

October 14, 2010

Mr. Scott Green, Executive Director
Northern Wasco County Parks & Recreation District
414 Washington Street, Suite 1D
The Dalles, Oregon 97058

Reference: Fall 2010 Ted Walker Memorial Pool Inspection

Dear Scott:

At your request, Tenneson Engineering Corporation conducted a cursory visual inspection of the Mechanical Room within the Ted Walker Memorial Pool. This inspection was done by Darrin O. Eckman, Oregon Registered Professional Engineer No. 51430, on October 12, 2010, in your presence. The purpose of this inspection was to evaluate the extent of additional damage that may have occurred since the last inspection done in April 2010. During these previous inspections, it was noted that there were numerous areas within the ceiling of the Mechanical Room where the concrete was spalling away from the reinforcing steel. This spalling, once again, occurred both within the flat slab ceiling and also within the drop grade beams and columns, particularly those located adjacent to the pool structure. During the most recent inspection, it was noted that there was a somewhat greater level of debris evident that had fallen from the ceiling. In addition, there was, what we believe to be, a marked increase in the extent of the cracking within the concrete, areas of concrete that were spalled but not yet fallen from the ceiling and the extent of the corrosion within the exposed portions of reinforcing steel and conduit.

This structure continues to deteriorate. While I do not feel that the structural adequacy of the overall structure has been compromised at this point, it appears to be accelerating in its deterioration. At this time, I would recommend the following action items.

- District staff to clean the entire mechanical room area of all concrete and reinforcing steel debris. In addition, all loose but still attached concrete particles should be dislodged from the ceiling and walls and cleaned up as well. The entire area should be checked by yourself upon completion to verify that all materials from in between, under, and surrounding any other structures within this room be completely removed to better insure that our next inspection establishes any possible additional debris.
- All exposed areas of concrete and reinforcing steel in the ceiling and walls should now be recoated with white paint. One coat only to allow for detection of additional spalling and possible cracking.

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- It was noted that the support post and jack that you had placed under the southernmost concrete beam was loose. This jack should be adjusted to a snug-tight position, thus supporting the concrete beam.
- Please contact my office prior to opening and filling the pool during the spring of 2011 to allow for further evaluation. Do not allow any District Staff to clean up debris prior to my inspection.

Once again, I reiterate that the deterioration continues and may actually be accelerating within this structure. Its serviceable lifespan, in my opinion, is extremely limited and it is logical that the District may be forced into one of three options with this structure. These options include replacement with a new aquatic center, which I understand is currently on the Fall 2010 ballot; repair of the existing structure, which will tend to be quite costly and may not provide a satisfactory; and the third option being shutting down the pool to public access due to safety concerns.

Please feel free to contact me should you have any questions concerning this evaluation and also we will schedule an evaluation in the spring of 2011.

Sincerely yours,

TENNESON ENGINEERING CORPORATION



Darrin O. Eckman, P.E.

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