

REPORT TO THE CITY COUNCIL



DATE: April 17, 2018

TITLE: Report on Wardman Park Pool

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Reviewed by: Daniel Porras, Community Development Director

RECOMMENDATION

Receive and File

DISCUSSION

Throughout the last month staff from the City and the Riverside County Department of Environmental Health Staff, and two licensed pool contractors completed safety inspections at the Wardman Park Pool and Building located at 66150 8th Street.

Inspection by the City of Desert Hot Springs Building and Safety Inspector

On April 3, 2018 the City of Desert Hot Springs Building and Safety Inspector completed an inspection of the entire site. The inspection report is shown in Exhibit 1. During this inspection the Building and Safety Inspector identified various violations of both the California Building Code and the Health and Safety Code. The following violations were noted on the main building;

- Structural hazards
- Electrical hazards
- Unfinished and unsafe building and restroom repairs which are in violation of the California Building Code and Health and Safety Code.

The extent of the violations classified the building unsafe to occupy and posed a threat to human life, therefore the building was declared to be a “substandard building and unsafe to occupy,” and a formal “Red Tag” notice was posted on-site limiting access to the building (See Exhibit 2).

The swimming pool was also inspected and found to be a commercial pool with substandard commercial pool equipment and in poor condition, which is a violation in Article 5 of the Health and Safety Code.

Inspection by 1 Stop Pool Pros

On March 29, 2018 1 Stop Pool Pros, a licensed pool contractor completed an inspection of the Wardman Park Pool. Their full recommendations are shown in Exhibit 3. Their representatives provided the following recommendations and corresponding cost estimates;

- Pool Plaster is in poor condition and was recommended to be re-plastered, during the re-plaster process other items will be updated to current commercial standards, including the drain covers, mastic, handrails, safety copings, and others.
Estimated Cost is \$56,576
- Pool heaters are outdated (10+ years) and in need of replacement with current commercial standard pool heaters.
Estimated Cost is \$5,800
- The existing DE Filters need to be replaced with commercial standard sand filters with glass media.
Estimated Cost is \$5,800

- Installation of commercial standard chemical automation system, which include automated controllers, chemical pumps, and sensor probes to meet Title 22 regulations.
Estimated Cost is \$4,600

Inspection by Ocean Springs Tech

On April 10, 2018, a second licensed pool contractor, Ocean Springs Tech, completed an inspection of the Wardman Park Pool. The inspection report is shown in Exhibit 4. Their representatives provided the following recommendations;

- Pool Structure requires inspection by engineer, including inspections of the hydraulic system, pressure testing, and leak detection.
- Pool needs to be re-plastered
- Handrails need to be replaced, and missing handrails need to be installed per current commercial pool standards.
- Pool deck coping needs to be replaced
- Pool Deck has major cracks and hazards throughout and needs to be replaced and re-poured to meet current commercial pool standards
- Depth Dive Markers are missing and need to be installed properly to meet current commercial pool standards
- Pool water autofill needs to be replaced to meet current commercial pool standards
- Pool Equipment is currently not ventilated properly and need to re-located or properly ventilated to meet current commercial pool standards
- Pool Equipment is outdated and needs to be replaced to meet current commercial pool standards
- Pool Chemical Storage is in unventilated area and needs to be relocated and properly maintained.
- Plumbing lines to pool equipment are in poor condition and need to be replaced to meet current commercial pool standards
- Electrical outlets around pool are not to current standards and pose an electrical hazard

Inspection by Riverside County Department of Environmental Health

On April 11, 2018 the Riverside County Department of Environmental Health completed an inspection of the Wardman Park Pool, which resulted in the Closure of the Pool by their agency. The report is shown in Exhibit 5. Their inspector provided the following violations/observations which must be abated and inspected by the Riverside County Department of Environmental Health prior to the re-opening of the Pool;

Remarks, Observations, and Corrective Actions

Routine inspection conducted in conjunction with complaint investigation #0064812. Pool site is currently closed by City and padlocked. Thus prior to reopening, conduct the following and call for reinspection to verify the violations have been fixed:

Water Quality:

(3) Maintain pH 7.2 - 7.8

- **Remarks:** Reduce pH between 7.2 - 7.8. Currently at 8.0

(4) Maintain free disinfectant residual at all times. Maintain free chlorine residual at a minimum of 1.0 ppm/2.0 ppm with stabilizer; max 10 ppm.

