposal would be executed. In general, I would envision a contract between the City and Triangle Builders. The bid requirements would need to be waived because the use of Triangle Builders would be a requirement of the gift. Also, I recommend that the City require the funds to be placed in escrow, in a separate account, so that they could only be drawn down for this project. All of this would need to be formalized in a written agreement between Mr. Hawkins and the City.

Also, for reference purposes, I provided a copy of the June 2012 memo to the Council (Attachment C) on the pool problems and the efforts the City undertook in trying to determine the cause of the water loss.

COUNCIL ACTION NEEDED: Review and discuss the proposal.

STAFF RECOMMENDATION TO COUNCIL: The Council needs to review the proposal and to receive information on the funding commitment from Mr. Hawkins. Should the Council wish to pursue this proposal, we need to review any requirements the City Council might have and what kind of signed agreements need to be executed.

Attachment A



TRIANGLE
BUILDERS, L.L.C.

401 West Wea • P.O. Box 345
Paola, Kansas 66071-0345
www.trianglebuilders.com

Phone: (913) 294-2525
Fax: (913) 294-5459

3/5/2013

Design Fees	16,000
Testing	3,000
Bath House Repair	89,000
Pressure wash, tuck-point and caulk	
Remodel entry so that guests go through middle section new concrete counter and coiling doors	
Doors and frames replace and repair doors as needed	
Paint bath house, new doors and frames	
Install toilet access in ADA stalls,	
Plumbing; pipe hot / tempered water to all shower heads new hot water heater, 3compartment sink in concession stand repair or replace shower valves, toilets, 2ea ADA	
Electrical; New 200 amp service in building, 100 amp to concession stand New lights in counter and concession stand repair all other lights. Install 2 ea 20' pole lights at pool side of bathhouse Check all grounding and bonding	
Pump Room	35,000
Clean, point masonry, seal	
Repair doors	
Electrical; relocate panel to interior wall	
Relocate Chlorine feed and chemical feed	
Remodel piping as needed, 6" strainer, valves etc	
Tie in new lines from pool	
Pool	152,000
New Floor 8' max depth	
Expose NE Corner of Deep end to check wall	
Pool Floor 5" conc. 6450 sf	
Rock Fill between old and new floor	
Under floor piping	36,700
Suction Line to Pump Room	
Drain boxes and 6" Sch 80 pvc piping	
Supply Manifold to new floor inlets 6", 4", and 2" piping Sch 80 pvc	
Deck Removal and Replacemen 3200 sf	33,000
Painting of pool floor and walls	27,000
Sand blast walls	
2 coats of Tenemec Paint	
Contingency	17,500
Water Features Allowance	30,000
	<hr/>
	\$ 439,200

