

SWARTHMORE SWIM CLUB

Facilities Assessment Report

Last Update: 4 October 2021

ASSESSMENT

Item	Condition (Excellent, Good, Fair, Poor, Critical)	Detail	Possible Repair or Improvement <small>(blue indicates possible donor opportunity)</small>	Ongoing Yearly Cost <small>(costs in grey are estimated)</small>	One-Time Cost <small>(costs in grey are estimated)</small>
GENERAL SITEWORK					
Driveway	Fair	Entrance driveway is narrow, restricting travel to single direction travel only.	A. Widen entrance drive to minimum of 22' clear width (requires more information to sufficiently price) B. Replace entrance chain and posts with painted steel gate		\$5,000
Asphalt Pavement	Poor	Base in ok shape. No significant potholes or cracks. Seal coat is worn away. Parking space striping/lines very worn.	A. Spot-repair small potholes and cracks. Re-seal paving B. Repair eroding asphalt edge at pedestrian path near bridges. Reset wooden railroad tie. Paint railroad ties. C. Re-stripe parking spaces		\$3,000 \$500 \$2,000
Wooden Pedestrian Bridge	Fair	Wood showing ware. One top rail splitting.	A. Thoroughly clean and treat wood with penetrating sealer. Repair split top rail.		\$1,500
Stairs	Fair				
Signage	Fair				
Front Drive Sign	Poor	Existing sign too small and mounted too high on utility pole	A. Replace with metal/stone ground monument sign, mounted on concrete footing		\$5,000
Parking Signage	Critical	Handicap parking signs in bad shape	A. Replace HC Parking Signs		\$400
Wayfinding/Informational Signage	Poor		A. Install new "Glass Bottles & Containers Prohibited" signs		\$300
Railings	Fair				
Fencing	Fair	Three types of fencing: 1. Wood Split Rail 2. Metal Chain Link 3. Wood Picket Split rail fence railing is showing significant ware and decay. Metal fencing generally in ok condition, though with areas where galvanized coating is failing.	A. Repair post and rails of split rail fence at entrance drive. Treat all wooden railing with penetrating water sealer. B. Install new metal fencing at entry of pool area, between building and chain link fence to south. Install additional fencing at entry to Grove from pool area. Provide lockable gate at both areas.		\$500 \$3,000

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Utility Poles	Fair		A. Cut climbing vines from utility pole near spillover parking lot at entrance (by SSC Staff)		
Storm Water Drainage	Critical	Isolated areas of poor drainage. Area immediately east of lap pool experiences inundation of rain water during strong storms, flooding lap pool. Requires immediate attention. Leaves and debris occasionally restrict flow at culverts.	A. Build site wall and provide French drain system to divert sheeting rain water. B. Redirect flow of stream at northeast corner of property. Enclose in structured piping and run along north side of property to meet up with Little Crum Creek branch at eastern lot line. Infill concrete trench between Grove and playground. Potential for this to be covered by state subsidy<—THIS NEEDS TO BE CONFIRMED. C. Ensure all site storm water culverts, pipes, ditches are free of leaves and debris (by SSC staff)		\$10,000
Tree Plantings	Good	A number of trees were removed this year.	A. Ongoing tree maintenance	\$2,000	
Landscaping & Other Plantings	Poor	Lawn around entry and pool areas is generally weedy with many bald patches. Planting beds are weedy and lack seasonal plantings that provide color and visual interest. Poison ivy is present in areas of the grove.	A. Overseed lawn in spring/ autumn B. Engage lawncare service for ongoing treatment of lawn around pools. C. Mulch planting beds at entry area and provide diverse mix of perennial plantings. Trim back existing plantings to promote healthy growth. D. Remove ivy from north building wall (pump room wall). This will help prevent damage to mortared joints in CMU. (Work to be done by staff) E. New planter boxes around trash receptacles F. Hire poison-ivy removal service for grove area	\$1,200 \$1,500 \$800	\$1,000 \$1,000 \$1,000
Seating & Furnishings	Good	Chairs, lounge chairs & picnic tables require periodic repair or replacement	A. Ongoing repair/replacement of lounge chairs & picnic tables	\$1,000	
			A. Replace Existing Umbrellas		\$9,000

