

PIERCE JOINT
UNIFIED SCHOOL
DISTRICT

Pierce High School
Swimming Pool
Condition Assessment



SYNTHESIS PARTNERS, LLC
Managers • Architects

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SECTION ONE – SUMMARY

This swimming pool facility has served the community of Arbuckle and the students at Pierce High School since about 1955 and it does not make sense to perform expensive repairs to extend the useful life of this facility.

The architect is recommending the district develop a plan to repair the minimum number of items to provide a safe swimming environment for the next few years, until a new facility can be designed and constructed to the south of this existing facility. Once the new facility is complete this existing facility should be demolished and possibly replaced with a new park and picnic area for visitors to the new pool facility.

The architect, Synthesis Partners, LLC and the engineer, H2 Engineers, Inc. recommend a series of repairs which will be performed before the pool facility can reopen for the summer of 2022. These repairs will improve the safety and maintenance of the pool facility for a short span of time and will provide the necessary time to design and construct a new facility. These repairs include:

- ❖ Removing the pool dressing rooms and restrooms
- ❖ Removing the diving boards and not allowing any diving into the pool
- ❖ Removing a portion of the wall in the pool that separates the shallow pool area from the deep pool area. This will provide access from one area to the other area of the pool
- ❖ Installing new steps into the shallow end of the pool, at the south end
- ❖ Installing an accessible chair lift to meet the current California Building Code
- ❖ Installing new depth markers with the universal “No Diving” symbol
- ❖ Replastering various locations as needed as the result of compliance work

The architect further recommends to immediately begin the design for the replacement of this facility with a new facility which will meet the needs of the high school and the community.

Implementing these recommendations will provide continuous access to a community swimming pool while increasing the safety and serviceability of the current pool facility until a new modern pool facility can be designed and constructed.

SECTION TWO – BACKGROUND

The existing swimming pool facility was constructed around 1955 and has in recent years developed significant deferred maintenance issues that need to be addressed.

The local water district has worked with the Pierce Joint Unified School District to determine the source of the significant water usage by the pool.

The ongoing maintenance issues and the significant loss of water from the pool has prompted the school district to retain a consultant to assess the current condition of the pool and provide repair recommendations. The school district retained, H2 Engineers, Inc. to complete an assessment. The H2 Engineers' assessment is referenced in this assessment. This assessment along with the H2 Engineers' assessment are presented in conjunction with one another. In addition, the architect agrees with the recommendations of H2 Engineers.

The school district then retained the architect, Synthesis Partners, LLC to assess the facility for code violations based on the California Building Code – sections related to accessibility and the integrity of the building structures. Through site visit observations and documentation, review of the H2 Engineers' "Swimming Pool Audit Report", and research of applicable building codes, the architect has prepared this assessment with findings and recommendations for consideration.

SECTION THREE – PROJECT GOALS

The Pierce Joint Unified School District has three primary goals for this project:

1. Maintain use of the pool until a long-term suitable solution can be implemented
2. Repair the existing facility for use in summer 2022
3. Repair or replace the facility to meet current codes and meet the needs of the school district and the community

The district will work with the community stakeholders, authorities having jurisdiction over the project, community members, and the professional design team to develop a strategy and implementing logistics to meet these goals.

If the district decides to move forward with these goals, the design professionals will develop a series of steps and tasks required to achieve these outcomes. Once these steps are completed the team will set out to accomplish these step and tasks.

SECTION FOUR – SITE CONDITIONS – FINDINGS

The architect conducted a site survey on two site visits, reviewed the “Swimming Pool Audit Report” by H2 Engineers, and researched applicable California Building Codes. Through this activity we developed the following findings in addition to H2 Engineers’ findings:

1. The facility is not accessible to persons with disabilities, this facility does not meet current code requirements.
2. The existing Dressing Rooms, Restroom, and Pool Equipment Room structures do not meet current code and based on current condition are unsafe.
3. The existing shade canopy structures do not meet current codes and are not Division of the State Architect (DSA) approved.
4. The existing plumbing fixtures in the restrooms are not to current code and unserviceable.

