

On August 7, 2019 The City of Mineral Wells (referred to as The City), hired Level 5 Design Group (Consultant) to perform a facility needs analysis on 22 individual buildings throughout the city of Mineral Wells. These buildings were to be inspected for current maintenance deficiencies and overall design to determine a long-range plan for The City to establish a common practice of municipal governments referred to as Capital Improvement Planning.

Level 5 performed inspections of the structures designated by The City from August 12 – 16, 2019. All structures were accessible during that time except the North Oak Community Center, which had too many rodent problems. This building was later inspected on September 19, 2019. After review of initial inspection reports, additional information was needed and obtained on the Library building and the Senior Citizens Center which was obtained on September 19, 2019.

During the inspections, Level 5 was tasked with evaluating all building systems of each facility. Our teams assessed the structural functions, noting any major visible structural failures that could impact a building's long-term stability. We sketched current design layouts to evaluate current building code compliance, handicap accessibility compliance as well as intended design and use in comparison to minimum design standards and long-term use of the buildings. The last items we verified were internal systems, focusing on mechanical HVAC, lighting and electrical and plumbing systems. We visually and physically evaluated the systems for overall design and compliance with current building codes in relation to the intended function and use of each building.

After the evaluation and inspection of the 22 facilities, Level 5 created the following summary of the major deficiencies of each building. Please refer to backup detail by building for additional deficiencies and overall status.

SUMMARY OF DEFICIENCIES BY BUILDING

ALL FACILITIES

Many of the facilities are deficient in ADA compliance. Even though the buildings were built before current regulations exist, they are not "grandfathered" in. The issues must be resolved to provide access to the public facilities.

ACTIVITY CENTER

There are multiple issues with the current facility that cannot be resolved via renovation (severe asbestos, failing HVAC system, lack of adequate restroom facilities.) The entire facility must be replaced with a new facility and parking.

AIRPORT TERMINAL

There are a few accessible route issues with the facility that require additional ramps. The parking lot needs repairs (14,000 SF) and requires additional site lighting.

ANIMAL SHELTER

In the short term, the facility requires a fire suppression system be installed and the epoxy flooring to be replaced throughout. The building lacks facilities for larger animals, treatment and quarantine. The long-term needs of the organization require a building addition.

AQUATIC CENTER

The ventilation systems of the buildings are inadequate and need to be replaced. The current pool deck will need replacement as some of the top is peeling off. A backflow preventer must be installed on the incoming water line that provides the "make-up" water to the pool. An emergency call box (911 phone) must be installed on the site prior to reopening the pool. The underwater lights must be repaired and operational.

CEMETERY OFFICE

This facility has major structural issues from a sinking foundation to the failing OSB of the roof deck. Existing electrical system needs to be replaced. ADA compliance issues are restricting access to this building. Public access is limited. Therefore, this facility must be a priority replacement.

CITY HALL

There are too many design issues to put a value on maintenance items (lack of HVAC system, inadequate windows and doors, complete lack of space for accessible facilities, inefficient energy consumption, design layout, staffing needs, and parking) The City Hall and Annex should be replaced with one new facility. The current facility cannot be renovated to meet efficiencies needed in a City Hall. It is also recommended that SW 2nd Street be closed permanently due traffic flow concerns, blind spots and safety of pedestrians. Also, the facility is in a floodway and cannot be replaced in current location.

CITY HALL ANNEX

Overall the building has good structure, but the use has outgrown the function. The City Hall and Annex should be replaced with one new facility. There are current flooding issues that cannot be resolved given the buildings location and finished floor.

COMMUNITY CENTER (NORTH OAK)

The building requires all new electrical and HVAC systems as well as new doors and windows, but the overall structure is a good building for future use. At this point, there is not a specific use for the building, but at a minimum the building exterior should be preserved to prevent future failure on the building itself.

DOWNING HANGAR BUILDING

The sprinkler system requires repair and much of the lighting needs to be replaced. The entire roof system will need to be replaced throughout the building. The current helicopter hangar building does not function for airplane hangars and the current offices are not able to be easily renovated.

FIRE STATION #2

Several of the bay doors need to be replaced. The facility needs an adequate backup generator. Living quarters are small but need to be expanded.

GYMNASIUM

There are far too many structural and design issues with the building to warrant repair (significant structural damage due to shifting foundation and water infiltration and inadequate lighting and electrical systems.) Building should be replaced with a new facility.

IP BUILDING

The building requires a great deal of renovation to be functional. All the lighting fixtures should be replaced with LED fixtures. There are a lot of clearance issues that require renovation to meet accessibility standards. The entire parking lot needs to be replaced.

LIBRARY

There was some unsafe electrical repair work done as well as incomplete fire damage remediation. The site grading should be addressed to prevent water intrusion.

MAINTENANCE SHOP - AMERICAN LEGION (PARKS & RECS)

The smaller of the two site buildings is structurally deficient and should be removed. The facility requires additional space for storage. An additional building should be added to accommodate.

MAINTENANCE SHOP – HIGGENSON (PARKS & RECS)

The space is inadequate for the current needs and the structural and mechanical systems require repair. An additional facility should be added to accommodate growing needs.

PUBLIC SAFETY BUILDING

There are too many design issues to put a value on repairs. The current building, as it exists, will have to lose a lot of space to bring to current compliance. A new facility is strongly recommended.

PUBLIC WORKS ADMIN BUILDING

The buildings are inadequate for current uses and needs many repairs (ceilings, conduit, exhaust systems.) Due to repeated flooding and water intrusion problems the facility has become infested with rodents and pests. Over time the excessive flooding and infestations have led to foundation and structural issues. A full facility replacement is strongly recommended.

PUBLIC WORKS MAINTENANCE BUILDING

The building lacks accessibility considerations for all restrooms and there isn't access to much of the building. The HVAC systems should be replaced. This facility may benefit from a move to a new location.

RANGE BUILDING

The outside breaker box needs to be moved to the interior of the building.

SENIOR CITIZENS CENTER

There are a couple accessible route issues that need to be resolved, and the facility needs to have a grease trap installed. Long term goals for the facility should include repaving and restriping the parking lot for proper handicap compliance and adding site lighting.

STEVE PERDUE BUILDING

This facility acts as the EOC (Emergency Operations Center) for the city and does not meet several code requirements for such. The HVAC system needs to be replaced to a more efficient system. Current building cannot be renovated to meet full requirement. This facility should be included as part of new public safety building.

STREET DEPARTMENT

The building needs insulation throughout as well as a new roof. This facility maintains a lot of equipment that needs to be covered during storage. Moving the department to a new location or building a new facility are recommended.

BUILDINGS TO REPLACE

Several buildings have too many deficiencies to warrant a full maintenance plan. In addition, once these buildings are brought up to current operating standards and building compliance codes, they no longer meet the needs of the intended function of the building nor provide any opportunity for the future of the facility growth. These buildings are listed below.

ACTIVITY CENTER

The cost to renovate this building will outweigh the long-range function of the building. Its current location and serviceability to the entire city does not warrant the immense cost to renovate this building in its current location.

CEMETERY OFFICE

The cost to renovate this building will outweigh the long-range function of the building. The current structural damage and inadequate design will not function once renovations are completed. The location of current building is correct for serviceability to the city function; therefore, a new structure should be constructed on this same location.

CITY HALL AND CITY HALL ANNEX

The cost to renovate this building will outweigh the long-range function of the building. The current building design creates multiple inefficiencies for the proper function of a city hall, not to mention the disconnect between departments and city council chambers being in a separate structure. The long-term structural systems of each building are compromised because of the location within the flood way. It would not be prudent to spend tax dollars on renovation of these buildings given the inability to prevent

flooding of both buildings long term. Suggest a new structure long term that can provide all services under one roof and provide efficiencies needed for a functioning city hall. It is also suggested that The City move the location of this building out of the flood way affected zone as designated on attached maps in this report. There could be positive tax implications of the sale of the high-profile land to private commercial developers. The return on investment would include savings on energy use and staffing efficiencies.

GYMNASIUM

The cost to renovate this building will outweigh the long-range function of the building. Its current location and serviceability to the entire city does not warrant the immense cost to renovate this building in its current location.

PUBLIC SAFETY BUILDING

Many of the deficiencies this building experience with relation to internal systems and overall design cannot be renovated to accommodate future use within the structure of this building. The life safety of the people within this building is potentially compromised due to the lack of security for many departments, lack of proper restrooms for fire fighters, lack of proper facilities for dispatch, inability to house current fire apparatus, lack of proper ventilation systems throughout the entire facility and the flooding that regularly occurs within this building. It is suggested that this building is in an emergency need of replacement due to the current problems with the overall structure, design and lack of internal systems throughout. The building is holding back ability for the public safety departments to function efficiently and succinctly to service the City of Mineral Wells. There are several life safety issues with the current building that could prevent the ability to be a temporary holding facility soon which will be a burden to the Police Department and Fire Department with staffing and facilities short term.

