



MEMORANDUM

DATE: June 10, 2015

TO: Gene Hanfling
Three Thousand South Association, Inc.

FROM: Stephen M. Sinclair, P.E. *sms, PE*

SUBJECT: Pool Evaluation and Conclusions

I am herein responding to your request for additional information related to the replacement of the Three Thousand South Ocean community pool.

Conclusion 2 of my May 1, 2014 Pool Evaluation Report generally stated that the pool shell visually appeared to be structurally sound. This conclusion was reached prior to any demolition of the structural components in the pool, deck and parking garage area. Further, Conclusion 13 generally discussed the potential for chloride contamination of the pool shell due to prolonged exposure to the corrosive ocean environment.

During my October 8, 2014 evaluation of the onsite conditions, it was noted that the parking garage concrete roof slab, north of the pool, had been removed due to significant structural deterioration. Deterioration damage was also observed in limited areas of the parking garage wall/seawall. Structural deterioration of the concrete was the result of prolonged exposure to a corrosive ocean environment.

Based on field-observed conditions of the parking garage concrete roof slab and the seawall north of the pool; and in consideration of the fact that the approximate 44 year old pool has been in a corrosive ocean environment as well, it is logical to conclude that the concrete pool shell is at the end of its useful life and should be replaced.

Additionally, seawall repair will require draining of the pool and excavation below the deck, including the area between the pool and seawall. Having the pool empty for an extended period of time would damage the pool finish (plaster), necessitating its replacement.

As stated in the Conclusions of my May 1, 2014 Pool Evaluation Report, generally, the pool shell had settled unevenly; the pool beam/gutter, gutter drain grates, gutter tile grout, cap tiles at the steps and raised precast coping stones all showed signs of aging and wear and tear damage; the main drain and plumbing were connected directly to the recirculation pump/not code-compliant. (Note that replacement of the main drain components and plumbing would necessitate cutting the pool floor.)

In consideration of the extensive modifications required to correct the above conditions and deficiencies, I recommend global removal of the existing pool, deck and pool equipment, and replacement of same in compliance with prevailing building code criteria and industry-accepted standards for similar work.