



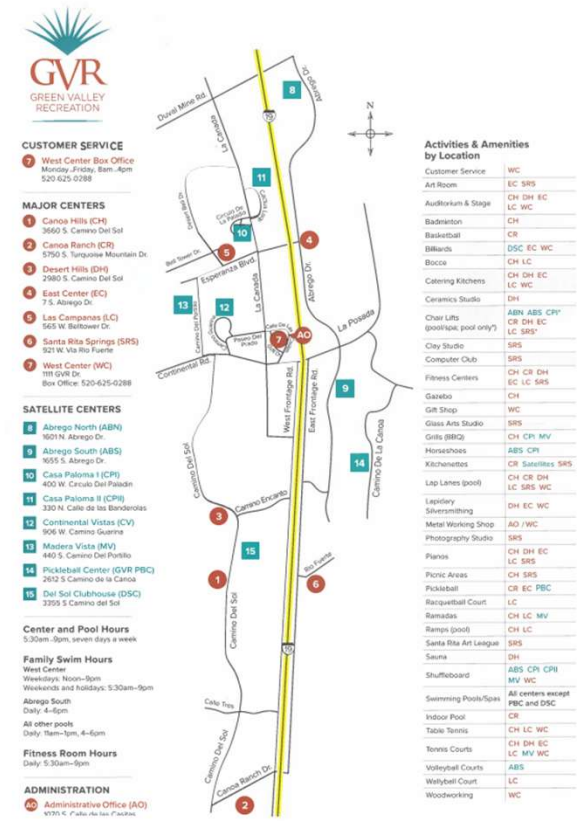
Pool and Spa Facilities Update

Summary of Aqua Design International (ADI) Facility Evaluations

October 2024

GVR Pools: Alphabetical

- Abrego North: pool built 1978/**rebuilt 2016**, 30x60 ft, 57,370 gallons
- Abrego South: pool built 1977, 30x60 ft, 44,112 gallons
- Canoa Hills: pool built 1990, 55x82 ft, 125,033 gallons
- Canoa Ranch: pool built 2007, 34x75 ft, 103,000 gallons
- Casa Paloma I: pool built 1975, 32x70 ft, 86,010 gallons
- Casa Paloma II: pool built 1977, 30x60 ft, 68,217 gallons
- Continental Vistas: pool built 1979, 30x60 ft, 67,329 gallons
- Desert Hills: pool built 1981, 39x90 ft, 118,409 gallons
- East Center: pool built 1963/**rebuilt 2023**, 25x60 ft, 75,000 gallons
- Las Campanas: pool built 1997, 50x82 ft, 137,500 gallons
- Madera Vista: pool built 1983, 25x50 ft, 35,966 gallons
- Santa Rita Springs: pool built 1996, 38x75 ft, 84,588 gallons
- West Center: pool built 1980, 50x75 ft, 114,635 gallons



Pool Evaluations and Findings

☐ **Consultant evaluations conducted June to August 2024**

- ☐ Conducted on-site assessments of all pools, spas, and equipment with staff assistance
- ☐ Identified problems/issues, mainly with equipment and piping. Code issues.
- ☐ Recommended repairs and upgrades for each facility
- ☐ Provided a cost estimate for design and reconstruction of pool at Desert Hills

☐ **Findings**

- ☐ Need updated chemical placards/signs and life rings per code
- ☐ Need minor electrical repairs: equipment rooms, pool deck connections, pool lights per code
- ☐ Emergency shut-off (ESO) buttons needed for older pools and heaters.
- ☐ Pumps and filters need to be replaced at some pools for proper filtration rates per code
- ☐ Flow meters need to be installed on return pipes per code
- ☐ Backwash valves need to be replaced so they are less restrictive on water flow and better quality
- ☐ Heaters need power vents for proper burning of gas and less corrosion (wear and tear)
- ☐ Maintenance: clean jet blowers, replace seals on motors annually, repair baskets and weirs
- ☐ VGB-compliant drains need to be checked per federal code
- ☐ Shade structures do not exist at three facilities: CR, CV, EC. Needed to protect expensive equipment.
- ☐ Pool equipment could be monitored from the office/remotely if proper equipment installed