PUBLIC WORKS ADMINISTRATION BUILDING

The cost to renovate this building will outweigh the long-range function of the building. There are major problems with this facility to prevent flooding and internal water intrusion problems. Level 5 Believes these problems have led to major structural foundation problems, which should not be renovated or repaired until the flooding and internal drainage problems are addressed first. These two problems cannot be resolved with current configuration of these cluster of buildings. In addition, the current facility site does not allow for proper efficiencies and long-term stability of the department. An example would be the inability to protect the pipe on site from UV rays which accelerated deterioration of such pipe, rendering it waste. Level 5 suggests full replacement of the entire facility and relocation of the department to allow for better accessibility throughout the city and an area outside of the flood zone. This current property could be used for future industrial development once these current buildings are leveled.

STEVE PERDUE BUILDING

The cost to renovate this building will outweigh the long-range function of the building. Given its current location within the flood plain and the costs to renovate the current building to properly house an EOC

and evidence storage facility, this building would be better combined with a new public safety building and the land converted into public parking or sold for future commercial development.

SUGGESTED ALTERNATE USES FOR EXISTING BUILDINGS

There are many structures that do not need full replacement and could be used in their current state for uses other than their originally intended functions.

NORTH OAK COMMUNITY CENTER

The current location and exterior stability of this building could potentially house another function within the city services. This building could also be used as a future Main Street Office building or future Community Center given its location and accessibility to the city.

DOWNING HANGAR OFFICES

This building was originally constructed as a helicopter repair and storage building. The current structural systems of this building are good but cannot be modified from its original intent. It is suggested that the entire building be looked as a unit instead of piece milling the sections of the building. The current layout of the building could function as a future fire station (which is lacking from the airport or this section of the city) and future warehouse lease spaces for businesses within the city. The adjacent tarmac could be covered for future airplane hangars. This building cannot house airplanes due to current structural layout of building.

CAPITAL IMPROVEMENT PLAN

Level 5 found a substantial number of deficiencies throughout The City's buildings. Many of the facilities are deficient in ADA compliance. The issues must be resolved to provide access to the public facilities. By combining several city functions within open office spaces, The City will be able to improve staffing and workflow inefficiencies, creating a return on investment. Level 5 suggests a long-range capital improvement plan be put in to place and maintained throughout its completion. A potential plan should be as follows:

CAPITAL IMPROVEMENT PLAN

EMERGENCY NEEDS:

Structural Stabilization of Library – High Priority*	\$	502,000
Relocation of Public Works Facilities	\$	4,100,000
Relocation of Public Safety Building	\$	10,388,800
Structural Stabilization of North Oak – Community Center – High Priority*	\$	277,000
Aquatic Center Repairs – High Priority*	\$	158,700
Repairs at Animal Shelter – High Priority*	\$	42,000
Replacement of Cemetery Office	\$	320,000
TOTAL	\$	15,788,500

PHASE 1 IMPROVEMENT PLAN

Replacement of Activities Center^	\$	4,500,000
Replacement of Gymnasium^	\$	3,750,000
Replacement of City Hall and City Hall Annex	\$	4,642,500
Repairs of Fire Station #2	\$	178,750
Repairs of Senior Citizens Center	\$	223,200
Demo Steve Perdue Building / New parking lot	\$	180,000
TOTAL	\$	13,474,450

PHASE 2 IMPROVEMENT PLAN:

Replacement of Street Department Facility	\$	850,000
Replacement of Maintenance Shop - Higgenson	\$	800,000
Repairs / addition to Maintenance Shop – American Legion	\$	456,500
Repairs of IP Building	\$	1,887,850
Repairs of Downing Hangar	\$	670,800
Addition of Animal Shelter (With help from County)	\$	433,450
Repairs of Range Building	\$	121,150
Repairs of Airport Terminal	\$	22,000
Repairs of Public Works Maintenance Building	\$	444,850
Additional repairs of Aquatic Center	\$	621,150
Additional repairs of North Oak Community Center	\$	1,234,000
Additional repairs of Library	\$	366,480
TOTAL	\$	7,908,230

TOTAL FOR ALL PHASES	\$	37,171,180
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*All items with high priority must be completed within the next 180 days

^ Replace or evaluate current need

19-20 Mineral Wells FNA

COST SUMMARY BY FACILITY

COST SUMMARY BY FACILITY									
FACILITY	ADDRESS	YEAR	SIZE (SQFT)	TABLE NAME	COST TO REPAIR				COST TO REPLACE
					HIGH	MEDIUM	LOW	TOTAL	
Activity Center	735 Hood Road	1942	20,000	AC	\$ 614,600	\$ 40,500	\$ -	\$ 655,100	\$ 4,500,000
Airport Terminal	5300 Airport Road	1975	7,100	AT	\$ -	\$ 12,500	\$ 9,500	\$ 22,000	\$ -
Animal Shelter	101 FM 2256	2008	4,135	AS	\$ 42,000	\$ 12,000	\$ 421,450	\$ 475,450	\$ -
Aquatic Center	1200 Hubbard Street	1999	33,304	AQC	\$ 158,700	\$ 585,500	\$ 35,650	\$ 779,850	\$ -
Cemetery Office	427 SW 25th Street	1960	1,800	CEM	\$ 105,350	\$ 69,750	\$ -	\$ 183,100	\$ 320,000
City Hall	211 SW 1st Avenue	1942	6,600	CH	\$ 570,250	\$ 322,500	\$ -	\$ 892,750	\$ 4,642,500
City Hall Annex	115 SW 1st Street	1950	4,000	CHA	\$ 135,000	\$ 142,500	\$ -	\$ 277,500	see City Hall
Community Center (North Oak)	604 North Oak Avenue	1940	14,400	CC	\$ 277,000	\$ 1,054,000	\$ 180,000	\$ 1,511,000	\$ -
Downing Hangar Offices	6300 Columbia	2000	4,500	DHO	\$ 242,000	\$ 426,300	\$ 2,500	\$ 670,800	\$ -
Fire Station #2	3701 Industrial Pkwy	2003	7,200	FS	\$ 14,250	\$ 143,500	\$ 21,000	\$ 178,750	\$ -
Gymnasium	734 Warren	1942	21,000	GYM	\$ 864,650	\$ 505,550	\$ 10,800	\$ 1,381,000	\$ 3,750,000
IP Building	6000 Columbia	1966	12,000	IP	\$ 847,000	\$ 1,040,850	\$ -	\$ 1,887,850	\$ -
Library	2300 SE MLK	1990	11,500	LIB	\$ 502,000	\$ 366,480	\$ -	\$ 868,480	\$ -
Maintenance Shop	218 American Legion		2,100	MSAL	\$ 2,500	\$ 91,500	\$ 137,500	\$ 231,500	\$ 225,000
Maintenance Shop	985 Higgenson		4,000	MSH	\$ 64,000	\$ 217,000	\$ 482,000	\$ 763,000	\$ 800,000
Public Safety Building	210 South Oak Avenue	1952	6,000	PSB	\$ 18,500	\$ 223,000	\$ 41,500	\$ 283,000	\$ 10,388,800
Public Works Admin Building	1301 South Oak Avenue	1991	9,800	PWAB	\$ 263,500	\$ 78,500	\$ 2,750	\$ 344,750	\$ 4,100,000
Public Works Maintenance Building	300 SW 1st Avenue	1980	9,000	PWMB	\$ 253,500	\$ 186,550	\$ 4,800	\$ 444,850	\$ -
Range Building	301 FM 2256	2010	2,100	RB	\$ 60,000	\$ 61,150	\$ -	\$ 121,150	\$ -
Senior Citizens Center	103 NW 6th Avenue		6,600	SCC	\$ 13,000	\$ 210,200	\$ -	\$ 223,200	\$ -
Steve Perdue Building	300 South Oak Avenue	1987	11,000	SPB	\$ 268,000	\$ 150,150	\$ 117,800	\$ 535,950	\$ 180,000
Street Department	1105 South Oak Avenue	1963	3,000	SD	\$ 49,000	\$ 745,500	\$ 6,500	\$ 801,000	\$ 850,000
Total					\$ 5,364,800	\$ 6,685,480	\$ 1,473,750	\$ 13,532,030	\$ 29,756,300

