

CITY OF CROOKSTON
 EXPENDITURES REPORT
 AS OF: JUNE 30TH, 2025

225-PARK & RECREATION
 SWIMMING POOL EXP.

EXPENDITURES	CURRENT BUDGET	CURRENT PERIOD	YEAR TO DATE ACTUAL	BUDGET BALANCE	% OF BUDGET
225-45124-0101 SALARIES: REGULAR	83,600.00	0.00	21,607.27	61,992.73	25.85
225-45124-0102 SALARIES: OVERTIME -REGUL	0.00	0.00	83.70 (83.70)	0.00
225-45124-0104 SALARIES: TEMPORARY	28,436.00	0.00	16,060.50	12,375.50	56.48
225-45124-0105 SALARIES: OTHER DEPARTMEN	0.00	0.00	0.00	0.00	0.00
225-45124-0110 SALARIES - MISC	0.00	0.00	0.00	0.00	0.00
225-45124-0111 SEVERANCE PAY	0.00	0.00	0.00	0.00	0.00
225-45124-0112 SICK LEAVE	0.00	0.00	0.00	0.00	0.00
225-45124-0113 VACATION PAY	0.00	0.00	0.00	0.00	0.00
225-45124-0121 PERA CONTRIBUTIONS BASIC	0.00	0.00	0.00	0.00	0.00
225-45124-0122 FICA CONTRIBUTIONS	6,946.00	0.00	2,476.24	4,469.76	35.65
225-45124-0125 MEDICARE CONTRIBUTIONS	1,625.00	0.00	579.07	1,045.93	35.64
225-45124-0126 PERA COORDINATED	8,403.00	0.00	377.90	8,025.10	4.50
225-45124-0127 PERA POLICE & FIRE	0.00	0.00	0.00	0.00	0.00
225-45124-0131 HEALTH INSURANCE-EBC	19,072.00	0.00	1,644.76	17,427.24	8.62
225-45124-0133 SECURITY LIFE INSURANCE	132.00	0.00	7.91	124.09	5.99
225-45124-0134 UNITED WAY	0.00	0.00	0.00	0.00	0.00
225-45124-0142 UNEMPLOYMENT BENEFIT PAYM	0.00	0.00	0.00	0.00	0.00
225-45124-0200 OFFICE SUPPLIES	250.00	0.00	0.00	250.00	0.00
225-45124-0211 LAUNDRY	0.00	0.00	0.00	0.00	0.00
225-45124-0212 GAS, OIL, PROPANE	0.00	0.00	0.00	0.00	0.00
225-45124-0213 JANITOR SUPPLIES	1,000.00	0.00	368.30	631.70	36.83
225-45124-0217 MISC SUPPLIES	0.00	0.00	197.12 (197.12)	0.00
225-45124-0221 REPAIRS: EQUIPMENT	25,000.00	0.00	10,146.33	14,853.67	40.59
225-45124-0222 BUILDING REPAIRS & MAINTEN	20,000.00	0.00	11,102.12	8,897.88	55.51
225-45124-0240 SMALL TOOLS & EQUIP	500.00	0.00	0.00	500.00	0.00
225-45124-0242 RECREATION EQUIPMENT	1,000.00	0.00	153.75	846.25	15.38
225-45124-0243 SAFETY EXPENSE	1,000.00	0.00	0.00	1,000.00	0.00
225-45124-0301 AUDIT & ACCOUNTING SERVIC	0.00	0.00	0.00	0.00	0.00
225-45124-0303 CONTRACTUAL	0.00	0.00	0.00	0.00	0.00
225-45124-0312 PROFESSIONAL FEES	7,500.00	0.00	395.00	7,105.00	5.27
225-45124-0321 COMMUNICATIONS	3,000.00	0.00	489.12	2,510.88	16.30
225-45124-0331 TRAVEL EXPENSE	1,000.00	0.00	0.00	1,000.00	0.00
225-45124-0336 EVENT EXPENSE	0.00	0.00	0.00	0.00	0.00
225-45124-0341 EMPLOYMENT ADVERTISEMENT	0.00	0.00	0.00	0.00	0.00
225-45124-0354 PUBLIC INFORMATION	0.00	0.00	0.00	0.00	0.00
225-45124-0360 EMPLOYEE LIABILITY INSURA	0.00	0.00	0.00	0.00	0.00
225-45124-0361 LIABILITY INSURANCE	12,000.00	0.00	0.00	12,000.00	0.00
225-45124-0364 WORKER'S COMPENSATION	7,349.00	0.00	0.00	7,349.00	0.00
225-45124-0380 UTILITIES	60,000.00	0.00	25,652.50	34,347.50	42.75
225-45124-0382 CHEMICALS	15,000.00	0.00	6,640.63	8,359.37	44.27
225-45124-0417 UNIFORM ALLOWANCE	0.00	0.00	0.00	0.00	0.00
225-45124-0433 SUBSCRIPTIONS & DUES	1,000.00	0.00	1,000.00	0.00	100.00
225-45124-0439 REAL ESTATE TAXES	1,000.00	0.00	506.75	493.25	50.68
225-45124-0530 OTHER IMPROVEMENTS	0.00	0.00	0.00	0.00	0.00
225-45124-0540 EQUIPMENT	15,000.00	0.00	0.00	15,000.00	0.00
225-45124-0592 PAYMENT TO SCHOOL	0.00	0.00	0.00	0.00	0.00
TOTAL SWIMMING POOL EXP.	319,813.00	0.00	99,488.97	220,324.03	31.11