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Shading Umbrellas & Structures	Fair	Existing Umbrellas at L Pool and Kiddie Pool are in ok shape. Fasteners starting to corrode. Condition of fabric to be confirmed	B. Provide large fabric shade at playground		\$25,000
			C. Provide large shade umbrellas at Lap Pool		\$10,000
Playground	Good	Previous playground equipment mostly removed and replaced with new Spaceball. Phase II of playground pending.	A. Implement Phase II (Playhouse, bridge, slide, climber, etc.)		\$50,000
Pickleball Court	Not Yet Provided	Pickleball Court	B. Build Pickleball Court in Grove Area		\$80,000
Concessions Stand	Critical	Previous Shark Shack Destroyed!	C. New Shark Shack		\$40,000
Other Games & Recreation	Not Yet Provided	Other possibilities for Grove area	A. Outdoor Ping Pong Table(s) <small>(price per table)</small>		\$1,500
Site Lighting	Not Yet Provided	Minimal lighting currently on property, limiting potential for after-dark activity	A. Install light pole fixtures throughout property		\$80,000
Pavilions	Not Yet Provided	Currently no pavilions or other structures for parties and other events	A. Build roofed pavilion(s) in Grove area and provide for power, lighting and seating (price per pavilion)		\$25,000
Mosquito & Insect Control	Not Yet Provided	Currently no mosquito control strategy	A. Engage mosquito/insect control service		\$1,500
Total General Site Work Costs				\$6,500	\$356,200
POOLS					
'L' Pool					
Structure					
Floor	Fair	Concrete in fine shape. Requires periodic repainting. Pool design lacks contemporary amenities and requires lift the mobility-impaired.	A. Ongoing Repainting Required	\$2,000	
			B. New Vinyl Liner as Suggested in Wallover Study.		\$345,000
			C. Demo and modify southern end of pool to provide a barrier-free beach entry (cost shown is very rough)		\$250,000
			D. Demo and modify diving well to conform with code standards. Provide new floor and wall drain.		\$350,000
Walls	Fair	See 'Floor'	See 'Floor'		

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Construction Joints	Fair	Edges to joints are worn and require repair and resealing	A. Grind joint edges to ensure clean edge. Repair seal with xylene-based filler.		\$500
Access Panels	Poor	Corroding and periodically painted	A. Replace with stainless steel tread plate (for all pools)		\$8,000
Piping/Outlets>Returns	Poor	SYSTEM TURNOVER RATE NON- CONFORMING WITH CURRENT CODE. Requires ongoing repair. Fernco sleeves periodically leak and require replacement. Fortunately most piping is accessible via continuous trench along perimeter of pool.	A. Yearly replacement of fittings	\$1,000	
			B. Replacement of Y Couplings (Summit to define scope)		\$200,000
			C. Fill in all supply/return openings and core all new openings. Replace all supply return piping and fittings. Repaint gutter to match lap pool.		\$350,000
			D. Replace existing concrete gutter and returns inlets with continuous stainless steel gutter (includes sawcutting of existing concrete walls & new concrete fill at gutter).		\$5,000
			E. Replace floor and side wall drains to support code-conforming turn-over rate.		\$5,000
Pump & Filters	Critical	SYSTEM TURNOVER RATE NON- CONFORMING WITH CURRENT CODE. Bottleneck is <u>piping and pump</u> . See piping replacement above.	A. Repair filter seal on non-functioning filter.		\$500
			B. Install emergency shut-off breaker- IMMEDIATELY.		\$1,000
			C. Replace all filters with glass medium- filters, and sized per current code required- turn-over rates.		\$90,000
			D. Replace pump to ensure flow rate conforms to code.		\$5,000
Chlorinator	Good				
Lane Markings	Excellent				
Lane Dividers	Excellent				
Diving Board	Good	Diving board is grandfathered and must be repaired as needed. Replacement is not possible.			
Water Slide	Good				
Lifeguard Chairs	Good				