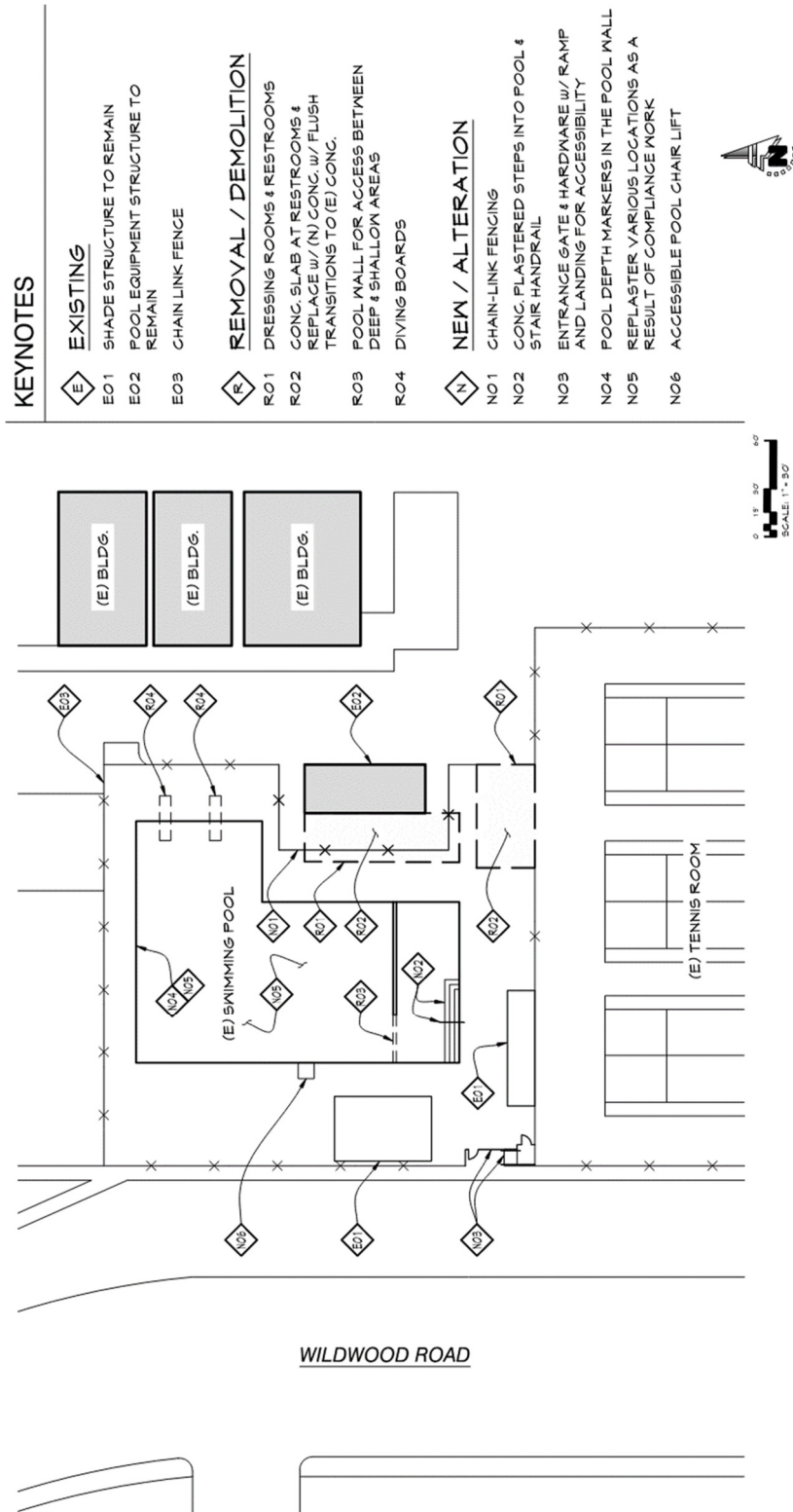
SECTION FIVE – RECOMMENDATIONS

Based on the findings in this assessment the architect recommends the following actions to meet the goals of this project:

1. Upgrade the existing accessible path of travel to meet current CBC requirements
2. Remove the structure over and around the dressing rooms, including the wood frame roof structure and the CMU walls
3. Remove the concrete floors at dressing rooms and restrooms. Install new concrete slab to match finish elevation of adjacent paved areas
4. Maintain the structural integrity of the existing pool equipment room
5. Remove the diving boards and not allowing any diving into the pool.
6. Remove a portion of the wall in the pool that separates the shallow pool area from the deep pool area. This will provide access to from one area to the other area of the pool
7. Install new steps into the shallow end of the pool, at the south end
8. Install an accessible pool chair lift to meet the current California Building Code
9. Install new depth markers with the universal “No Diving” symbol
10. Replastering various locations as needed as the result of compliance work

see site plan, next page for graphic representation of these recommendations

PIERCE HIGH SCHOOL SWIMMING POOL CONDITION ASSESSMENT



SITE PLAN

SECTION SIX – APPENDIX

1. Codes Governing this Project

- a. 2019 California Building Code (CBC) – accessibility
- b. 2019 California Building Code (CBC) – structures
- c. 2019 California Building Code (CBC) – pool chemical storage

2. References

- a. H2 Engineers, Inc. – Swimming Pool Audit Report, October 22, 2021
- b. Synthesis Partners, LLC Site Visit Surveys – Observations, Photographs, and Measurements