Building a Better World
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August 28, 2023

RE: City of Crookston
Indoor Aquatic Center Building
Structural Assessment and
Recommendations
SEH No. CROOK 165726 42.10

Mr. Charles Reynolds
City Administrator
City of Crookston
124 N. Broadway
Crookston, MN 55716

Dear Mr. Reynolds:

On June 29, 2023, Short Elliott Hendrickson Inc. (SEH®) visited the Indoor Aquatic Center Building located at 320 5th Street East in Crookston for additional structural observations and data gathering to supplement the previously completed assessment report which identified several structural concerns. The purpose of the visit was to further observe and assess the structural condition of the building through closer observations and selective demolition, that were not included in the initial assessment scope.

This letter describes observations, provides a general assessment of structural conditions, and identifies structural safety concerns that warrant prompt or near-term repair and other structural concerns that do not appear to be an imminent risk but warrant repair measures to avoid further deterioration and potential instability. This report describes items requiring repair to bring the building into a structurally stable and serviceable condition and provides a preliminary opinion of probable costs for performing the needed repairs.

OBSERVATIONS AND ASSESSMENT

Plans and documents available on location were reviewed to look for original construction drawings without success. However, drawings from a 2014 mechanical upgrade project were found and reviewed, but those plans included minimal structural work and did not address original conditions.

It is our understanding that the building was acquired from Crookston Public Schools (ISD 593). Therefore, it is possible that original building drawings may be in the possession the school system. We suggest reaching out to school facilities staff to inquire about these records. If even partial drawings are discovered, they would be invaluable in confirming assumptions, verifying assessments, and developing plans and details for repairs and modifications.

The assessment of the building is based on visual observations and measurements in the field from the ground and from a scissor lift. The building systems were not analyzed or evaluated for design loads. Rather the general condition of existing structural systems was observed to assess the expected performance compared to presumed original conditions.

Engineers | Architects | Planners | Scientists

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General Building Description

The existing building is a masonry structure with a bar joist roof system over the natatorium space and a precast concrete roof system over locker rooms, entry, mechanical room, and pool equipment room. The main entry and locker rooms are located on the south side of the pool spaces and the pool equipment room and maintenance shop are located in a building projection on the north side. Mechanical spaces are located on the south side east of the entry. Building sections with precast concrete roofs are lower than pool natatorium roofs. The building is sited with a moderate skew to nominal compass directions, but for the purposes of this report the entry side and drop off area is referred to as south.

Bar joists bear in pockets in masonry walls and roof deck is Tectum, a fiber cement board product. There is a roof step in the natatorium between the swimming pool and diving pool areas. The roof step is supported by a fabricated tube steel truss which spans parallel to bar joist framing at both the high and low roof. Bar joists on the low side are spaced closer near the roof step indicating they were originally designed considering snow drift loads. A basement is located under the pool equipment room and cast-in-place concrete tunnels track around the perimeter of the pools. A precast concrete second level space occurs in the mechanical room. Otherwise, the building is a single-story structure with slab on grade floors.

The roof over the natatorium space slopes from south to north. The elevation of fiber cement roof deck slopes from 19'-1" to 17'-8 1/2" above the floor at the swimming pool and from 31'-1" to 29'-8" above the floor at the diving pool. Mechanical and pool equipment room hollowcore plank slope from 12'-8" above floor at outside edge to 12'-0" above floor at the intersection with swimming pool wall.

It is our understanding that the building was constructed in 1974, cladding changes and pool equipment upgrades were reportedly completed around 2002, and a project to improve ventilation and mechanical controls was completed in 2014. Drawings were found only for the 2014 mechanical project, which also included structural, architectural, and electrical work associated with the improvements.