BUILDING DEFICIENCIES

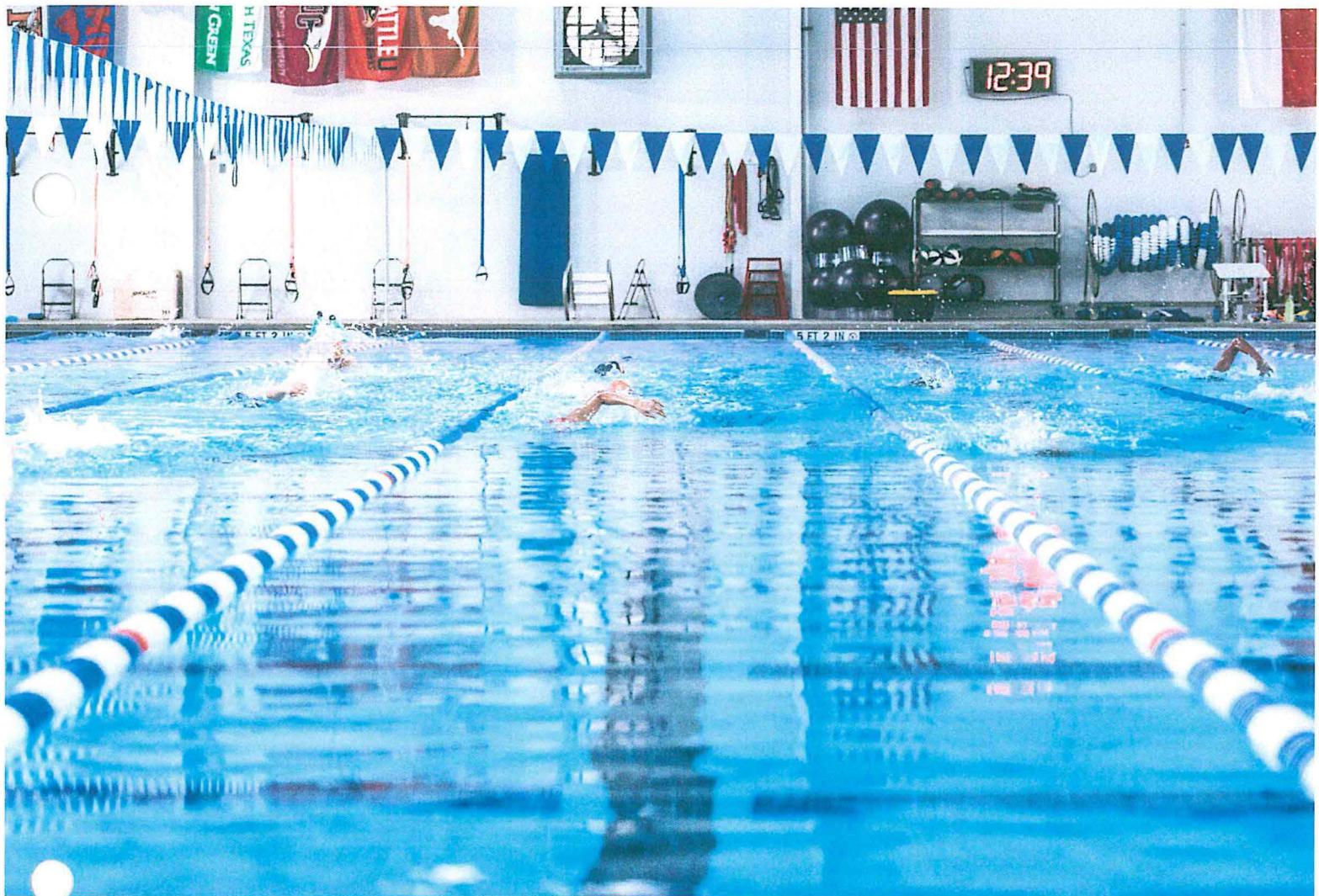
ROOM NUM	ROOM NAME	DEFICIENCY	COST	PRIORITY	COST TO REPLACE
101	WOMEN RR	REPAIR PLUMBING (BROKEN SHOWER)	\$ 1,500	HIGH	
101	WOMEN RR	REPLACE MISSING RESTROOM STALL DOOR	\$ 800	HIGH	
101 & 102	RESTROOMS	ADDITIONAL LIGHTING REQUIRED IN RESTROOMS	\$ 1,000	MEDIUM	
101 & 102	RESTROOMS	THE RESTROOMS NEED FIXTURES REPLACED/UPGRADED.	\$ 35,000	MEDIUM	
	ENTIRE COMPLEX	VENTILATION SYSTEMS ARE INADEQUATE	\$ 40,000	HIGH	
	ENTIRE COMPLEX	THE IRON FENCE(S) IN THE FACILITY ARE SEVERELY CORRODED AT GROUND LEVEL. NEED TO BE REPLACED WITH WELDED FENCING	\$ 18,000	MEDIUM	
	ENTIRE COMPLEX	AUDIO SYSTEM INOPERATIVE.	\$ 9,000	LOW	
	ENTIRE COMPLEX	WATER FOUNTAINS NEED TO BE REPLACED.	\$ 3,500	MEDIUM	
	ENTIRE COMPLEX	ALL STEEL DOORS ARE CORRODING.	\$ 1,500	MEDIUM	
	EXTERIOR PUMP BLDG	CONCRETE DAMAGE DUE TO CHEMICALS LEAKING	\$ 2,000	LOW	
	EXTERIOR PUMP BLDG	PLUMBING NEEDS TO BE INSULATED TO PREVENT FREEZE DAMAGE	\$ 13,000	HIGH	
	EXTERIOR PUMP BLDG	SUPPORTS FOR POOL EQUIPMENTS NEED TO BE REPLACED DUE TO CORROSION	\$ 18,500	HIGH	
	EXTERIOR PUMP BLDG	PUMP ROOM SHOULD BE ENCLOSED AND VENTILATED TO PROTECT EQUIPMENT	\$ 12,000	HIGH	
	OFFICE	A BREAK – IN TO THE OFFICE WAS ATTEMPTED SEVERAL YEARS AGO. THE DAMAGE FROM THIS INCIDENT HAS NEVER BEEN REPAIRED.	\$ 1,200	HIGH	
	OFFICE	DAMAGE TO A STEEL "DUTCH – DOOR" AND FRAME.	\$ 750	MEDIUM	
	OFFICE	DAMAGE TO A STEEL "ROLL – UP" WINDOW.	\$ 750	MEDIUM	
	POOL DECK	POOL DECK IS FAILING AND SHOULD BE REPLACED. 10,250 SQFT	\$ 65,000	MEDIUM	
	POOL DECK	REPLACE RUSTED OUT FILTER CONTAINERS	\$ 8,000	HIGH	
	POOL DECK	BACKWASH VALVES NEED REPLACEMENT.	\$ 3,500	HIGH	
	POOL DECK	SAND FILTER ASSEMBLY NEEDS REPLACEMENT.	\$ 6,000	HIGH	
	POOL DECK	PLAY POOL NEEDS TO BE RESURFACED.	\$ 10,500	HIGH	
		COMPLETE REPLACEMENT OF ALL PUMPS, PUMP MOTORS, PUMP BASES AND PUMP STRAINERS IN THE PUMP PIT. (3 PUMPS AND 3 STRAINERS)	\$ 48,000	MEDIUM	
		CLEAN THE SUMP. COMPLETELY REPLACE THE SUMP PUMP AND CONNECT NEW PUMP TO EXISTING DISCHARGE PIPING.	\$ 1,000	MEDIUM	
		COMPLETE REMOVAL AND REPLACEMENT OF ALL PIPEING AND HARDWARE INSIDE THE POOL EQUIPMENT ROOM.	\$ 55,000	MEDIUM	

	PURCHASE AND INSTALL BRIQUETTE-STYLE ACID FEEDERS. THE ACID BRIQUETTES ARE MUCH SAFER FOR THE POOL OPERATORS.	\$ 5,000	LOW	
	COMPLETE REMOVAL AND REPLACEMENT ALL VERTICAL STEEL FILTER TANKS & REPLACEMENT WITH NEW FIBERGLASS FILTERS OF EQUAL SIZE	\$ 65,000	MEDIUM	
	REMOVE THE EXISTING, OBSOLETE ACCU-TAB CHLORINATORS AND REPLACE WITH NEW ACCU-TAB UNITS HAVING THE MOST CURRENT TECHNOLOGY	\$ 7,000	MEDIUM	
	REPAIRS TO THE FENCE POSTS	\$ 1,000	LOW	
	REMOVE THE FLOAT VALVE FROM THE SURGE TANK	\$ 350	LOW	
	REMOVE THE PUMP, AND ASSOCIATED PIPING AND ELECTRICAL CONDUIT FROM THE TOP OF THE SURGE TANK.	\$ 3,500	LOW	
	REMOVE ANY DAMAGED DEPTH MARKING TILES AND REPLACE WITH NEW	\$ 15,000	HIGH	
	REMOVE THE EXISTING FOUNTAIN AND REPLACE WITH A NEW "MUSHROOM" FOUNTAIN	\$ 14,000	MEDIUM	
	REMOVE THE CORRUGATED PIPING THAT IS EXPOSED. INSTALL A STORM DRAIN HEADER UNDERGROUND AND CONNECT THE TRENCH DRAIN OUTLETS TO THIS UNDERGROUND HEADER.	\$ 25,000	MEDIUM	
	REPLACE PLUG IN PVC PIPE THAT PROTRUDES FROM POOL DECK	\$ 1,200	HIGH	
	LEVELING THE GUTTERS OF SHALLOW POOL	\$ 95,000	MEDIUM	
	LEVELING THE GUTTERS OF LAP POOL	\$ 120,000	MEDIUM	
	REPAIR LEAK AT SW CORNER OF SHALLOW POOL	\$ 8,000	HIGH	
	INSTALL NEW BASE PLATE COVERS OF THE SHADE CANOPIES	\$ 1,500	LOW	
	REPAIR RUSTED CAST IRON WATER VALVE COVER	\$ 500	LOW	
	RE TILE BOTH RESTROOMS	\$ 23,000	MEDIUM	
	REMOVE AND REPLACE RUSTING HINGES AND HARDWARE ON RESTROOM STALL DOORS	\$ 350	MEDIUM	
	REPAIR RUSTING BOLTS ON TOILETS	\$ 150	MEDIUM	
	REPLACE BROKEN POOL LIGHTS, RESET J-BOX HEIGHTS	\$ 8,000	HIGH	
	REPLACE ALL SHOWER HARDWARE (INCLUDED IN RESTROOM FIXTURE UPGRADE COST ESTIMATE)		MEDIUM	
	THE PLAY SLIDE NEEDS TO BE RELOCATED (INTERFERES WITH DIVING BOARD). THE PLAY SLIDE WAS ASSEMBLED WITHOUT ANY GASKETS, AND AS A RESULT LEAKS PROFUSELY.	\$ 6,500	MEDIUM	
	REPLACE DOOR LOUVERS, REPAINT DOORS	\$ 1,000	LOW	
	REMOVE AND REPLACE EXISTING PRIVACY FENCE AROUND POOL EQUIPMENT AREA	\$ 2,500	LOW	