Attachment A



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3/5/2013

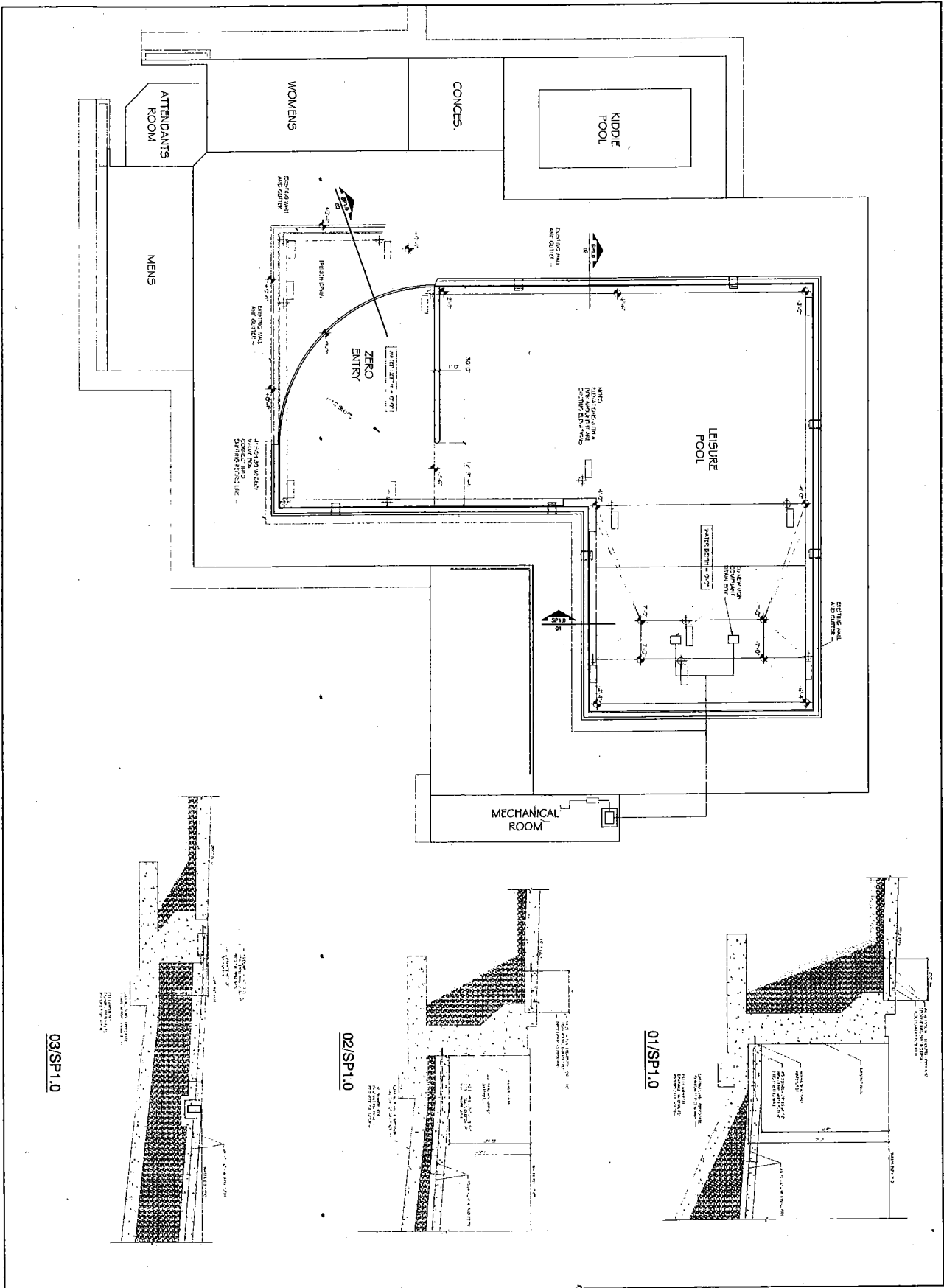
Osawatomie Swimming Pool

- | | | |
|----------|--|------------|
| Option 1 | Renovate Pool, Bathhouse, and Pump room.
Pool, New floor and zero depth entry at south east end.
New supply piping in the floor of the pool.
New Main drain .

Bathhouse. Misc renovation and replacement.
New entry through existing office.

Pump room, misc renovation and replacement. | \$ 439,200 |
| Option 2 | New Pool 3,887 sf.
Budget amount of \$ 900,000 to \$1,400,00.
Items to factor in New bathhouse or pump building.
Pool Features slide, water toys, etc. | |
| Option 3 | Minimal repairs to Bathhouse and Pump room.
Sand blast and caulk and paint existing pool.
Remodel southeast end to accurate zero entry.
Reuse existing piping systems.
Replace pool deck 3200 sf. | \$ 215,500 |
| Option 4 | Authorize a budget of some amount and
Triangle Builders work toward that amount.
Scope is minimum of what can we do. | |
| Option 5 | Testing of Piping to determine condition of piping before
any plan is made. | \$ 5,000 |

Attachment A



03/SP1.0

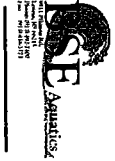
02/SP1.0

01/SP1.0

SP1.0

POOL PLAN AND
DETAILS

OSAWATOMIE POOL RENOVATION OSAWATOMIE, KS



Project No.	12004
Date	08/21/07
Client	OSAWATOMIE
Location	OSAWATOMIE, KS
Drawn	
Checked	
Reviewed	
Scale	
Revision	
No.	Description