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Winter Cover	Excellent	Recently replaced.			
Handicap Lift	Critical	Current lift is tedious to set up and a poor experience for those who need it. The hose needs to stay connected to take away some of the prep time which could lead to tripping injuries and causes water logging at the hose site.	A. Replace existing lift with modern commercial-grade mobile lift.		\$10,000
Railings	Poor	Railings at entry ladders are corroded and chipping. In need of replacement.	A. Replace all ladder entry handrails (at all pools).		\$7,500
Lighting	Not Yet Provided		A. Install underwater wall-recessed lighting.		\$15,000
Lap Pool					
Structure					
Floor	Good				
Walls	Good				
Construction Joints	Fair	Edges to joints are worn and require repair and resealing	A. Grind joint edges to ensure clean edge. Repair seal with xylene-based filler.		\$500
Access Panels	Fair	Corroding and periodically painted	See 'L' Pool Replacement		
Piping/Outlets/Returns	Poor	Requires ongoing repair. Fernco sleeves periodically leak and require replacement. Fortunately most piping is accessible via continuous trench along perimeter of pool.	See 'L' Pool Ongoing Maintenance		
Pump & Filters	Good	Pump in fine condition. Filters using sand as filter medium.	A. Convert all filtration medium to glass.		\$3,000
Chlorinator	Good				
Lane Markings	Excellent				
Lane Dividers	Excellent				
Winter Cover	Excellent				
Railings	Poor	See L Pool Railings	See L Pool Railings		
Lighting	Not Yet Provided		A. Install underwater wall-recessed lighting.		\$5,000

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Kiddy Pool		Kiddy pool has a limited life span due to ongoing leaks and lack of features.	A. Replace with new amenity-packed splash zone, appropriate for toddlers.		\$350,000
Structure	Fair				
Floor	Fair				
Walls	Fair				
Pump & Filters	Good	Pump in fine condition. Filters using sand as filter medium.			
Chlorinator	Poor	Regulator/Panel needs to be replaced			\$1,200
Piping/Outlets>Returns	Poor	Piping is direct buried and cannot be monitored. Pool is losing water. Leaks are suspected.			
Concrete Pool Deck	Poor	Patched & repaired over time. Section near diving board in need of immediate repair.	A. Repair fractured portion of concrete near diving board.		\$600
			B. Replace rubber mats with permanent solution.		\$1,500
			C. Complete Replacement. Includes demo. Could include stamped names for donor recognition.		\$300,000
Cleaning Equipment	Good				
Chemical Storage	Poor	Lockable storage required for chemicals	A. Build/Purchase lockable storage unit for chemicals. Storage to be located in well ventilated space protected from weather.		\$5,000
Total Pools Costs				\$3,000	\$2,304,300
BUILDING STRUCTURE					
Foundations	Good				
Walls	Good				
Columns	Fair				
Beams & Rafters	Good	Generally in ok condition. Significant termite damage to rafter in men's changing room and sill plate men's wash area which has been treated. Repainting required in areas, most notable in locker room.	A. Repair damaged rafter/sill plate.		\$500
			B. Repaint rafters in locker room and spot-paint where needed elsewhere.		\$2,000
Slabs	Good				
Total Building Structure Costs				\$0	\$2,500