- **Remarks:** Increase free chlorine residual to maintain between 2.0 ppm – 10 ppm. Currently at 1.1 ppm with stabilizer

Enclosure Gates and Fencing:

(11) Maintain gates and doors to be self-closing and self-latching

- Remarks: Pool entrance gates shall be self-closing and latching. Currently public access gates are not self-closing or latching

(13) Maintain pool site enclosure in good repair

- Remarks: Pool fencing shall be in good repair. Eliminate openings under fence which are greater than 4 inches and at drive thru service gates. Gates which exceed 4 inches (Fence near "4 square play area")

(14) Exclude animals from the pool site enclosure

- Remarks: Exclude all animals from pool site and recirculation equipment room. A few desert rabbits found in room. Also in men's restroom animal droppings found along wall and toilet area. Clean

Shell and Related Facilities:

(15) Maintain the following in clean condition and good repair:

- a) Shell
- b) Decking and coping
- c) Tiles (bottom/sides)
- d) Depth markers adjacent to deck depth marker and universal no diving marker
- e) Ladders, Handrails and Steps
- Remarks: Repair chips and broken concrete at coping around pool. Eliminate cracks in pool decking to prevent trips and cutting hazards

Restrooms/Shower/Dressing Rooms:

(19) Maintain the following in clean condition and good repair:

- a) Showers and Dressing Areas
- b) Toilets and Sinks
- c) Soap and Paper Towels in Dispensers
- Remarks: Repair water knobs at showers – Knob missing, broken, or not working in both men's and women's showers. Provide hot and cold water to both showers and sinks. Currently only cold water available. Water heater shall be adequate to provide to all sinks and showers. Install good working soap dispensers. One missing in women's restroom and one not working or empty in men's restroom. Install metal or approved cover around all water knob fixtures to cover exposed hole all plumbing lines in shower area. Supply paper towel dispensers with paper towels.

Recirculation Equipment:

(20) Maintain all components of the recirculation system clean and in good working order:

- a) Pump(s)
- b) Gauges and Flowmeter(s)
- c) Filter(s)
- d) Chlorinator(s)
- e) Skimmer(s)
- f) Main Drain(s) cover(s)/Suction outlet cover(s) or fitting(s)
- g) Equipment marked and piping labeled as to direction of flow
- Remarks: Maintain automatic chlorinators full with tablets and operational to deliver minimum 3 pounds of chlorine to pool per day per 10,000 gallons maybe higher since using tablets. Adjust each inline chlorinator to meet pool turnover rate and daily demand. All flowmeters and gauges shall be operational – two pumps found off. During operation (open for pool use) all systems shall be on and operational. Pool DE filters (3) are residential – should meet NSF 50 standard. Will notify if replacement is

needed. All filtration systems shall meet daily demand and pool 6 hour turnover rate. All components of each recirculation systems (3) shall have the capacity to provide a complete turnover of pool water in 6 hours. Label all components of recirculation equipment as to which recirculation (1, 2, or 3) and filter (1, 2, 3) and directional flow. Current markers are faded.

Safety Equipment:

(23) Post the following safety signs in legible 4 in. letters in clear view of the water:

- a) Emergency Phone Number (911)
- b) Number to nearest emergency services
- c) Name and street address of the pool facility
- d) Maximum Pool/Spa Capacity
- o Remarks: Fill in address of pool site, pool capacity, and number of nearest emergency services (Hospital, Urgent Care, etc.) on signage – currently faded

(24) Provide life ring with attached rope long enough to span the maximum width of pool

- o Remarks: Replace life ring and rope (17 inch diameter required) Current one is split and deteriorated.

Employees:

(31) Lifeguards: credentials verified; clearly identified; continuous surveillance

- o Remarks: Once pool season begins, provide all lifeguard credentials.

(32) Lifeguard Safety Equipment: red cross 10 person first aid kit; telephone; backboard and head immobilizer; rescue poles/paddle boards

- o Remarks: Provide all life guard safety equipment as noted.

Closure:

(33) At this time this pool site or body of water is closed due to the following conditions:

Any existing condition which could actually or potentially threaten the public health, welfare, or safety

- o Remarks: Remove all glass chards from pool decking – verify no glass in pool. Repair broken recessed step at deep end, both are cutting hazards, install plastic guard at stepladder.

Riverside County Department of Environmental Health - Additional Inspection Remarks

This pool site has been closed by the City of Desert Hot Springs. Prior to reopening pool site or calling for reinspection, items listed under items (33) must be abated. All other violations on this report, although not individually, would result in a closure of the pool, shall still be corrected to avoid future issues with pool and legal action. Call for reinspection. Pool shell is discolored and etched at deep end. Prior to re-plastering submit renovation work shell for all scope of work to be completed.

FISCAL IMPACT

The City has not budgeted any funds for any repairs in the General Fund.

EXHIBIT(S)

- 1) City Building Inspector – Inspection Report
- 2) Unsafe to Occupy Placard

- 3) 1 Stop Pool Pros – Recommendations Report
- 4) Ocean Springs Tech – Pool Inspection Report
- 5) Riverside County Department of Environmental Health – Complete Inspection Report