Attachment B



TRIANGLE

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3/26/2013

	Pool Remediation	Minimal Bathhouse Repairs	Bathhouse Repairs
Schedule of Values			
Design and Consultation Fees,	9,000	1,500	1,500
Regrading and seeding;	1,000		
Fence Repair	1,000		
Pool deck removal;	16,000		
Piping excavation and backfill			
City to haul off excess			
Pool floor, walls and gutter repairs.	20,000		
New Zero Entry area at Southeast end of pool;	16,000		
Modify Gutter, 20 x 30 600 sf zero t 14" deep			
Pool deck replacement;	30,000		
Light pole bases 2 ea			
Piping Systems;			
Surge tank drain rebuild	900		
Main drain basins repair	1,600		
Recirculation line repairs	5,500		
Pump Room Repairs and piping upgrades;	20,000		
Pool Painting;			
Sand blast existing pool floor and walls.	27,000		
Paint pool walls, floor and gutter.			
Bathhouse repair;		38,000	58,000
General conditions			
Contractors fee			
	148,000	39,500	64,000
Contingency	10,000	5,000	5,000
	\$ 158,000	\$ 44,500	\$ 69,000
Bathhouse repair;		\$ 202,500	\$ 227,000
Summary			
Pool Renovation	\$ 158,000		
Bathhouse minimal maintenance / repairs	\$ 44,500		
Bathhouse major maintenance / repairs	\$ 69,000		
Pool Features; none are included			

Alan Hire
 Pres.

Attachment B



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OSAWATOMIE SWIMMING POOL Pipeline Testing Review

3/26/2013

- 1 UNDER DRAIN , SURGE TANK PIT DRAIN, AND BACK WASH DRAIN
 - a The line has been inspected by the city. A video inspection of the pipe was completed 2 years ago.
 - b It is a drain line only.
 - c It has failed and is taking ground water at some point in the pipeline.
 - d This line is incidental to the operational piping in the pool.
 - e It is not a necessary part of the Pool Suction or Recirculation Piping.

- 2 POOL SUCTION LINE FROM MAIN DRAINS IN POOL
 - a The city exposed this line from the exterior of the pool to the pump room 2 years ago.
 - b This line was static tested and appears to be fine.
 - c Between the city inspection and our preliminary results this line is probably ok.
 - d We believe this line is acceptable and does not leak.

- 3 POOL MAIN DRAINS IN POOL
 - a The pool drains were plugged at the drain basins in the pool.
 - b The pool was filled to 1" above the pool floor at the drains
 - c After 24 hrs there was no loss of water. This would indicate that the pool drain basins in the pool do not leak.
 - d These basins need to be cleaned inspected and coated.

 - e We need to confirm that the drains covers comply with the regulations of the Graham Baker regulations.
 - f If that is the case we do not need to replace the drains.

- 4 POOL VACUUM LINE. ABANDON
 - a This line has been abandoned for several years. We did not test.
 - b The owner needs to purchase a portable vacuum pump either in gas or electric powered for the daily pool vacuuming.

- 5 SUPPLY / RECIRCULATION LINE TO WALL OUTLETS
 - a We filled the line and pressured up to 10 lbs. Water was coming out at the base of the north wall at the deep end. As best we can estimate when the deep end was overlaid in 1990 (estimated) the winterization drain was covered up and was pumping water between the original and overlaid concrete floors. The line was cleaned out and capped for testing.

 - b The line was filled again and pressured up to 10 lbs and then it lost pressure. We then made sure the line was full and plugged all the outlets. We then let it set full of water. After 2 hrs it had lost water down to the 42" below the water level.
Inlets # 9 (-44") and #17(-42") had minimal water.
Inlets #10 (-52") thru #16 (-64") had water pressure.