	REPAIR CHAIN LINK FENCE, REPLACE ZIPTIES WITH METAL TIES	\$ 500	LOW	
	FURNISH/INSTALL TWO PUMPS (ONE PER POOL)	\$ 2,800	LOW	
	REPLACE TWO CHEMICAL MONITORS/CONTROLLERS (ONE PER POOL)	\$ 6,000	LOW	
	BACKFLOW PREVENTER NEEDS TO BE INSTALLED ON WATER SUPPLY TO SURGE TANK	\$ 2,500	HIGH	
	ACCESSIBLE LIFT CHAIR FOR POOL IS FAILING AND IN NEED OF REPAIR	\$ 6,000	HIGH	
	ADD AN EMERGENCY CALL BOX NEAR THE MAIN ENTRY TO THE FACILITY AND OUTSIDE THE PERIMETER FENCE	\$ 3,000	HIGH	
TOTAL		\$ 779,850		\$ -

BUILDING NOTES

THIS FACILITY IS MADE UP OF THREE BUILDINGS SURROUNDING SEVERAL SWIMMING POOLS (PUMP BUILDING, STORAGE, AND THE RESTROOM BUILDING.) THE BUILDINGS ARE FAIRLY UP TO DATE IN TERMS OF BUILDING CODE AND TAS COMPLIANCE. EXTERIOR MATERIALS APPEAR TO BE IN GOOD SHAPE. THE FOUNDATION IS MOVING IN PLACES.



AQUATIC FACILITY REVIEW
for
THE CITY OF MINERAL WELLS, TEXAS



PREPARED BY:

aqueous
engineering

October 14, 2019

PURPOSE OF THE REPORT

○ In late September 2019, Aqueous Engineering was contacted by the City of Mineral Wells to perform a site visit and comprehensive review of the existing aquatic center and associated amenities. On October 2, 2019 a site visit was conducted by Bryan Ziegler of Aqueous with several members of the City staff present. Bryan performed a review of the pools, pool decks, above-grade aquatic features such as diving stands and waterslides, the pool equipment, and support buildings such as the restroom and concession building. City staff provided Aqueous with information related to known deficiencies at the aquatic center and pool equipment that is either difficult to operate and maintain or is no longer working properly.

The purpose of this report is to identify, as best as possible, code-related violations that were observed during the site visit, equipment that is either not working properly or is now obsolete, and any locations around the facility that may be considered unsafe.

○ In addition to identifying the equipment and features that require attention, Aqueous Engineering has also included in this report its opinion of construction costs associated with the replacement or repair of the items listed in the report. Some of the pricing information listed is based on pricing that was obtained by either vendors or commercial pool contractors, while other pricing is based purely on recent construction costs of projects having similar size and scope. Please understand that none of the pricing is exact, as exact pricing for the project will only be available following an actual bid based on completed construction documents. However, the pricing provided should provide relatively good “ballpark” values for determining the budget range that will be necessary to complete the work.



FINDINGS



DESCRIPTION:

Existing pumps, motors, pump stands and strainers are rusted throughout.

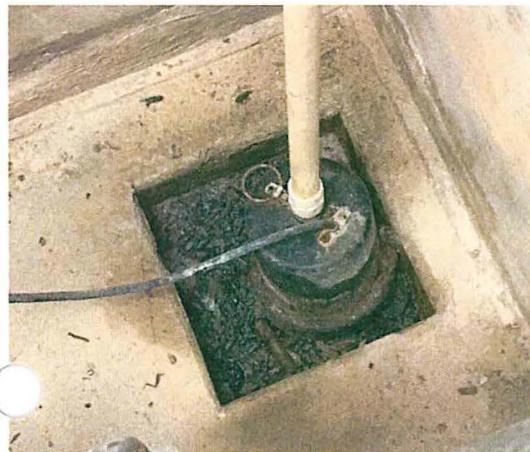
RECOMMENDATION:

Complete replacement of all pumps, pump motors, pump bases and pump strainers in the pump pit. (3 pumps and 3 strainers total.)

(NOTE: Replacement is not required, but strongly recommended for ease of operation, and for efficiency and longevity of the filtration system.)

COST:

\$48,000



DESCRIPTION:

Sump in corner of pump pit is full of debris. Sump pump is probably no longer working. If the pump still runs, it could be damaged or ineffective if ever needed in the case of an emergency.

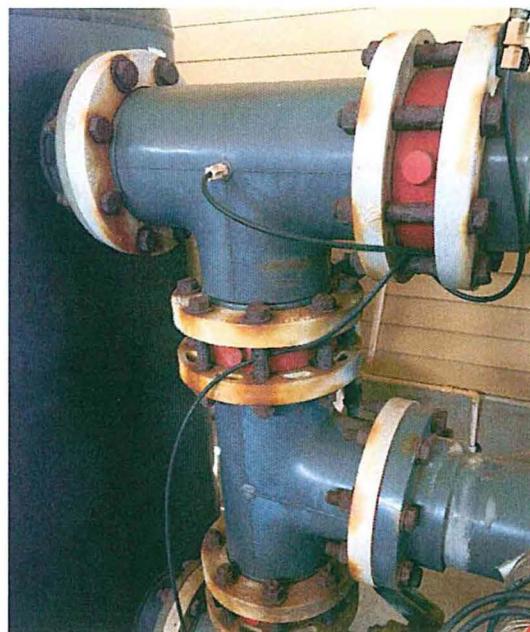
RECOMMENDATION:

Clean the sump. Completely replace the sump pump and connect new pump to existing discharge piping.

(NOTE: Replacement is not required, but strongly recommended to ensure proper operation of the system.)

COST:

\$1,000 (incl. time and materials); this equipment can be replaced by City staff, if desired



DESCRIPTION:

Rusted galvanized bolts throughout equipment room.

RECOMMENDATION:

Replace all galvanized bolts with stainless steel bolts/hardware.

COST:

The cost for this item has been included in the cost for replacing all equipment room piping (see page 4).

FINDINGS



DESCRIPTION:

Over the years, it appears several plumbing connections have been made by tapping the main pipe headers. Leaking pipes "sealed" with duct tape and other sub-standard material.

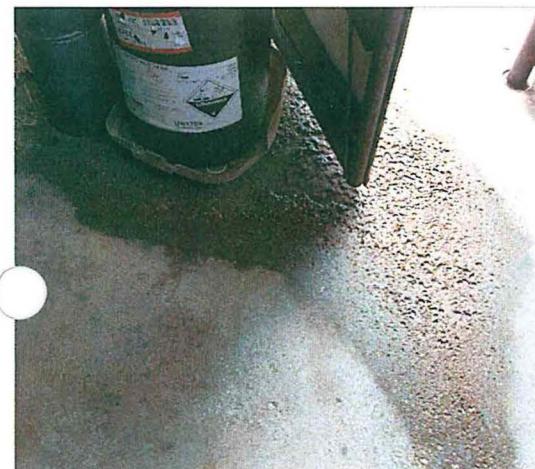
RECOMMENDATION:

Complete removal and replacement of all piping inside the pool equipment room. New piping will be schedule 80PVC. Pipe connections will be made with standard schedule 80 PVC fittings and saddles; no direct taps. Duct tape and temporary repair materials will be removed and should not be allowed during repairs (whether temporary or permanent repairs).

(NOTE: Replacement of plumbing is not required, but strongly recommended for ease of operation, and for efficiency and longevity of the filtration system.)

COST:

\$55,000



DESCRIPTION:

Acid spill(s) with insufficient containment have deteriorated the concrete slab in the equipment room in two locations.

RECOMMENDATION:

Option 1: Purchase spill containment platforms for both acid containers.

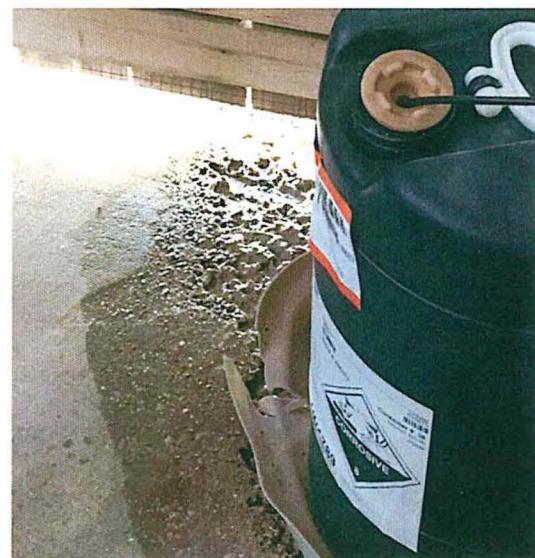
Option 2: Purchase and install briquette-style acid feeders. The acid briquettes are much safer for the pool operators.