Abrego North

☐ **Pool built 1978/*rebuilt 2016*, 30x60 ft, 57,370 gallons**

☐ **Pool and Spa Improvements- ADI Recommendations**

- ☐ Replace two chemical controllers to digital systems for accuracy
- ☐ Replace backwash valves that are better/less restrictive
- ☐ Install three D2 power vents on Raypak gas heaters to prevent sooting
- ☐ Install vacuum gauge on suction side of spa pump
- ☐ Pool Deck: do scratch-coat, add acrylic lace topping and paint

☐ **Maintenance- ADI Recommendations**

- ☐ Install new chemical placards per code. Replace life rings with new 24" size.
- ☐ Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- ☐ Balance chemicals to reduce copper staining from heaters
- ☐ Clean pool deck with TSP and pressure washer to remove staining



Abrego South

☐ **Pool built 1977, 30x60 ft, 44,112 gallons**

☐ **Pool and Spa Improvements- ADI Recommendations**

- ☐ Replace two chemical controllers to digital systems for accuracy
- ☐ Re-install lift at spa. Currently on the ground.
- ☐ Install additional TR-140 filter to pool. Replace spa filter with new TR-140 for correct flow
- ☐ Replace 3hp single-speed pool pumps with 2 new 3hp variable-speed pumps or one 5hp pump
- ☐ Replace 3hp spa pump with new 3hp variable-speed pump
- ☐ Replace backwash valves that are less restrictive. Re-plumb equipment room for efficiency.
- ☐ Install three D2 power vents on Raypak gas heaters to prevent sooting
- ☐ Install Flo-viz meters and vacuum gauges on suction side of pumps per code.
- ☐ Install Emergency Shut-off (ESO) switch by pool and spa to meet current code
- ☐ Install Pentair I10D automated control system with an Intellichem control system

☐ **Maintenance- ADI Recommendations**

- ☐ Install new chemical placards per code. Replace life rings with new 24" size.
- ☐ Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- ☐ Balance chemicals to reduce copper staining from heaters
- ☐ Clean pool deck with TSP and pressure washer to remove staining
- ☐ Clean spa jet orifices. If done right, may eliminate need for jet pump.
- ☐ Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.



Canoa Hills

❑ **Pool built 1990, 55x82 ft, 125,033 gallons**

❑ **Pool and Spa Improvements- ADI Recommendations**

- ❑ Replace two chemical controllers to digital systems for accuracy
- ❑ Check pool lights for proper securement.
- ❑ U-3 style skimmers: repair weirs and install correct baskets
- ❑ Install additional TR-140 filter to pool. Replace spa filter with new TR-140 for correct flow.
- ❑ Replace three 3hp single-speed pool pumps with two new 5hp variable-speed pumps. Electrical issue.
- ❑ Replace pipes on pool heater power vents to meet code. Should be SS sealed pipe: Dura-vent or Z-Vent.
- ❑ Install one D2 power vents on Raypak gas heater for spa to prevent sooting
- ❑ Replace 3hp single-speed spa pump with new 3hp variable-speed pump
- ❑ Replace backwash valves that are less restrictive. Re-plumb equipment room for efficiency.
- ❑ Install Flo-viz meters and vacuum gauges on suction side of pumps per code.
- ❑ Install Emergency Shut-off (ESO) switch by pool and spa to meet current code
- ❑ Install Pentair I10D automated control system with an Intellichem control system

❑ **Maintenance- ADI Recommendations**

- ❑ Install new chemical placards per code. Replace life rings with new 24" size.
- ❑ Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- ❑ Balance chemicals to reduce copper staining from heaters
- ❑ Clean pool deck with TSP and pressure washer to remove staining
- ❑ Clean spa jet orifices. If done right, may eliminate need for jet pump.
- ❑ Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.