The building structural condition varies from good to poor. Conditions assessed as poor appear to be attributable to condensation at the building perimeter resulting in corrosion of key structural elements. Exterior masonry distress occurring throughout much of the building exterior appears to be associated with vapor drive and an inappropriately ventilated wall cavity.

Roof Bar Joist Framing and Joist Seats

Roof bar joist framing appears to be in generally fair condition except at the perimeter of the building and in the vicinity of the roof step where surface rust is extensive. At the perimeter walls, light surface rust is present on nearly all joist seats and on the roof deck support angles and bridging angles on walls parallel to the joists.



The surface rust at joist seats is a significant structural concern. Paint is flaking and minor to moderate rust is present on most joist seats. Joist seats are grouted in wall pockets so the full seat connection is not visible. It is anticipated that the grout fill would serve to limit moisture exposure and oxidation, so the corrosion observed on exposed portions of joists may not extend into the wall. However, because the corrosion is pervasive in the

building, removal of the grout material in one or more locations for further evaluation of joist seats may be informative. At the exposed portions of joist seats, the rust appears to be primarily on the surface. There currently is not significant scaling and it does not appear that significant section loss has occurred. However, limited access from the provided lift didn't allow paint and rust to be ground away to confirm.



Our priority recommendation for the bar joist framing is to engage a contractor to erect scaffolding to investigate joist seats and temporarily shore roof panels along the north wall of the diving pool area where both bar joist corrosion and fiber cement roof panel deterioration are most pronounced. This work will serve to both better identify the extent of corrosion and also provide access to repair or reinforce joist seats in this area where conditions appear to be the most severe. With scaffolding in place, the grout can be removed from joist bearing pockets along this wall, and rust and paint can be cleaned from the joists with power brush equipment to

verify if structural sections and welds remain intact. The scope of further comprehensive repairs will be informed by these investigations. This scaffolding will also provide access for temporary support measures at failing fiber cement panels, discussed in the following section.

Based on the limited access via lift in our July visit, it is our opinion that the amount of rust currently observed on joists does not appear to compromise the structural integrity or capacity of the joists. However, if surface rust is left in place and allowed to continue and if and the source of moisture and condensation is not addressed, these elements may continue to corrode and eventually compromise the capacity of these elements to support roof loads. If section loss of diagonal web members, bearing seats or welds is discovered during further investigations, reassessment of this opinion and possibly placing restrictions on facility use may be warranted.

The full scope of repair required to address the bar joist corrosion conditions will be extensive and should be completed in conjunction with replacement of deteriorated fiber cement panels. Because the surface corrosion is extensive in the facility, we recommend addressing these conditions within 2 to 5 years. Also, conditions throughout the natatorium should be monitored regularly for increased corrosion or scaling until comprehensive repair measures can be implemented.

Comprehensive repair of the joists will require removal of the roof around the building perimeter and removal of tectum panels to allow access for removing all rust from the joist top chord, webs, and connections down to bare metal. If section loss is observed, supplemental welding or steel reinforcing may be needed to restore capacity. Upon removal of all rust, a new high performance coating system with corrosion inhibitors should be applied before installing replacement tectum panels.

Related to the joist framing, the end wall angle framing also exhibits significant surface corrosion, also without evidence of scaling or section loss in the areas directly observed. The bearing angle immediately below the fiber cement roof panels is more corroded than the angles lower on the wall that serve as connection point for joist bridging, but all exhibit at least some surface



rust. We recommend that the repair project include removing and replacing connection angles at each endwall and cleaning rust from connecting joist bridging. It may be more cost effective to entirely replace the angles with new material rather than sandblasting and recoating them. We also recommend replacing all the wall anchors on each endwall with stainless steel anchor rods and hardware for better durability.

Fiber Cement Board Roof Panels

As with the roof bar joists, the condition of the roof fiber cement board roof panels (commonly identified according to the common trade name Tectum) is fair throughout most of the building but poor adjacent to the perimeter walls and the roof step. These fiber cement board panels are extensively stained at roof edges and near the roof step and in multiple locations they are deteriorated and beginning to fall to the pool deck. During observations a small amount of debris was found along the north wall of the diving pool area.



The worst deterioration observed is generally on the north wall where the roof slopes to drains and overflow scuppers. This location suggests that a past roof leak could have been a contributing factor in the deterioration. However, there is also significant staining and some deterioration in panels along the south wall at the higher side of the natatorium. The occurrence of staining and deterioration, to some degree, along all perimeter walls indicates that the condensation issue described above is more likely the primary cause of the issue.