(NOTE: This item is not required, but recommended for pool operator safety.)

COST:

Option 1: \$600; item can be purchased by City, if desired

Option 2: \$5,000



FINDINGS



DESCRIPTION:

Relief valve at top of steel filter tanks are heavily corroded. Filter "legs" are heavily rusted. Vertical steel filter tanks are inherently subject to corrosion due to rust. There are much newer filter technologies that utilize fiberglass materials and polymers that will not rust.

City staff indicated that the filter internals may be broken as evidenced by noticeable sand in the pools on occasion.

RECOMMENDATION:

Complete removal and replacement all vertical steel filter tanks and replacement with new fiberglass filters of equal size. The replacement will include new filter face piping and manual backwash controls (to match the existing system).

(NOTE: Replacement of filters is not required, but strongly recommended for ease of operation, and for efficiency and longevity of the filtration system.)

COST:

\$65,000 (replace two vertical filters w/ new vertical filters or with comparable horizontal filters)



DESCRIPTION:

The Accu-Tab chlorinator units currently installed are quickly becoming expiring technology. Several of the internal valves and piping in these units are heavily worn and difficult to repair/replace. Much newer Accu-Tab units are available that operate in a similar fashion but have new, more dependable components.

RECOMMENDATION:

Remove the existing, obsolete Accu-Tab chlorinators and replace with new Accu-Tab units having the most current technology.

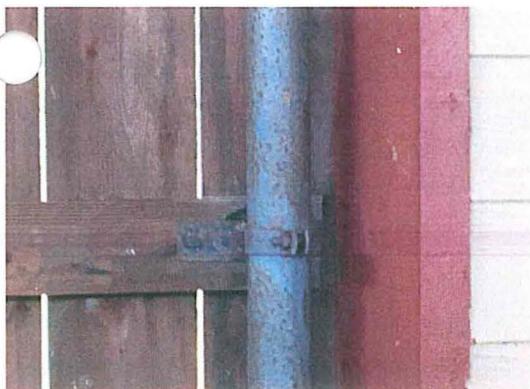
(NOTE: Replacement of Accu-Tab units is not required, but strongly recommended for ease of operation, and for efficiency and longevity of the filtration system.)

COST:

\$7,000



FINDINGS



DESCRIPTION:

Galvanized piping supports inside the pool equipment room are rusted.

RECOMMENDATION:

At a minimum, fence posts need to be sanded and painted with a rust-resistant primer or a high-build epoxy to help minimize rusting. (Fence posts can be removed and replaced if desired, but this did not appear to be necessary at this time.)

(NOTE: Repairs to the fence posts are not required, but are recommended for the longevity of the fence.)

COST:

\$1,000 (time and materials); can be performed by City staff if desired



DESCRIPTION:

Float-style modulating valve in the surge tank is broken.

RECOMMENDATION:

Remove the float valve from the surge tank so pieces of the valve don't get pulled into a pump and damage it. The flow from the main drains and gutters can be manually set using the butterfly valves in the tank. In our opinion, there is no need to replace the float valve at this time unless the City simply wants to.

(NOTE: Removal of the valve is not required, but is recommended so there is no accidental damage to a pump or the piping system. Replacement of the valve is not required unless the City so chooses.)

COST:

\$350 (time/labor); City staff can remove the valve if desired.



DESCRIPTION:

Small, self-priming pump has been installed on the top of the surge tank for water supply to the waterslide that was installed after original construction.

RECOMMENDATION:

Remove the pump, and associated piping and electrical conduit from the top of the surge tank. Removal of the pump will eliminate the threat of vandals damaging the pump, or patrons being hurt by the pump or the electrical wiring at the pump.

Install a 2-inch, valved supply line from the filter pump and connect it to the existing 2-inch waterslide supply line that is currently installed. This will require coring through the pump pit wall, or penetrating the building wall to extend the new plumbing.

(NOTE: Removal of the pump is not required, but is recommended for patron safety.)

COST:

\$3,500

FINDINGS



DESCRIPTION:

Some depth marking tiles are missing or damaged.

RECOMMENDATION:

Remove any damaged depth marking tiles and replace with new. Replace any missing depth markings with new. (Letters and numerals must be at least 4-inches tall. Markings on walking surfaces must have a slip-resistant finish.)

The current health code requires that the words "NO DIVING" be installed along the pool deck in 4-inch tall letters. These tiles must be added to the facility in order to meet current code.

(NOTE: Depth markings are a health code requirement and need to be replaced or repaired prior to operating the pool.)

COST:

\$15,000 (primarily for installation of 4-inch tall "NO DIVING" letter tiles along the pool deck.)



DESCRIPTION:

Damaged spots on several deck tiles around the pools.

RECOMMENDATION:

Pool operator(s) need to frequently review the tiles so damaged areas don't become hazards to patrons. Replace the tiles when patron safety is jeopardized.

(NOTE: Replacement of tile is not necessary at this time. City staff shall monitor the status of the tile markings and replace as they become hazardous to patrons.)

COST:

None at this time

FINDINGS



DESCRIPTION:

Noticeable discoloration in the plaster finish.

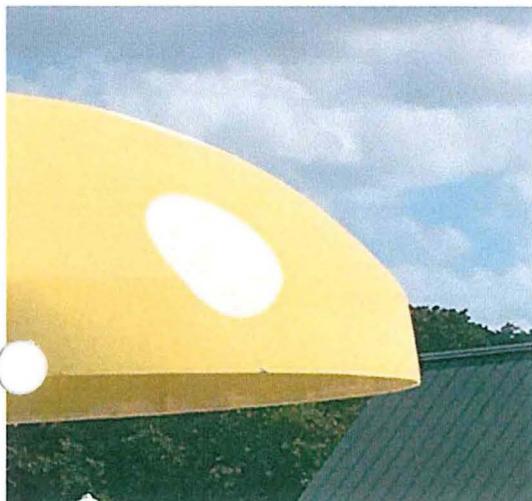
RECOMMENDATION:

No need to remove or replace the plaster finish due to discoloration. (Aqueous is simply noting this for an accurate record of our findings.)

(NOTE: Removal and replacement of the plaster is not required due to discoloration. Pool operators need to monitor the affected locations and document whether or not the discoloration appears to grow over time. Sources of discoloration could include minerals in the City's incoming water supply, leaves and debris from nearby vegetation deteriorating in the pool, or pool chemistry that is out-of-balance.)

COST:

None at this time



DESCRIPTION:

Crack in the upper fiberglass canopy of the "mushroom" fountain. City staff has indicated that internal piping inside the feature is rusted.

RECOMMENDATION:

Remove the existing fountain and replace with a new "mushroom" fountain (by the same manufacturer).

(NOTE: Replacement of this fountain is not necessary. However, with annual temperature changes the fiberglass will continue to crack. With continual exposure to chemically-treated water, the internal piping will continue to rust – which could produce rust deposits that contribute to staining of the pool floor.)

COST:

\$14,000



DESCRIPTION:

Exposed corrugated drain piping around the perimeter of the pool deck is often damaged, cut, or broken. The piping should have been installed so that there were outlets on the bottom of the trench drains that connect into a buried storm sewer header.

RECOMMENDATION:

Remove the corrugated piping that is exposed. Install a storm drain header underground and connect the trench drain outlets to this underground header. Discharge the header downstream to its current discharge location.

(NOTE: Replacement of the storm sewer system is not a requirement to meet code. However, it is strongly suggested for patron safety.)

COST:

\$25,000 (This budget number is an approximation as Aqueous Engineering does not know the current extent to which new piping is needed, and the location of the storm sewer outfall.)

FINDINGS



DESCRIPTION:

Deck joint sealants are beginning to pull away from the deck in places.

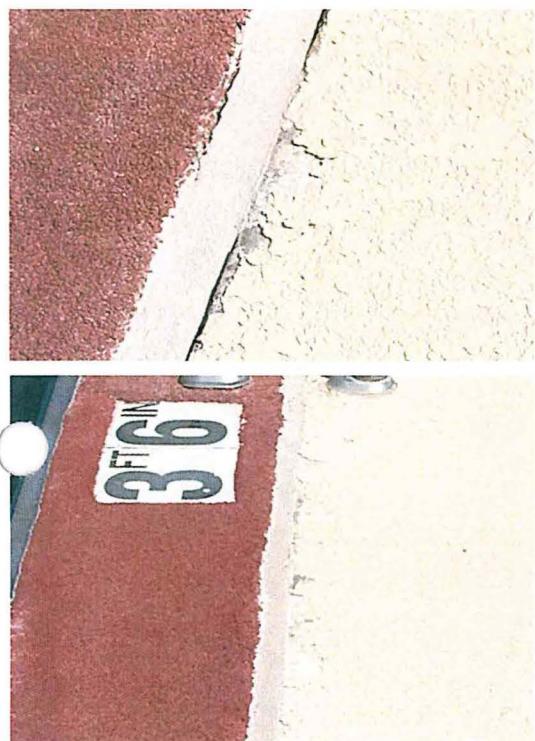
RECOMMENDATION:

Monitor deck joints and re-seal as needed. (This is an annual maintenance item.)