Attachment B

5 continued

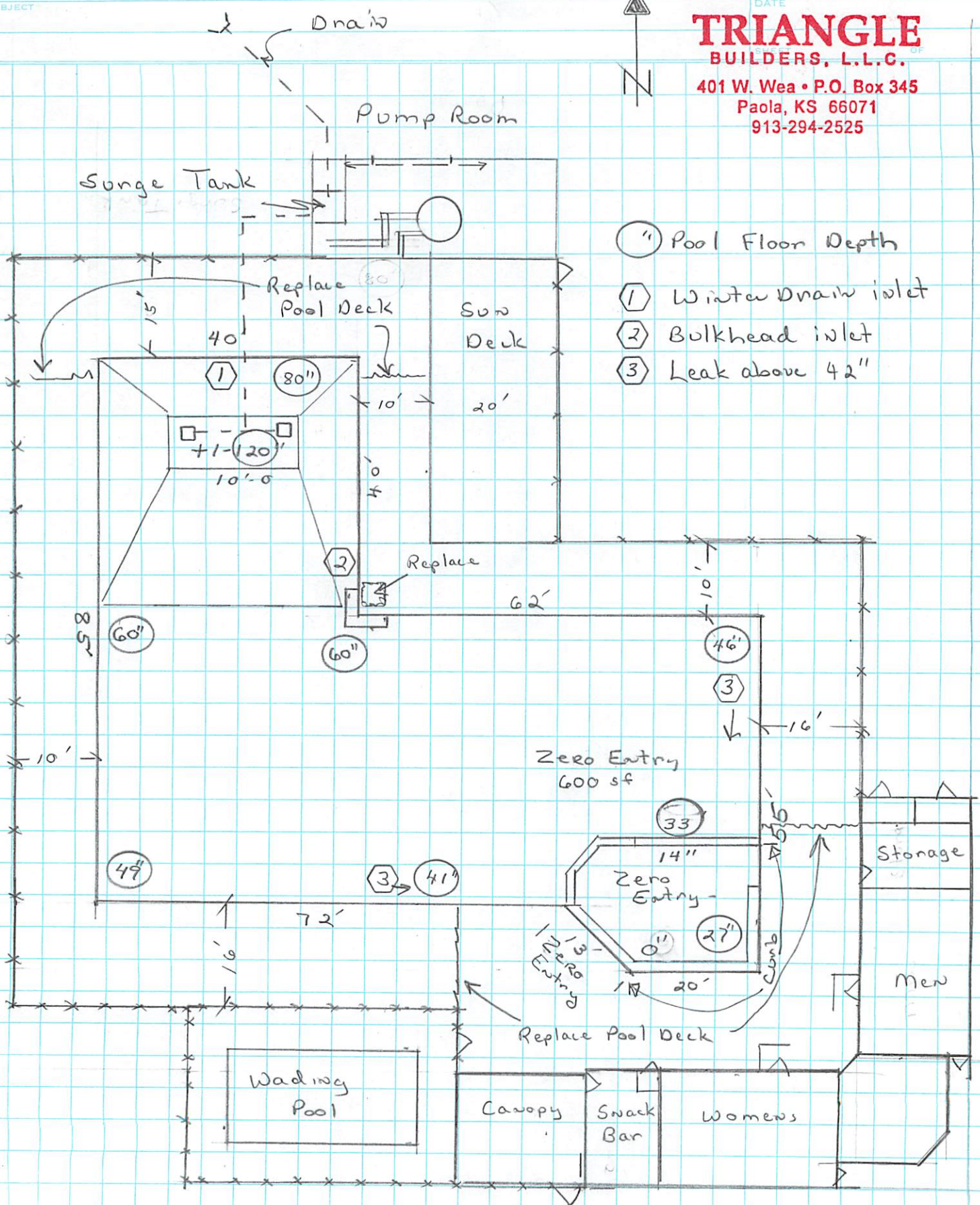
- c This would indicate that the leak in the Recirculation line is +/- the -40" level.
- d The supply pipe line at the shallow end of the pool is -38" below water level.
we performed this test several times and always came to the same conclusion.
- e Inlets #10 (-52") thru #16 (-64") held water even after a 24 hr test.
- f Inlets # 9 (-44") and #17(-42") had minimal water flow out of the wall outlet.
- g This would indicate the leak is at approx the 40-42" below water level.
- h Based on the original drawings and viewing the pool piping at the deep end it is a reasonable assumption that the 3" recirculation line is setting on top of the concrete wall footing. This footing is seen on the interior side of the pool allowing us to calculate the depth of the pipe.
- i We will perform further testing with a listening device to locate the leak before we go any further on removing pool deck or excavating the pipe.
This testing will be completed before we start work on the pool.
- j If the leak is in the shallow end of the pool it is possible that it will be in the area where we are removing the pool deck to replace the deteriorated concrete deck.
- k We have allowed for some pool deck removal to repair the leak.
- l The leak is small since we can get the pressure up to 10lbs or more and then it leaks of slowly. The other leaks the pressure dropped quickly.