The high priority repair recommended for the roof deck panels is to install temporary support measures between bar joists at the severely weakened panels (those with falling material, cracking through fibers, or severe moisture staining) to protect against falling debris hazards and to support dead loads and snow loads until a more comprehensive repair can be implemented. This temporary support might be accomplished by placing fire treated plywood flush to the bar joist top chords and securing it to the bar joist top chord with some form of mechanical clamp.

Following temporary stabilization measures, replacement of the deteriorated panels is recommended. Selective replacement of the fiber cement panels from below is not practical, so repair measures would require removing or pulling back the roof from parapets on all sides of the natatorium space. Removal and replacement of the entire panel length nearest to and parallel to each bearing wall will be required for cleaning and recoating bar joists as well as eliminating the moisture damaged material. Along the end walls where tectum panels are supported by a steel angle there is less apparent moisture damage, so selective removal and replacement is recommended on these walls.

Tube Steel Truss at Roof Step

There is evidence of corrosion on the tube steel truss at the roof step with visible scaling on top of the truss and streaking on truss web members. The extent of corrosion is not clear because of limited accessibility and because of a plaster bulkhead built around the bottom chord of the truss. The plaster bulkhead exhibits some cracks and staining which appear to be related to



moisture intrusion and/or condensation. The bar joist immediately adjacent to the roof truss at the low roof has significantly more surface rust than the other low roof trusses, suggesting that condensation along the roof step and the tube steel truss has been ongoing. The north end of the truss bearing in the wall is in poor condition, with the plaster soffit deteriorating from moisture exposure cracks and efflorescence visible in the masonry wall below bearing.

As a priority repair item, we recommend repair and repointing of masonry below truss bearing (see further discussion in the following section). We also recommend selectively removing a section of plaster soffit at each end of the truss and at one location near the middle to allow visual observation of the truss bottom chord and the web member connections to the bottom chord to see if corrosion is hidden behind the finish materials.



As part of comprehensive repairs, soffit framing and insulation details at the wall step should be modified to allow ongoing exposure of the truss steel to allow its condition to be monitored in the future. If needed, roof insulation on the low side of the truss below the translucent wall panels should be supplemented to avoid thermal bridging at the truss. When conducting bar joist and deck repairs requiring removal of the roof, the fiber cement roof panels should be removed at the upper roof to allow corrosion to be cleaned from the truss and the condition of the members and connections to be assessed.

Masonry Bearing Walls and Parapets

Masonry walls inside the building natatorium exhibit significant efflorescence and water staining, but otherwise the condition of the walls appears to be fair. There are only isolated locations with cracks in masonry mortar joints and cracks through blocks.

We recommend prioritizing masonry repair below each end of truss bearing at the roof step location. The more significant masonry distress is located on the north end. Repointing of masonry joints and removal and replacement of loose material are recommended to stabilize the wall at this location. Other minor cracking was observed in interior wall surfaces including some minor cracks in shower rooms and other isolated locations around the building, but these cracks are not structurally significant and may be addressed later in conjunction with cleaning efflorescence and staining.

Replacing moisture damaged structural masonry and steel elements depends largely on the extent and depth of damage or deterioration, which sometimes cannot be seen from the surface. Our experience is that visibly deteriorated areas observed at the surface may not reflect the full extent of deterioration. Because of this uncertainty, we recommend considering a contingency for expanded masonry repair and repointing scope if conditions are found to be worse than what is visible from the surface.

The significant condensation occurring at bearing walls and end walls around the building appears to be the result of thermal bridging through the masonry wall system combined with high humidity levels in the building. It is unknown whether the thermal bridging is general or localized near the parapet. Further investigation into the thermal transfer in the wall and vapor drive through the walls is recommended before settling on a final repair for exterior cladding and before completing roof joist repairs. We recommend obtaining thermal imaging of all walls of the natatorium space and pool equipment room from

inside and outside during the winter when there is a significant variance between indoor and outdoor temperature.

The prevalence of condensation around the joist bearing seats and endwall angles is suggestive of a thermal bridge at parapet level, so we suggest performing thermal imaging at roof level along representative sections of the wall parapet. This investigation may require localized snow removal to allow a testing agency to set up equipment and obtain results. After the results of thermal imaging are reviewed, it may indicate locations where partial removal of roofing at parapets could be appropriate. Insulation details at the back side of a parapet wall can be a significant contributing factor to thermal bridging and could be the culprit in this building.

Exterior Masonry Veneer

Perimeter masonry veneer varies significantly in condition by type of construction and location. The worst conditions are found in original concrete masonry veneer, which exhibits severe deterioration in several locations around the building including above the main entry, above and beside the pool equipment room and maintenance room at the north side of the building. Although the deterioration in these locations is severe, the failing blocks make up a small percentage of the building surface. Other veneer in these areas is not failing yet but exhibits efflorescence and "spider cracking" suggesting the start of further deterioration.