(NOTE: Upkeep of the deck joints is not a code requirement, but is recommended for both patron safety and for longevity of the facility.)

COST:

None at this time. The cost for upkeep will be ongoing for the life of the facility.



DESCRIPTION:

Several locations where the acrylic or cementitious deck coating is beginning to chip or peel.

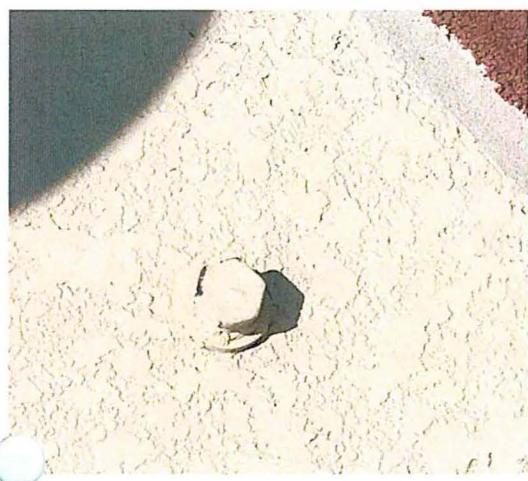
RECOMMENDATION:

Monitor these locations and make repairs as needed. (This is an annual maintenance item for deck coatings such as this.)

(NOTE: Upkeep of the deck coatings is not a code requirement, but it is recommended for both patron safety and for longevity of the facility.)

COST:

None at this time. The cost for upkeep of the deck finishes will be ongoing for the life of the facility.



DESCRIPTION:

Plug in a PVC pipe protrudes vertically from the pool deck near the shallow water, beach entry pool.

RECOMMENDATION:

Sawcut the concrete deck, cut the pipe, and re-plug beneath deck level. The plug can be installed in a valve box with a removable lid (painted to match the pool deck), or a field fabricated sump covered by a skimmer lid. The plug is a hazard to patrons and needs to be buried.

(NOTE: Modification of this pipe plug is not required by code, but it highly recommended for patron safety.)

COST:

\$1,200

FINDINGS

No Photo Available

DESCRIPTION:

Both the shallow pool and the lap pool are out-of-level. The shallow pool is worse than the lap pool.

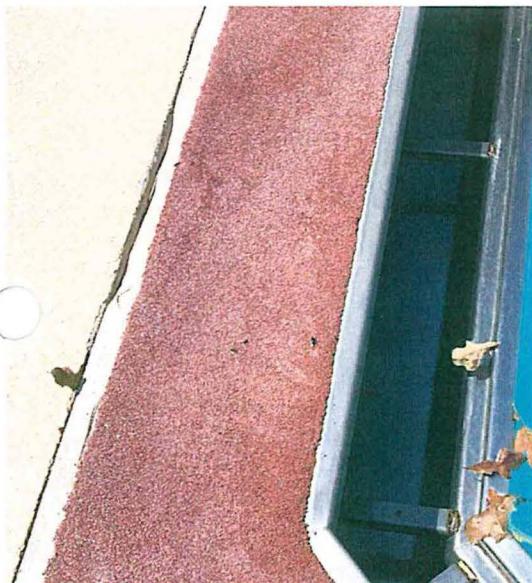
RECOMMENDATION:

Remove the grout around the stainless steel gutter, make adjustments to the rim elevation of the gutter at various locations, and re-grout the gutter in place. Repair the adjacent deck as needed.

(NOTE: Adjustments to the gutters are not required to meet code. Leveling the gutters will make both pools skim properly, but leveling them is not required by a code or to make the pump and filter system operate.)

COST:

\$95,000 (shallow pool); \$120,000 (lap pool)



DESCRIPTION:

There appears to be a small leak behind the stainless steel gutter near the southwest corner of the shallow water pool. The leak has caused separation between the pool deck and the apron behind the pool gutter. In addition, the leak has caused displacement of the expansion joint sealant and discoloration of the granulated rubber material installed on the apron behind the gutter.

RECOMMENDATION:

Sawcut and remove a portion of the pool deck and the apron behind the pool gutter. Repair the leak, replace the concrete deck, and repair the textured surface material on top of the pool deck.

(NOTE: This repair is not required to satisfy a code. However, if the repair is not made, water will continue to leak behind the pool wall which could undermine the pool structure and the concrete deck. In addition, continual water loss can become a large annual operating expense that could be remedied by making the repair.)

COST:

\$8,000



DESCRIPTION:

The painted wood framing around the base plates of the shade canopies offers some protection to patrons, but doesn't appear to be completely safe.

RECOMMENDATION:

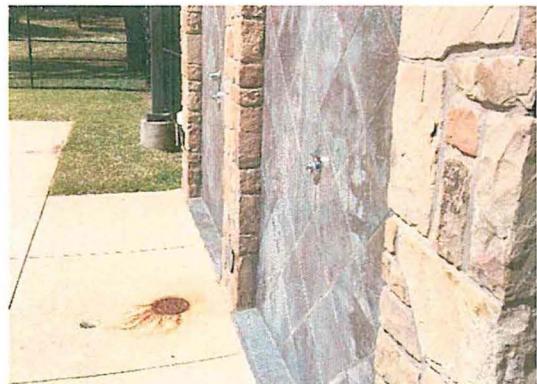
Construct/install new base plate covers that are closed on top and cover the anchor bolts and hardware at the column connections to the slab. Paint the base plate covers to match the columns of the shade structures.

(NOTE: New base plate covers are not required per code, but are recommended for patron safety.)

COST:

\$1,000 - \$1,500 (time, labor and materials; costs could be more depending on the simplicity or complexity of the design)

FINDINGS



DESCRIPTION:

Cast iron water valve cover rusting onto pool deck.

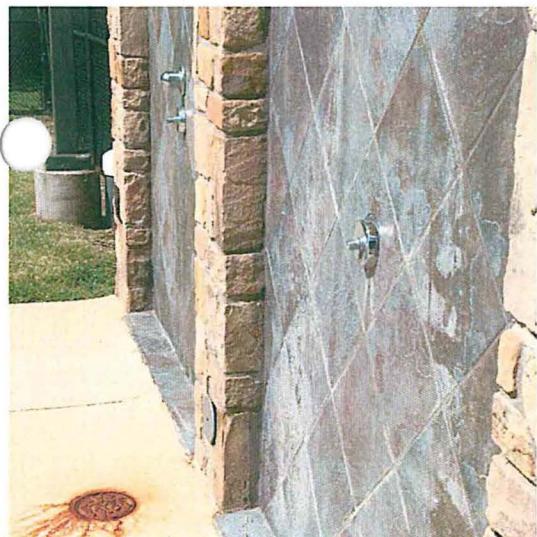
RECOMMENDATION:

The rust could probably be reduced by sanding or sandblasting the cover and the valve box frame and then painting both with rust-resistant primer and high-build epoxy paint. Clean the adjacent deck thoroughly, and repaint the area that is stained by rust.

(NOTE: This repair is not necessary to meet code. The repair is mentioned because it will improve the appearance of the pool deck, and improve the longevity of the cast iron valve cover.)

COST:

\$500 (time, labor and materials)



DESCRIPTION:

Calcium staining on the tiled shower walls.

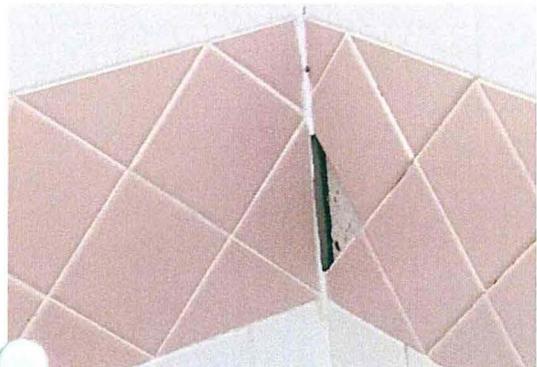
RECOMMENDATION:

Thoroughly clean the shower walls. (This is will an ongoing maintenance item – possibly even something that needs to be included in the *daily* maintenance plan for the facility.)

(NOTE: Cleaning the tile is not required; it is mentioned as it will improve the appearance of the facility.)

COST:

No cost associated with this item. This appears to be a maintenance item.



DESCRIPTION:

Broken tiles at several locations in restrooms and showers.

RECOMMENDATION:

Replace any broken or missing tiles in the restroom and shower facilities.

(NOTE: Replacement of the tile is not required by the Texas health code, but is highly recommended for patron safety and longevity of the facility.)

COST:

Refer to pricing provided by architect.

FINDINGS



DESCRIPTION:

Hinges and hardware on restroom stall doors are rusted.

RECOMMENDATION:

Remove and replace rusting hardware with new.

(NOTE: Replacement is not required, but strongly recommended for longevity of the doors and door frames.)

COST:

\$350 (time, labor and materials; this can be performed by City staff if desired)



DESCRIPTION:

Rusted bolts on toilets in restroom.

RECOMMENDATION:

Cut bolts so they're closer to the porcelain body of the toilet, and install plastic covers over the bolt heads.

(NOTE: Modification of the bolt heads is not required by code, but is highly recommended for patron safety.)