6 BABY POOL 2" COPPER SUPPLY LINE

- a This line was not tested. Owner has indicated that it will be abandoned.
- b This line could be used for a water feature and it needs to be considered in a possible long range plan.

Alan Hira
Pres.

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 913-294-2525



- ⊙ Pool Floor Depth
- ⬡ Winter Drain inlet
- ⬢ Bulkhead inlet
- ⬢ Leak above 42"

Osawatimbe Swimming Pool
 Scale - 1" = 20'-0"
 3-26-13

Attachment C



City of
Osawatomie
www.osawatomieks.org

Osawatomie City Hall
439 Main Street • PO Box 37
Osawatomie, KS 66064
Phone: (913)755-2146
Fax: (913)755-4164

STAFF AGENDA MEMORANDUM

DATE OF MEETING: June 14, 2012

AGENDA ITEM: **Swimming Pool Update**

PRESENTER: Don Cawby, City Manager

ISSUE SUMMARY: Our update is that we lined the clear well and a portion of a line we could reach. Unfortunately, this may have slowed it some, but did not fix the problem. This week after several more rounds of ideas to isolate the leak, we have decided to do the following.

We are going to fill the pool with a fire hose on top of our lines. We hope to get it full and then see if the kind of water loss we experience. We hope to be able to hold enough to see how much chlorine we eat through and if we can maintain treatment standards. At our best measurement, we have lost as much as 9 gallons a minute without the pool being full. That's about 13,000 gallons per day. We are hoping that some soil saturation and the changes we made will reduce that. However if it increases with pressure, we could be looking at losses of 20,000 gallons per day.

At this point, we are just going to cross our fingers and hope for the best to get the pool open. If it doesn't work, we will proceed with either trying to fix it or having a conversation with the Council about the feasibility of building a new pool.

For your own information, I had Ryan Crowley put together a list of everything our staff has done on this project. I thought it might help show that they have given their very best effort and worked their fingers to the bone to try to get the pool open.

- Painted; Pool House, Concession Stand Area, Rails, Lane Lines, Pool Edge – 10 days
- Concrete Patch Work and Grinding – 4 full days
- Removal of Lifeguard stands and diving board
- Acid wash pool
- Repair Ladder

Attachment C

- During filling loss of water out the drain pipe before and after still well lining, 9 gallons per min (2011 4 gallons per min/per USD 367 employees)
- 1st attempt at filling – lost approx. 2 feet over night and only the deep end was full
- Isolated still well and dyed – did not lose dye out the drain still lost water (went in ground? Lost color)
- Hired ACE Pipe Cleaning to camera pipes – showed various flaws but no conclusive evidence for holes or visual breaks
- Dug 13 ft hole on the west side of the pump house. Exposed fill/drain line. Soil and surrounding area were dry. While the hole was open the water was turned on and no leaks in the hole
- Isolated still well and dyed – this time the green dye was able to be seen out the drain
- Saturday 6 – 9 – Hired ACE to concrete cap and epoxy line the still well and drain pipe
- Monday 6 – 11 – Attempted to fill pool, no change still lost 9 -12 gal per min. The attempt was shut down after 2 hours.
- Tue 6 – 12 – Attempted to isolate the gutter drain line and result was no change.
- Tue 6 – 12 – Attempted to isolate drains in the pool and filled from the still well to isolate the drain pits and the pool. The leak slowed to approx. to 1.5 gal/min.
- Tue 6 – 12 – The drain pits in the pool were patched with hydraulic cement and then attempted to fill and there was no change the 9 gal/min leak
- Wed 6 – 13 – Attempted to isolate the still well by plugging the drain/fill line in the bottom of the well and proceeded to fill from a fire hydrant. The leak was around 1.5 gal/min.
- Thur 6 – 14 – Attempted to plug both drains in the pool and fill from the hydrant. The pool was filled with 6 ft of water and plugs failed.
- Thur 6 – 14 – The pool was filled backwards from the top from the hydrant. The result was the same with the 9 gal/min loss.