Portions of the building appear to have been modified since the time of original construction. It is understood that the west side of the natatorium was previously reclad in brick veneer. The presence of wall vents in this construction are indicative that the conditions are modified and not original. The brick clad portion of the building appears to be performing adequately on the exterior. However, based on the significant efflorescence observed on the inside face of the wall, there appear to be wall system issues with vapor drive or cold bridges.

Other portions of the building (west side of entry, mechanical room, south wall of natatorium above lower roof) had insulated metal panel cladding added outside the original masonry veneer. When making observations on site it was not practical to remove panels to observe the condition of backup materials and City staff were not equipped with tools to remove and reinstall panels. However, from observations of the metal panels above the east side of the entry, there appears to be some veneer separation occurring behind the panels, perhaps similar to separation that is occurring on the south facing wall.



Priority repairs will include removal and replacement of spalled face shells and veneer blocks above the front entry to avoid falling debris hazards. This might be accomplished by securing a protection board, but considering the weak condition at the masonry surface, outright replacement is likely the better option. Similarly, the failing veneer blocks on the inside corner of the maintenance room (north side of building), broken blocks near a control joint on the west wall, and spalled veneer blocks above the pool equipment room and maintenance room should be replaced to eliminate gaps

in the building exterior cladding. The comprehensive repair will likely involve a new exterior cladding, so this masonry work would not need to be performed to provide a close match to existing masonry color.

The combination of high humidity in pool equipment and maintenance shop rooms and the voids intrinsically present in hollowcore plank roofs over these areas may be the source of the severe masonry veneer deterioration observed on the walls of the building projection and the natatorium walls that extend above this roof. If moisture is able to migrate into the hollowcore plank through microcracks or gaps in grout joints, then the cores would provide a pathway to the cold cavity wall construction surrounding the rooms.

As recommended in the previous section, obtaining thermal imaging data during cold winter weather from both inside and outside walls to evaluate the performance of the current cladding systems to discover cold-bridge areas that may require modification.

Failing veneer and face blocks above the front entry suggest that indoor humidity is getting into the unheated soffit space. Therefore, as part of comprehensive repairs we recommend removing the existing soffit and lighting, installing a new vapor barrier above the glazed walls (to be determined whether from inside or outside), and replacing the soffit. In conjunction with this work the surface rust on the lintel beams should be cleaned and a new coating suitable for exterior service should be applied.



A comprehensive solution to the cladding issues will be dependent on the further investigation and will require analysis of wall systems to assess vapor drive and dew point within the wall system as well as potential cold bridges and sources of moisture intrusion. We expect that a solution will involve a new insulated cladding system outside of the exterior veneer, but wall and parapet details and vapor barriers will need to be carefully considered to avoid creating potential new problems while resolving the current issues.

Mechanical and Equipment Areas

The mechanical space on the southeast corner of the building is in generally good condition on the inside and the outside is not visible because of metal panel cladding. The exposed structural systems (masonry bearing walls and hollowcore plank floor systems) did not exhibit the efflorescence or moisture staining discovered on interior walls in the natatorium spaces. This correlates with prior assessments that the high humidity levels in the natatorium and pool equipment areas are a major driver of the issues observed on the walls.

The pool equipment and maintenance office on the north side of the building have walls exhibiting moisture staining, efflorescence, and mold growth. The high humidity levels in this area and likely thermal bridging are thought to contribute to these conditions. However, the exposed hollowcore roof system in this area appears to be in good condition. There is mild to moderate surface rust present on framing angles connecting the hollowcore plank to exterior walls. This condition is not structurally significant and can be addressed with later repairs. It is



expected that the issues observed in these rooms will be addressed by better controlling humidity through mechanical systems and updates to the performance of the exterior wall cladding systems and roof insulation. A perimeter sealant or coating system may be recommended to limit water vapor into the plank.

Access in the basement was limited on the day of observations due to overflowing pool equipment which resulted in several inches of standing water throughout the basement floor. Based on observations near the base of the stair and at the entrance to the tunnel, the foundation walls and tunnel walls appeared to be in good condition. A few areas of rust staining were attributed to rust at water pipe penetrations, not structural compromise. A small window to the pool was previously identified in a US Aquatics report and draft assessment by SEH as in need of removal and infill. Because the window would present a hazard to both pool and basement occupants in the case of failure, removal of the window is recommended as a high priority repair.