Canoa Ranch

❑ **Pool built 2007, 34x75 ft, 103,000 gallons**

❑ **Pool and Spa Improvements- ADI Recommendations**

- ❑ Install correct vacuum fitting on side wall
- ❑ Replace two chemical controllers to digital systems for accuracy
- ❑ Replace three 3hp single-speed pool pumps with two 5hp variable-speed pumps or 3 3hp VS.
- ❑ Install two D2 power vents on Raypak gas heater for pool to prevent sooting
- ❑ Replace 3hp single-speed spa pump with new 3hp variable-speed pump
- ❑ Install one D2 power vent on Raypak gas heater for spa to prevent sooting
- ❑ Replace backwash valves that are less restrictive. Re-plumb equipment room.
- ❑ Install Flo-viz meters and vacuum gauges on suction side of pumps per code.
- ❑ Install Emergency Shut-off (ESO) switch by pool and spa to meet current code
- ❑ Install Pentair I10D automated control system with an Intellichem control system
- ❑ Install shade structure to protect value equipment from sun damage

❑ **Maintenance- ADI Recommendations**

- ❑ Install new chemical placards per code. Replace life rings with new 24" size.
- ❑ Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- ❑ Balance chemicals to reduce copper staining from heaters
- ❑ Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.



Casa Paloma I

❑ **Pool built 1975, 32x70 ft, 86,010 gallons**

❑ **Pool and Spa Improvements- ADI Recommendations**

- ❑ Replace two chemical controllers to digital systems for accuracy
- ❑ Replace worn depth tiles at waterline
- ❑ Replace filters with three TR-140 filters to pool. Add extra TR-100 filter to spa.
- ❑ Replace two 3hp single-speed pool pumps with two 5hp XF pumps.
- ❑ Install three D2 power vents on three Raypak gas heater for pool and spa to prevent sooting
- ❑ Replace 3hp single-speed spa pump with new 5hp variable-speed pump
- ❑ Replace backwash valves that are less restrictive. Re-plumb equipment room for efficiency.
- ❑ Install Flo-viz meters and vacuum gauges on suction side of pumps per code.
- ❑ Install Emergency Shut-off (ESO) switch by pool and spa to meet current code
- ❑ Relocate air blower to equipment room. Air flow enclosure does not allow enough air flow for blower.
- ❑ Remove air blower enclosure and landscape garden to meet code. Remove ability to climb over wall.

❑ **Maintenance- ADI Recommendations**

- ❑ Install new chemical placards per code. Replace life rings with new 24" size.
- ❑ Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- ❑ Balance chemicals to reduce copper staining from heaters
- ❑ Clean pool deck with TSP and pressure washer to remove staining. Repaint with acrylic paint.
- ❑ Clean spa jet orifices. If done right, may eliminate need for jet pump.
- ❑ Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.



Casa Paloma II

❑ **Pool built 1977, 30x60 ft, 68,217 gallons**

❑ **Pool and Spa Improvements- ADI Recommendations**

- ❑ Replace two chemical controllers to digital systems for accuracy
- ❑ Readjust lights in pool and spa to ensure they are installed correctly
- ❑ Replace two pool filters with two TR-140 filters. Replace spa filter with TR-100 or TR-140 filter.
- ❑ Replace two 3hp single-speed pool pumps with two 3hp Intelliflow3 pumps.
- ❑ Install three D2 power vents on three Raypak gas heaters for pool and spa to prevent sooting
- ❑ Replace 1hp single-speed spa pump with 3hp variable-speed pump
- ❑ Replace backwash valves that are less restrictive. Re-plumb equipment room for efficiency.
- ❑ Install Flo-viz meters and vacuum gauges on suction side of pumps per code.
- ❑ Install Emergency Shut-off (ESO) switch by pool and spa to meet current code

❑ **Maintenance- ADI Recommendations**

- ❑ Install new chemical placards per code. Replace life rings with new 24" size.
- ❑ Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- ❑ Balance chemicals to reduce copper staining from heaters
- ❑ Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.