COUNCIL ACTION NEEDED: Prayer, or spare Karma. Whatever you can spare.

STAFF RECOMMENDATION TO COUNCIL: See above.

CITY OF OSAWATOMIE - CASH FLOW REPORT

Date: February 2013	BEGINNING BALANCE	REVENUE	EXPENDITURES	CASH BALANCE	ENCUMBERANCES (ORD.)	CASH BALANCE 2/28/2013
GENERAL OPERATING	147,665.97	498,377.40	324,442.92	321,600.45		321,600.45
WATER	179,404.24	139,982.86	84,023.83	235,363.27		235,363.27
ELECTRIC	539,225.04	634,013.04	455,163.63	718,074.45		718,074.45
EMPLOYEE BENEFIT	52,082.33	290,258.86	145,339.73	197,001.46		197,001.46
REFUSE	6,251.94	63,424.18	31,514.90	38,161.22		38,161.22
LIBRARY	115,753.52	1,800.29	586.15	116,967.66		116,967.66
RECREATION	713.87	3,001.68	-	3,715.55		3,715.55
RURAL FIRE	(642.11)	-	5,275.48	(5,917.59)		(5,917.59)
INDUSTRIAL	61,237.37	26,309.16	1,528.00	86,018.53		86,018.53
REVOLVING LOAN	72,758.43	-	-	72,758.43		72,758.43
SPECIAL PARKS & REC	92,948.18	5,683.00	31,202.54	67,428.64		67,428.64
STREET IMPROVEMENTS	99,271.65	27,780.67	8,293.96	118,758.36		118,758.36
BOND & INTEREST	96,891.99	128,188.55	77,601.25	147,479.29		147,479.29
PUBLIC SAFETY EQUIP.	9,847.11	3.08	-	9,850.19		9,850.19
FIRE INS PROCEEDS	0.84	-	-	0.84		0.84
SEWER	337,671.77	142,626.85	36,795.08	443,503.54		443,503.54
RECREATION BENEFIT	-	375.27	-	375.27		375.27
GOLF COURSE	6,815.51	30,386.76	32,357.42	4,844.85		4,844.85
SPECIAL REVENUE (911)	9,897.41	-	-	9,897.41		9,897.41
LLEBG GRANT	-	-	-	-		-
TOURISM	9,423.13	5,334.57	1,057.53	13,700.17		13,700.17
EVIDENCE LIABILITY	14,361.29	-	-	14,361.29		14,361.29
CAPITAL - GENERAL	357,726.90	325.80	35,959.00	322,093.70		322,093.70
CAPITAL IMP. - STREETS	19,158.54	-	-	19,158.54		19,158.54
CAPITAL IMP - SEWER	-	-	5.80	(5.80)		(5.80)
CAPITAL IMP - GRANTS	0.02	-	-	0.02		0.02
CAFETERIA 125 # 50	4,925.74	3,014.13	5,160.85	2,779.02		2,779.02
COURT ADSAP # 51	6,911.00	450.00	-	7,361.00		7,361.00
COURT BONDS # 52	6,521.37	38.50	1,000.00	5,559.87		5,559.87
FORFEITURES # 53	57.29	-	-	57.29		57.29
OLD STONE CHURCH # 54	-	-	-	-		-
PAYPAL # 55	95.65	-	-	95.65		95.65
TOTALS	2,246,975.99	2,001,374.65	1,277,308.07	2,971,042.57	-	2,971,042.57