Site and Grading Conditions

Exterior grade around the building appears to be appropriately sloped away from the structure and does not appear to be a contributing to masonry deterioration issues.

CRITICAL REPAIR AND FURTHER INVESTIGATION RECOMMENDATIONS

Specific items requiring repair are identified and described in detail in the observations and assessment portion of this report. These are listed in general order of structural importance. This section includes priority repairs and stabilization measures recommended in the near term for securing loose materials that could be overhead hazards and measures for limiting continuing degradation. In addition, we have included measures for further investigation to allow for additional observations and fact-finding, confirming assessments and allowing details to be developed for more extensive repair work.

The repair items should be completed as soon as practically possible. The investigatory items are recommended as critical items to allow verifications that will permit a comprehensive repair program to proceed sooner.

A. Install temporary protection panels at failing tectum roof panels	\$ 8,000
B. Joist bearing cleaning and coating at north end of diving pool	\$ 18,000
C. Remove loose masonry above entry and install new block to fill openings	\$ 6,500
D. Repoint interior masonry wall cracks below tube truss bearing at roof step	\$ 1,500
E. Selective removal of plaster from tube steel truss ends for observation	\$ 4,000
F. Infill pool window in basement	\$ 8,000
G. Remove, replace, repoint loose masonry veneer on north and west walls	\$ 5,000
H. Repoint open brick veneer joints above mechanical room roof	\$ 2,000
I. Contact Crookston Public Schools to see if original documents available	\$ 500
J. Open roof and restore at north parapet (diving), south parapet (swimming)	\$ 3,500
K. Thermal scanning of walls (during cold winter weather)	\$ 8,000
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	\$ 65,000

A contingency of 50% is recommended for this work, suggesting a budget of \$65,000 to \$100,000 for high priority repairs and further investigation of conditions. It is expected that this work will not be under a single contract or project. It is expected that individual repair or investigation items will be contracted directly with local or nearby contractors, so actual costs may be affected by local market conditions and timing.

PRELIMINARY STRUCTURAL REHABILITATION RECOMMENDATIONS AND PROBABLE COSTS

Beyond the repairs above needed for immediate stabilization and for further fact-finding and monitoring, we recommend that the City of Crookston consider planning for a more extensive repair and restoration project to address the bar joist bearing seat corrosion, roof panel deterioration, and exterior veneer deterioration. We recommend addressing the joist corrosion within 5 years or sooner and continuing to monitor the amount of corrosion for changes each year until repairs can be completed. Opinions of probable cost for each work item are provided, based on approximate estimates of square feet of affected areas and extents of required remediation. Upon completion of design details and specifications for any of these work items, probable costs and actual construction costs could vary significantly.

1. Remove perimeter of roof at natatorium spaces, restore when complete	\$ 220,000
2. Replace roof panels at bearing edges, roof step, selectively at endwalls	\$ 50,000
3. Remove grout at joist seats while roof panels are removed	\$ 36,000
4. Clean joist rust, joist repairs, new coating	\$ 116,000
5. Remove end angles and bridging angles, install new angles and fasteners	\$ 26,000
6. Clean, strengthen/restore, repaint tube steel truss	\$ 30,000
7. New front entry vapor barriers, soffits, lighting, lintel refinishing	\$ 20,000
8. New or modified wall system to replace/cover CMU veneer	\$ 400,000
9. Replace roof over pool equipment room and maintenance shop	\$ 22,000
10. Miscellaneous masonry repair and repointing	\$ 10,000
11. Clean efflorescence in natatorium spaces	\$ 20,000
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	\$ 950,000

When completing repairs and replacing or strengthening existing members, other hidden deterioration may be discovered. Therefore, we recommend carrying a significant contingency of 20%-30% for repair and remediation work on a structure of this kind. With this contingency range, we would suggest that repair costs of \$950,000 to \$1,200,000 should be expected to complete comprehensive structural repairs.

Some of these items could be more extensive and costly and some could be reduced. The roof opening and replacement costs are based on removal of approximately 4 feet of roofing at perimeter of natatorium and at wall step. Considering how much roof will be disturbed, a complete roof replacement above the natatorium may be worth considering for an additional cost of approximately \$120,000 to \$150,000 compared to removing and replacing the perimeter only. The most significant unknown is the new or modified wall system which could vary in cost from \$100,000 to \$500,000. For the purposes of the probable cost summary above we considered a conservative number for an extensive rebuild or recladding.