Continental Vistas

☐ **Pool built 1979, 30x60 ft, 67,329 gallons**

☐ **Pool and Spa Improvements- ADI Recommendations**

- ☐ Replace two chemical controllers to digital systems for accuracy
- ☐ Replace two pool filters with two TR-140 filters. Replace spa filter with TR-140 filter.
- ☐ Replace two 3hp single-speed pool pumps with two 3hp Intelliflow3 pumps.
- ☐ Install three D2 power vents on three Raypak gas heaters for pool and spa to prevent sooting
- ☐ Replace one 3hp Whisperflow spa pump with 3hp Intelliflow variable-speed pump
- ☐ Replace backwash valves that are less restrictive. Re-plumb equipment room for efficiency.
- ☐ Install Flo-viz meters and vacuum gauges on suction side of pumps per code.
- ☐ Install Emergency Shut-off (ESO) switch by pool and spa to meet current code
- ☐ Install Pentair I10D automated control system with an Intellichem control system
- ☐ Install shade structure to protect value equipment from sun damage

☐ **Maintenance- ADI Recommendations**

- ☐ Install new chemical placards per code. Replace life rings with new 24" size.
- ☐ Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- ☐ Clean pool deck with TSP and pressure washer to remove staining. Repaint with acrylic.
- ☐ Balance chemicals to reduce copper staining from heaters
- ☐ Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.



Desert Hills

❑ **Pool built 1981, 39x90 ft, 118,409 gallons**

❑ **Pool and Spa Improvements- ADI Recommendations**

- ❑ Replace two chemical controllers to digital systems for accuracy
- ❑ U-3 style skimmers: repair weirs and install correct baskets
- ❑ Replace three pool filters with three TR-140 filters. Replace spa filter with new TR-140 for correct flow.
- ❑ Replace three 3hp single-speed pool pumps with two new 5hp variable-speed pumps.
- ❑ Install D2 power vents on four Raypak gas heaters to prevent sooting. Replumb heater manifold.
- ❑ Replace backwash valves that are less restrictive. Re-plumb equipment room for efficiency.
- ❑ Install Flo-viz meters and vacuum gauges on suction side of pumps per code.
- ❑ Install Emergency Shut-off (ESO) switch by pool and spa to meet current code
- ❑ **Fix all plumbing in poor condition. Identify abandoned pipes. Replumb for proper flow.**

❑ **Maintenance- ADI Recommendations**

- ❑ Install new chemical placards per code. Replace life rings with new 24" size.
- ❑ Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- ❑ Clean pool deck with TSP and pressure washer to remove staining. Paint with acrylic
- ❑ Balance chemicals to reduce copper staining from heaters
- ❑ Replace pump seals. Showing signs of leaking.
- ❑ Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.



East Center

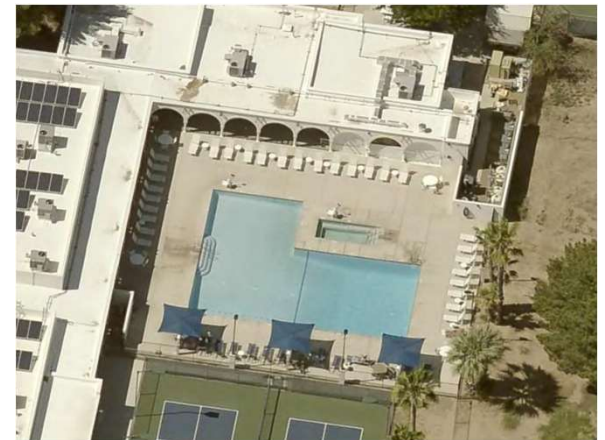
☐ Pool built 1963/*rebuilt 2023*, 25x60 ft, 75,000 gallons

☐ **Pool and Spa Improvements- ADI Recommendations**

- ☐ Install shade structure to protect value equipment from sun damage

☐ **Maintenance- ADI Recommendations**

- ☐ Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- ☐ Service the 5 Pentair ETI heaters on a regular basis. Get Pentair training.
- ☐ Clean pool deck with TSP and pressure washer to remove staining.
- ☐ Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.