COST:

\$150 (time, labor and materials; this can be performed by City staff if desired)



FINDINGS

No Photo Available

DESCRIPTION:

Several underwater pool lights are no longer working.

Underwater pool lighting typically fails in one of two ways: 1) the lamp and cord fail and they need to be replaced, or 2) the entire light niche has rusted and the lamps can no longer fit securely in the niche without repeatedly falling out. It appears the problem with the underwater lights in the pool is that the junction boxes need to be installed properly, and then new lamps and cords need to be installed.

RECOMMENDATION:

Adjust the height of the junction boxes for the underwater lights in order to meet the requirements of the National Electrical Code. Furnish and install new lamps and cords for each underwater light that is no longer working.

(NOTE: Underwater lighting is not required for a pool unless the pool will be used after dark and there isn't sufficient area lighting to illuminate the pool area. If the pool will be used after dark, repairs to the underwater lights are recommended.)

COST:

\$2,000 to reset the junction box (each j-box location)

\$600 for each new lamp and cord (each location)



DESCRIPTION:

Hardware in shower stall is severely rusted. Hardware in accessible showers does not appear to be ADA- and TAS-compliant.

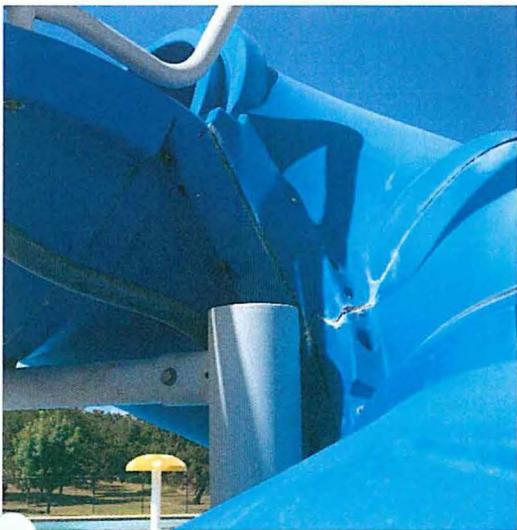
RECOMMENDATION:

Replace all shower hardware. Ensure that new hardware installed in accessible shower meets ADA and TAS requirements.

(NOTE: Hardware in the "able-bodied" showers does not have to be replaced, although it is highly recommended for patron safety. It is required by code that the accessible showers have specific, ADA- and TAS-compliant hardware.)

COST:

Refer to architectural report for pricing.



DESCRIPTION:

Caulk in joints of outdoor waterslide is becoming worn and may fail soon. Waterslide needs to be relocated so it no longer conflicts with the diving board. City staff indicated that waterslide piping leaks considerably due to lack of proper fittings/gaskets at initial installation.

RECOMMENDATION:

Pool operator shall monitor the slide joints weekly; remove and replace the joint sealant as needed. Relocate waterslide so it is outside the limits of the diving well. Relocate the slide plumbing to the new slide location and install all gaskets required to ensure slide piping does not leak at its connection point.

(NOTE: These are not a code-required repairs, but rather repairs that will increase the longevity of the slide, provide ease of maintenance for the staff, and provide greater safety for patrons.)

COST:

\$4,000 (cost for relocating slide, re-installing it, and relocating the slide supply piping.)

FINDINGS



DESCRIPTION:

Louvered openings on doors are beginning to rust.

RECOMMENDATION:

Replace louvers, prepare doors for new paint, and re-paint doors.

(NOTE: This repair is not required by code, but is recommended to increase the longevity of the facility.)

COST:

\$250 per door (time, labor and materials; can be completed by City staff if desired)



DESCRIPTION:

Wooden equipment area fencing is beginning to fail, and needs to be replaced.

RECOMMENDATION:

Remove and replace existing wooden privacy fence around pool equipment area, and re-stain the fence.

(NOTE: This is not a code-required repair, but is recommended to improve the appearance of the fence and to better secure the pool equipment.)

COST:

\$2,500 (can be completed by City staff if desired)



FINDINGS



DESCRIPTION:

Black vinyl coating is beginning to fail on the top rail of perimeter chain link fencing around the pool area. Chain link fabric is being held to fence with plastic zip ties in several locations.

RECOMMENDATION:

No need for repair or replacement of the entire fence at this time (just making note of the condition of the fence). Zip ties need to be removed and metal ties (galvanized black vinyl, or simply galvanized metal) need to be added to secure the fabric to the fence.

COST:

\$500 (cost of time, labor and material to replace zip ties with metal ties; can be performed by City staff if desired.)



DESCRIPTION:

The age and dependability of the peristaltic acid pumps is uncertain. The acid pumps may require replacement soon.

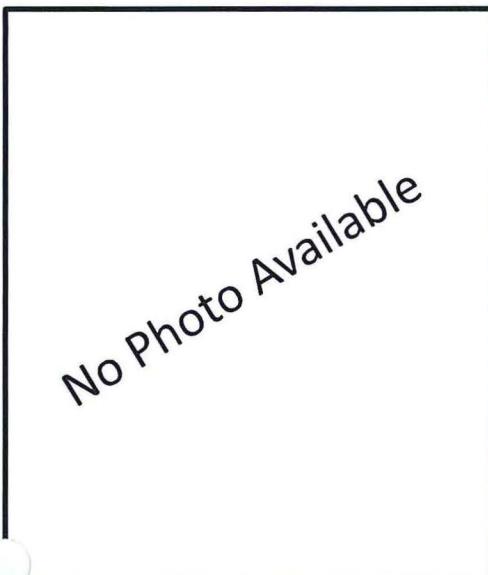
RECOMMENDATION:

Replacement of pumps is not necessarily required at this time. Pool operator shall continually monitor status to make sure pumps are dependable and are working properly. Pump tubing needs to be monitored weekly, and replaced annually.

(NOTE: A repair to this equipment is not required by code and is not necessarily needed at this time unless the aquatic staff feels these pumps have proven to be unreliable in the recent past.)

COST:

\$2,800 (furnish and install two pumps - one for each pool)



DESCRIPTION:

The age and dependability of the chemical monitors/controllers is uncertain. The chemical monitors/controllers may require replacement soon.

RECOMMENDATION:

Replacement of the monitors/controllers is not necessarily required at this time. Pool operator shall continually monitor status to make sure the monitors/controllers and their sensor probes are dependable and working properly. Probes need to be cleaned at least once per swim season, and probably replaced every 2-3 years.

(NOTE: A repair to this equipment is not required by code and is not necessarily needed at this time unless the aquatic staff feels these pumps have proven to be unreliable in the recent past.)

COST:

\$6,000 (replacement of two controllers – one for each pool)

FINDINGS

No Photo Available

DESCRIPTION:

Backflow preventer needs to be installed on water supply to surge tank.

RECOMMENDATION:

A backflow preventer needs to be installed on the "make-up" water supply to the pool on any location where the same water supply could have a cross-connection to domestic water for the buildings. A backflow preventer for the surge tank was not evident.

(NOTE: Having backflow prevention for a water supply is a code requirement, and must be added prior to re-opening the pool for use.)

COST:

\$2,500

No Photo Available

DESCRIPTION:

Accessible lift chair for pool is failing and in need of repair.

RECOMMENDATION:

City staff indicates that the chair may still be under warranty. Staff needs to check with supplier/manufacturer on status of this item's warranty, and have the chair repaired/replaced under warranty if possible. If the unit is no longer under warranty, it will need to be repaired or replaced prior to opening the facility.

(NOTE: An operable accessible lift chair is a code requirement, and must be repaired or replaced prior to re-opening the pool for use.)

COST:

\$6,000 (replacement cost)

No Photo Available

DESCRIPTION:

No emergency phone current installed and operable.

RECOMMENDATION:

Current pool code requires that an emergency phone be present at the pool site. Add an emergency call box near the main entry to the facility and outside the perimeter fence.

(NOTE: An operable emergency call box is a code requirement and must be added prior to opening the pool.)

COST:

\$3,000 (this cost is an educated guess, as it is unknown at this time where existing phone utility services exist on the site)



DESCRIPTION:

Iron picket fencing is rusting near the ground.

RECOMMENDATION:

Option 1: sand and repaint existing fencing with rust-resistant primer and high-build epoxy.

Option 2: replace fence entirely.

(NOTE: This fencing is installed for "crowd control" on the site and is not a code-related issue. However, repair of this item is recommended for patron safety and ease of maintenance for City staff.)

COST:

\$2,500 (Option 1 estimated cost); \$6,500 (Option 2 estimated cost)

CONCLUSION

CONCLUSION

Generally, the aquatic center and its pools are in relatively good condition for a facility that is 20 years old. However, as with every aging facility, there are several upgrades that can be made that will improve the efficiency of the mechanical and plumbing systems for the pools, and the safety of the patrons. In addition, there are some renovations that are needed to bring the facility in compliance with current applicable codes.

It is not required that all of the improvements listed in this brief report be completed. For the repairs that the City would like to make, it's not necessary to make all of them at one time. However, each of the items has been listed because Aqueous Engineering knows that neglecting these items can reduce the life of the equipment or facility, or could cause harm to the patrons.

Any items that have specifically been listed as "non-compliant" with current codes need to be repaired or replaced prior to opening the facility for its next use.