It is also recommended that when planning for the critical and preliminary repairs noted above an additional 20% be added to the project budget to cover softs costs such as permitting, professional design fees and material testing and inspection services. Estimated costs above have been developed using 2023 construction cost data and do not factor in additional costs for inflation. Depending on the planned time frame for the repairs, an additional factor should be added to cover the cost of inflation on labor and materials. These estimated costs are for the structural repairs only. When considering a building renovation project, we would recommend including costs for aquatic system repairs as well as mechanical ventilation system analysis and improvements to address the ongoing humidity within the building.

The Opinion of Probable Cost represents the Engineer's judgment as a design professional. It is noted that neither the Engineer nor the Owner has control over the cost of labor, materials, or equipment; the

Contractor's methods of determining bid prices; nor competitive bidding market conditions. Accordingly, the Engineer cannot and does not warrant or represent that bid prices will not vary from the Owner's budget for the Cost of the Work nor from any Opinion of Probable Cost prepared by the Engineer.

CONCLUSIONS

The structural systems of the existing Indoor Aquatic Center Building in Crookston are in fair to poor condition. Most of the poor conditions appear to be attributable to non-structural causes including thermal bridging, condensation, and excessive indoor humidity. However, these issues are leading to failure of roof decking and cladding materials and are causing rust build up on joists that could eventually lead to lack of adequate strength and stability in the framing.

This supplemental report addresses only the structural repair and strengthening measures and associated roofing and cladding work required to address the key structural concerns. In addition to the probable cost of \$900,000 to \$1,200,000 to address structural repairs there are other significant needs that should be considered in conjunction. Most importantly, mechanical systems adjustments or improvements to address indoor air quality and humidity concerns are necessary and will be important to maintaining the integrity of the structure after repairs are complete. Pool equipment appears to have been replaced in around 2002 and pools were assessed by others to be in generally good condition. However, retrofit or replacement measures for some items such as filters and disinfection systems may be needed in the next decade. These other concerns are not intended to describe comprehensive repair and maintenance needs, but to emphasize that costs of structural and cladding repairs should be considered alongside other needs.

LIMITATIONS

The assessments and recommendations in this report are based on site observations of exposed and accessible portions of the building supplemented by select removals completed by City staff. The uppermost roofs were not accessed for this evaluation and metal panel cladding and roof membranes were not removed. Because of these limitations, the observations and assessments in this report are not comprehensive. If conditions that differ from what is described in this report are later discovered, we request that you contact us to discuss and possibly evaluate the specific conditions.

Assessments and recommendations in this report apply only to the specific conditions observed and documented herein. Structural components were assessed based on condition and apparent original intended function. Except where noted, the project did not involve performing capacity evaluation or rating calculations for structural components.

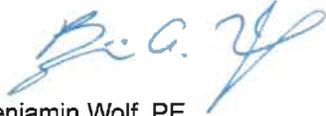
SEH's services for this project have been conducted consistent with the care and skill ordinarily exercised by members of SEH's professional staff practicing under similar circumstances at the same time and in the same locality. SEH provides no warranty, express or implied, through this evaluation and recommendations.

If you have any questions or wish to discuss any of the foregoing, please call me at 507.254.0431 (mobile) or contact me by email at bwolf@sehinc.com. We appreciate the opportunity to work with you.

Mr. Charles Reynolds
August 28, 2023
Page 11

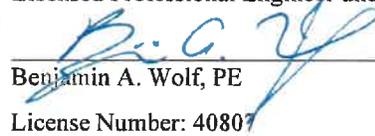
Sincerely,

SHORT ELLIOTT HENDRICKSON INC.



Benjamin Wolf, PE
Senior Professional Engineer II
(Lic. IA, MN, WI)

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the state of Minnesota.

 8-28-23
Benjamin A. Wolf, PE (Date)
License Number: 40807

Mayor and Council;

The special meeting for Tuesday the 27th is to get Council Authorization to redirect a portion of a \$15,000 line item originally budgeted for a scheduled filter maintenance at the pool to the cost of the new piping. It has been identified during recent work that the filter work can be pushed back to next year without impacting operations. The cost of the work is \$6,430 which will bring total equipment maint. expenditures for the pool to \$46,977 before accounting for the Fin/Fit donation of \$10K.

Below find the data previously discussed and sent by email to the Council related to equipment expenses YTD.