Las Campanas

❑ **Pool built 1997, 50x82 ft, 137,500 gallons**

❑ **Pool and Spa Improvements- ADI Recommendations**

- ❑ Replace two chemical controllers to digital systems for accuracy
- ❑ Check pool and spa lights for proper securement
- ❑ U-3 style skimmers: repair weirs and install correct baskets
- ❑ Replace manual fill valve on pool. Broken handle. May require cutting concrete deck.
- ❑ Add additional TR-140 pool filter. Replace spa filter with new TR-140 for correct flow.
- ❑ Replace three 3hp single-speed pool pumps with two new 5hp variable-speed pumps.
- ❑ Replace single-speed spa and jet pumps with two 3hp Intelliflow pumps
- ❑ Install correct D2 power vents on four Raypak gas heaters to prevent sooting.
- ❑ Replace backwash valves that are less restrictive. Re-plumb equipment room for efficiency.
- ❑ Install Flo-viz meters and vacuum gauges on suction side of pumps per code. Replumb equipment room.
- ❑ Install Emergency Shut-off (ESO) switch by pool and spa to meet current code. Install ESO by boilers.
- ❑ Install Pentair I10D automated control system with an Intellichem control system

❑ **Maintenance- ADI Recommendations**

- ❑ Install new chemical placards per code. Replace life rings with new 24" size.
- ❑ Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- ❑ Clean pool deck with TSP and pressure washer to remove staining. Repaint with acrylic when needed.
- ❑ Balance chemicals to reduce copper staining from heaters
- ❑ Replace pump seals. Showing signs of leaking.
- ❑ Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.



Madera Vista

☐ **Pool built 1983, 25x50 ft, 35,966 gallons**

☐ **Pool and Spa Improvements- ADI Recommendations**

- ☐ Replace two chemical controllers to digital systems for accuracy
- ☐ Replace one 3hp Whisperflow spa pump with 3hp Intelliflow variable-speed pump
- ☐ Connect the spa filter/jet pump to the Intellicenter for proper flow and electric cost savings
- ☐ Replace backwash valves that are less restrictive. Re-plumb equipment room for efficiency.
- ☐ Install Flo-viz meters and vacuum gauges on suction side of pumps per code.
- ☐ Install Emergency Shut-off (ESO) switch by pool and spa to meet current code
- ☐ Install Pentair I10D automated control system with an Intellichem control system

☐ **Maintenance- ADI Recommendations**

- ☐ Install new chemical placards per code. Replace life rings with new 24" size.
- ☐ Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- ☐ Clean pool deck with TSP and pressure washer to remove staining. Repaint with acrylic.
- ☐ Balance chemicals to reduce copper staining from heaters
- ☐ Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.
- ☐ Get Pentair heaters serviced bi-annually by official service tech



Santa Rita Springs

❑ **Pool built 1996, 38x75 ft, 84,588 gallons**

❑ **Pool and Spa Improvements- ADI Recommendations**

- ❑ Replace two chemical controllers to digital systems for accuracy
- ❑ Install an ADA lift for spa. Pool has one.
- ❑ Add additional TR-140 pool filter. Spa filter is okay.
- ❑ Replace two 3hp single-speed pool pumps with three 3hp variable-speed or two 5hp VS pumps
- ❑ Replumb piping for proper flow when changing out pumps and filters
- ❑ Replace single-speed 3hp spa pump (leaking seal) with one new 3hp Intelliflow pump
- ❑ Install correct D2 power vents on four Raypak gas heaters to prevent sooting.
- ❑ Replace backwash valves that are less restrictive. Re-plumb equipment room for efficiency.
- ❑ Install Flo-viz meters and vacuum gauges on suction side of pumps per code.
- ❑ Install Emergency Shut-off (ESO) switch by pool and spa to meet current code. Install ESO by boilers.
- ❑ Install Pentair I10D automated control system with an Intellichem control system

❑ **Maintenance- ADI Recommendations**

- ❑ Install new chemical placards per code. Replace life rings with new 24" size.
- ❑ Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- ❑ Clean pool deck with TSP and pressure washer to remove staining. Repaint with acrylic.
- ❑ Balance chemicals to reduce copper staining from heaters
- ❑ Replace pump seals. Showing signs of leaking.
- ❑ Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.