This document is meant to be a supplement to an architectural study of the facilities provided by Level 5 Design Group, the architectural consultant for the project. Therefore, there may be several more items specifically related to the building structures that do not appear in this report as they did not fall under the scope of Aqueous Engineering's review.

Thank you for letting us help with the review of the aquatic center. Please feel free to contact me with any questions related to this report, the pools or their equipment, or the overall aquatic center. I'll be glad to help.

Sincerely,



Bryan Ziegler, PE, AIA
President – AQUEOUS Engineering



BUILDING DEFICIENCIES

ROOM NUM	ROOM NAME	DEFICIENCY	COST	PRIORITY	COST TO REPLACE
	ENTIRE BLDG	REPLACE ALL WINDOWS - TOTAL 47 WINDOWS - SIZE APPROXIMATELY 3' x 5'	\$ 140,000	MEDIUM	
	ENTIRE BLDG	REPLACE ALL EXTERIOR DOORS - TOTAL 2 SINGLE DOORS 9 DOUBLE DOORS	\$ 27,000	MEDIUM	
	ENTIRE BLDG	NO ACCESSIBLE PARKING - NO ACCESSIBLE ROUTE FROM PUBLIC SIDEWALK	\$ 8,500	MEDIUM	
	DOOR 111	DOOR NOT ACCESSIBLE - PROVIDE RAMP - UPDATE HANDRAIL TO MEET CODE	\$ 1,500	MEDIUM	
	DOOR 101	DOOR DOES NOT HAVE AN ACCESSIBLE ROUTE FROM THE PUBLIC WAY - PROVIDE RAMP	\$ 1,500	MEDIUM	
	PORCH 1 & 2	NEED ACCESSIBLE ROUTE - PROVIDE RAMP	\$ 6,500	MEDIUM	
	ENTIRE BLDG	ALL NEW ELECTRICAL AND MECHANICAL HVAC	\$ 650,000	MEDIUM	
	ENTIRE BLDG	PAINT ALL EXTERIOR BUILDING	\$ 72,000	HIGH	
	PORCH 1 & 2	PROVIDE NEW HANDRAILS AT STAIRS	\$ 6,000	MEDIUM	
	DOOR 110	DOOR NOT ACCESSIBLE - PROVIDE RAMP OR ACCESSIBLE ROUTE	\$ 6,000	MEDIUM	
	APARTMENT	REHABILITATE UPSTAIRS APARTMENT	\$ 80,000	HIGH	
	ENTIRE BLDG	REPAIR COLLAPSING SOUTH WALL	\$ 65,000	HIGH	
	ENTIRE BLDG	REPLACE PARKING LOT AND REPAIR ROAD	\$ 112,000	MEDIUM	
	ENTIRE BLDG	REPLACE COMMERCIAL KITCHEN	\$ 180,000	LOW	
	ENTIRE BLDG	SOUTHWEST FOUNDATION CORNER FAILURE	\$ 25,000	HIGH	
	ENTIRE BLDG	REPLACE ALL CEILINGS THROUGHOUT	\$ 75,000	MEDIUM	
	ENTIRE BLDG	9x9 VCT THROUGHOUT, ASBESTOS ABATEMENT REQUIRED	\$ 20,000	MEDIUM	
	ENTIRE BLDG	EXTERIOR NEEDS TO BE PROFESSIONALLY PRESERVED	\$ 35,000	HIGH	
TOTAL			\$ 1,511,000		\$ -

BUILDING NOTES

1. BUILDING WAS NOT ACCESSIBLE DUE TO RODENT AND FLEA INFESTATION. ONLY INSPECTED THE EXTERIOR OF
2. BUILDING INCLUDED APARTMENTS ABOVE MAIN REC ROOM.
3. BUILDING HAS POTENTIAL FOR NEW USE, BUT WAS NOT ACCESSIBLE AT THE TIME OF INSPECTION
4. BUILDING NEEDS FURTHER REVIEW
5. GOOD STRUCTURE, BUILDING NEEDS EXTERIOR PRESERVATION
6. BUILDING COULD BECOME MAIN STREET OFFICES AND COMMUNITY CENTER



design group
architecture-interiors-planning

19-20 Mineral Wells FNA

FIRE STATION #2

BUILDING DEFICIENCIES

ROOM NUM	ROOM NAME	DEFICIENCY	COST	PRIORITY	COST TO REPLACE
	SECOND FLOOR	NOT ACCESSIBLE - TOTAL OCCUPANCY LOAD FOR SECOND FLOOR IS 37		HIGH	
	ENTIRE BLDG	NORTH DOORS NEED TO BE REPLACED WITH INSULATED PANELS AND NEW OPENERS	\$ 10,500	HIGH	
	ENTIRE BLDG	BACKFLOW PREVENTER NEEDS TO BE INSTALLED	\$ 3,750	HIGH	
	ENTIRE BLDG	INSTALL INTELLIGENT HVAC CONTROLS	\$ 18,500	MEDIUM	
	ENTIRE BLDG	REPAIR LAWN IRRIGATION SYSTEM	\$ 25,000	MEDIUM	
	ENTIRE BLDG	INSTALL AWNING AT FRONT ENTRANCE	\$ 22,000	MEDIUM	
	ENTIRE BLDG	REPLACE SIDE YARD FENCING	\$ 8,500	LOW	
	ENTIRE BLDG	INSTALL BACKUP ELECTRICAL GENERATOR, 40KW	\$ 65,000	MEDIUM	
	ENTIRE BLDG	REPAIR/REPLACE STONE FAÇADE	\$ 13,000	MEDIUM	
	ENTIRE BLDG	REPAIR PARKING LOT DRAINS	\$ 6,000	LOW	
	ENTIRE BLDG	REPLACE EXTERIOR LIGHTING	\$ 6,500	LOW	
TOTAL			\$ 178,750		\$ -

BUILDING NOTES

- 1.BUILDING IS GRANDFATHERED IN FOR CURRENT TAS COMPLIANCE, BUT IT SHOULD BE NOTED FOR ANY FUTURE ADDITIONS OR RENOVATIONS.
- 2.MEDICAL SUPPLY STORAGE IS INADEQUATE
- 3.BIOHAZARD STORAGE IS SMALL
- 4.LIVING QUARTERS ARE SMALL

BUILDING DEFICIENCIES

ROOM NUM	ROOM NAME	DEFICIENCY	COST	PRIORITY	COST TO REPLACE
	ENTIRE BLDG	UNSAFE ELECTRICAL REPAIR WORK	\$ 161,000	HIGH	
	SITE	SITE GRADING INADEQUATE TO PREVENT WATER INTRUSION	\$ 85,000	HIGH	
	ENTIRE BLDG	LIGHT FIXTURES INSTALLED INCORRECTLY. REPLACE ALL WITH LED	\$ 92,000	MEDIUM	
	SITE	NEED SOLUTION FOR DUMPSTER PAD	\$ 35,000	MEDIUM	
	ENTIRE BLDG	FASCIA SOFFIT AND ROOF NEEDS REPAIR/REPLACEMENT	\$ 12,000	HIGH	
	ENTIRE BLDG	REPLACE WINDOWS FOR ENERGY EFFICIENCY AND POSSIBLY ADD AWNINGS	\$ 60,000	MEDIUM	
	ENTIRE BLDG	ENTIRE HVAC DUCTING NEEDS REDESIGN AND SOME EQUIPMENT NEEDS UPGRADES	\$ 145,000	HIGH	
	SITE	ADD SIDEWALKS FROM EGRESS FROM DOORS FROM LIBRARY ROOM - 1,080 SF	\$ 6,480	MEDIUM	
	SITE	IRRIGATION SYSTEM NEEDS FULL REPLACEMENT	\$ 25,000	MEDIUM	
	SITE	PARKING LOT NEEDS OVERLAY - 23,500 SF	\$ 141,000	MEDIUM	
	SITE	PARKING LOT NEEDS NEW LIGHTING - 2 LIGHT POLES	\$ 7,000	MEDIUM	
	ENTIRE BLDG	FIRE ALARM NEEDS REPAIR TO MAKE ACTIVE	\$ 22,000	HIGH	
	ENTIRE BLDG	TERMITIC INFESTATION NEEDS REMEDIATION	\$ 12,000	HIGH	
	ENTIRE BLDG	GLULAM BEAM CONNECTIONS INSUFFICIENT AND NEED REPAIR	\$ 65,000	HIGH	
TOTAL			\$ 868,480		\$ -

BUILDING NOTES

1. DAYLIGHTING STRATEGIES USING EXISTING COVERED WINDOWS AND AUTOMATIC LIGHTING CONTROLS WOULD SIGNIFICANTLY LOWER ENERGY CONSUMPTION.
2. STRUCTURE HAS CONCERN OVER LONG-TERM STABILITY DUE TO ORIGINAL CONSTRUCTION.
3. POSSIBLE FOUNDATION PROBLEMS NEED TO BE ASSESSED.
4. FIRE HYDRANT IS TOO FAR AWAY
5. ORIGINAL SLAB DID NOT ACCOUNT FOR BRICK LEDGE, SO TOPPING SLAB WAS ADDED TO CREATE A PERIMETER BRICK LEDGE
6. OPPORTUNITY FOR UPLIFT WITH OPEN SOFFITS