\$10,146- Current balance in financial software- Mechanical seal for primary circulation pump- \$2,683

Pump impeller for primary circulation pump-\$6,380

Non-slip mats-\$551

Boiler gaskets-\$60

Heat Exchanger work-\$456 (removal for inspection)

Grease/misc. supplies-\$16

\$17,852- Heat exchanger-this is the item that provides heat to the pool by enveloping a tubular water structure in steam

\$3,965- Cost to remove and inspect the old heat exchanger which determined worn beyond recovery/repair

\$5,700- Estimate from vendor for replacement of boiler control unit (parts only)

\$600- estimate for main circuit board for boiler- (part only)

\$400- estimated cost to replace relief valve for boiler- relief valve is required by code

\$1,884- estimate for boiler float to control water level in the boiler

These items total \$40,547 which is a net of \$30,547 after accounting for the Fin/Fit contribution of \$10,000

The equipment line item amount budgeted is \$25,000

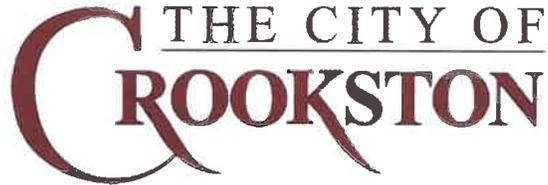
As Always, reach out if there are any questions.

Jeff

Mayor - Dale Stainbrook

Council Members:

W-1 Kristie Jerde
W-2 Henry Fischer
W-3 Clayton Briggs At
Large –Vacant



Council Members:

W-4 Donald R Cavalier
W-5 Derek Brekken
W-6 Dylane Klatt
At Large – Morgan Hibma

SPECIAL CITY COUNCIL AGENDA

Tuesday, May 27, 2024 - 5:00 PM

City Council Chambers - 124 N. Broadway, Crookston, MN

The City's YouTube Channel is <https://www.youtube.com/c/CityofCrookstonChannel>

1. CALL TO ORDER

"I pledge allegiance to the Flag of the United States of America and to the Republic for which it stands, one Nation under God, indivisible, with liberty and justice for all."

2. ROLL CALL

3. REGULAR AGENDA

- 3.01** Resolution regarding the authorization to make repairs to the Crookston Community Swimming Pool.

4. ADJOURNMENT



PLUMBING AND HEATING CO.

1710 North Washington St. PO Box 5909
Grand Forks, North Dakota 58206-5909
Phone (701) 772-6631 Fax (701) 772-7932
E-Mail: chadp@lunseth.com

Date: 5-21-25

PROPOSAL

Quote #25-1-255

To: City of Crookston, Park & Rec
Attn: Jake Solberg

Project Name: Crookston Pool Heat Exchanger Piping Replacement

Summary:

Includes:

- Labor, material and applicable taxes
- Disconnect and remove (3) segments of piping serving the heat exchanger.
- Prep existing pipe and flanges for connection to new.
- Remove & reinstall (1) sensor
- Provide and install (3) new pipe segments with ends consisting of new flanges, threads or plan copper as required for connection to existing piping.
- Provide and install (1) flow switch.

Excludes:

- Bonding
- Liquidated damages
- Allowances
- Sales & Use Tax on equipment provided by others
- Temporary HVAC, water, facilities
- Insulation
- Test & Balance
- Temperature Controls
- Electrical
- Warranty/Repair to existing that is to remain

BASE BID for the sum of: **\$6,430.00**

Notes:

- A. This proposal assumes that the existing piping is in adequate condition to be tied into and all existing valves hold to where no added drain down will be required.

Chad Peterson
Service Manager

RESOLUTION NO. _____

At a Special meeting of the City Council of the City of Crookston held on the 27th day of May 2025, Council

Member _____ offered the following resolution, which was seconded by Council

Member _____,

RESOLUTION REGARDING THE AUTHORIZATION TO MAKE REPAIRS TO THE CROOKSTON COMMUNITY SWIMMING POOL

WHEREAS: The City of Crookston’s Community Swimming Pool heat exchanger piping is in need of repairs; and

WHEREAS: This item is an essential piece of equipment to keep the pool running, and

WHEREAS: Staff are requesting authorization to be able to move forward to allow Lunseth Plumbing and Heating to repair the heat exchanger plumbing in accordance with the provided estimate of \$6,430 fund account repairs/equipment 225-45124-0540.

NOW, THEREFORE, IT IS RESOLVED by the City Council of the City of Crookston, Minnesota: To authorize staff to contract with Lunseth Heating and Plumbing to make the necessary repairs concerning the heat exchanger piping located at the Crookston Community Swimming Pool not to exceed \$6,430 in repairs from fund account Repairs/Equipment 225-45124-0540.

Upon the call of ayes and nays the vote stood as follows:

Council Members voting in the affirmative:

Council Members in the negative:

Upon this vote, the Mayor declares this resolution _____ and, if passed, effective upon the Mayor’s

signature this _____ Day of _____, 2025, at

Attest:

Dale Stainbrook Mayor

Ashley Rystad City Clerk