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BUILDING EXTERIOR					
Roofs	Fair	Roof membrane generally in ok shape. Spot repairs to flashing and seams required.	A. Replace roofing with self-adhering single-ply membrane.		\$25,000
Eaves & Soffits	Fair	Screens/blocking between roof joists at exterior wall needs replacement in areas, and otherwise needs to be cleaned out. Underside of eaves needs repainted in areas and ongoing bee control.	A. Replacing screening/blocking where require. Thoroughly clean all areas of screen infill.		\$3,000
			B. Repaint all eaves.		\$5,000
Exterior Walls	Fair	Painted CMU in fair condition. Structurally ok but not great looking. Potential to clad with higher grade material to improve appearance.	A. Reclad entire swim club building with better-looking material (aluminum siding, cedar, GFRG paneling, etc).		\$100,000
Windows	Fair	Building has (3) window openings. Uninsulated sliding/awning windows are in fair shape. Replacement is a possibility but not currently required.	A. Replace all windows.		\$4,000
Doors	Fair	(4) Exterior metal doors are in functioning/fair condition, but are showing lots of wear.	A. Replace all exterior doors.		\$2,800
Stairs	Fair				
Total Building Exterior Costs				\$0	\$139,800
BUILDING INTERIOR					
Ceilings	Poor	Exposed beams and subroof require painting throughout (especially in back-of-house spaces)	Repaint all ceiling surfaces.		\$8,000
Walls	Fair	Painted CMU in adequate shape. Surface mounted conduit rusting in areas.	Abrade/clean all rusted pipe/conduit and repaint.		\$800
Floors	Poor	Poured-in-place flooring has areas of cracking, spalling, grime, and staining. In need of replacement.	Install poured epoxy floor throughout (or similar).		\$20,000
Doors	Poor	Both wood and metal doors are showing signs of moisture damage. Metal bucks are rusting at floor.	Replace all interior doors.		\$4,500
Hardware	Poor	See Doors Above	See Doors Above		

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Casework	Poor	Front office cabinets in poor condition. IT equipment in need of better shelving/cabinet storage.	A. Replace front office storage cabinetry and countertops (must be sufficient for temperature and humidity variation)		\$10,000
			B. Install new storage cabinet for IT equipment		\$800
Plumbing Fixtures	Fair	Tank-fed floor-mounted toilets are generally in ok working condition. Shower fixtures are utilitarian and functioning. Sink faucets are corroded and in need of replacement. Water fountain is functioning though showing significant wear.	A. Replace with wall-mounted tankless flushometer-fed toilets fixtures. Replace (2) urinals.		\$9,000
			B. Complete shower refurbishment: Fur-out shower wall with cement board, and tile throughout. Provide hinged shower door. Install new rough/finish valve and shower head, hooks, etc. Cost per shower.		\$24,000
			C. Replace all sink faucets		\$800
			D. Install bottle filler adjacent to water fountain.		\$1,000
Lighting	Poor	Minimal interior lighting provided.	A. Install lighting to ensure building is operational after-hours. More information required to obtain cost.		
Toilet & Shower Accessories	Fair	Surface-mounted toilet and sink accessories are generally in working order. Toilet partitions are in fine condition. Changing stalls are in fair condition, though showing age. Exposed unistrut framing is unsightly. Condition of towel hooks throughout vary--replacement is recommended.	A. Replace changing stall partitions with partition system appropriate for dramatic swings in temperature and humidity. Non-wood.		\$10,000
			B. Replace all towel hooks with stainless steel hooks.		\$1,000

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Furniture	Poor	Office work chairs are inadequate. New bench seating required for break room. Benches in changing area are worn, though still functional.	A. Provide (1) office chair and (2) new stools. B. Provide bench seating in breakroom (no upholstery). C. Provide new benches in shower areas.		\$1,000 \$500 \$1,600
Equipment	Fair				
Total Building Interior Costs				\$0	\$93,000
PERSONNEL/OFFICE					
Computers	Good	New PC just purchased. Need one additional PC to assist with website, messaging and social media.	A. New PC and additional large monitor for announcement/calendar display (to replace old whiteboard)		\$1,500
WiFi	Good				
Data Storage	Critical	Currently no centralized data storage strategy	A. Establish cloud-based data storage solution (Google Drive, DropBox, etc)	\$150	
Reception	Fair	Information display board needed	A. Purchase & install new digital display board for messaging		\$500
Break Area	Fair	See Furniture Above			
Total Personnel/Office Costs				\$150	\$2,000
ACCESSIBILITY					
ADA Parking	Fair				
Site Walkways	Fair		Assessment in Progress		
Doorways	Fair				
Bathrooms & Shower Facilities	Fair				
Reception/Serving Areas	Fair	Reception requires accessible dropped counter per ADA design guidelines	Modify reception counter to provide 34" high work space with required under counter clear floor space		\$5,000
Pool Facilities	Poor	See Handicap Lift under L Pool			
Total Accessibility Costs				\$0	\$5,000