West Center

☐ Pool built 1980, 50x75 ft, 114,635 gallons

☐ Pool and Spa Improvements- ADI Recommendations

- ☐ Replace two chemical controllers digital systems for accuracy
- ☐ Replace and reattach missing deck drain sections that are broken
- ☐ Check light in spa for proper connection
- ☐ Replace three TR-100 pool filters with four TR-140 filters to meet flow rates.
- ☐ Replace one TR-100 spa filter with two TR-100 filters with high-flow backwash system
- ☐ Replace two 3hp single-speed pool pumps with three 3hp variable-speed or two 5hp VS pumps
- ☐ Replumb piping for proper flow when changing out pumps and filters
- ☐ Replace single-speed 3hp spa pump (leaking seal) with one new 5hp Intelliflow variable-speed pump
- ☐ Install correct D2 power vents on four Raypak gas heaters to prevent sooting.
- ☐ Replace backwash valves that are less restrictive. Re-plumb equipment room for efficiency.
- ☐ Install Flo-viz meters and vacuum gauges on suction side of pumps per code.
- ☐ Install Emergency Shut-off (ESO) switch by pool and spa to meet current code. Install ESO by boilers.
- ☐ Install Pentair I10D automated control system with an Intellichem control system

☐ Maintenance- ADI Recommendations

- ☐ Install new chemical placards per code. Replace life rings with new 24" size.
- ☐ Remove minor scale build-up on pools, spa, rails, tiles. Use 3M pad or media blast
- ☐ Replace or repair degrading sections of concrete deck
- ☐ Clean pool deck with TSP and pressure washer to remove staining. Repaint with acrylic.
- ☐ Balance chemicals to reduce copper staining from heaters
- ☐ Clean out spa jets. Not all are working properly
- ☐ Replace pump seals. Showing signs of leaking.
- ☐ Ensure pool drains are VGB compliant. Must have labels. Replace every 3 to 5 years.



MRR-B Pool & Spa Replacement Fund

Interest 6.00%
 Contributions
 Annual Inc. Contr. 7.0%

Year	Beginning Balance	Annual Contributions	Income	Available	Expenditure	Ending Balance	Location
2021	-	1,300,207	-	1,300,207	(216,502)	1,083,705	
2022	1,083,705	270,472	6,662	1,360,839	(783,876)	576,963	
2023	576,963	289,405	56,184	922,552	(107,787)	814,765	
2024	814,765	299,400	73,150	1,187,315	-	1,187,315	
2025	1,187,315	320,358	90,460	1,598,133	-	1,598,133	
2026	1,598,133	342,783	116,455	2,057,372	-	2,057,372	
2027	2,057,372	366,778	145,449	2,569,598	-	2,569,598	
2028	2,569,598	392,452	177,723	3,139,774	-	3,139,774	
2029	3,139,774	419,924	213,582	3,773,280	(1,598,371)	2,174,909	CP1
2030	2,174,909	449,319	157,454	2,781,681	-	2,781,681	
2031	2,781,681	480,771	195,747	3,458,199	-	3,458,199	
2032	3,458,199	514,425	238,357	4,210,981	-	4,210,981	
2033	4,210,981	529,858	284,450	5,025,289	(1,591,669)	3,433,620	WC
2034	3,433,620	545,753	238,762	4,218,136	-	4,218,136	
2035	4,218,136	562,126	286,816	5,067,077	-	5,067,077	
2036	5,067,077	578,990	338,764	5,984,831	-	5,984,831	
2037	5,984,831	596,359	394,871	6,976,062	(1,109,536)	5,866,527	CP2
2038	5,866,527	614,250	388,847	6,869,623	-	6,869,623	
2039	6,869,623	632,678	450,138	7,952,439	-	7,952,439	
2040	7,952,439	651,658	516,246	9,120,343	-	9,120,343	
2041	9,120,343	671,208	587,493	10,379,044	(1,133,038)	9,246,007	CV
2042	9,246,007	691,344	596,241	10,533,592	-	10,533,592	
2043	10,533,592	712,084	674,741	11,920,417	-	11,920,417	
2044	11,920,417	733,447	759,232	13,413,095	-	13,413,095	
2045	13,413,095	755,450	850,113	15,018,659	(2,164,307)	12,854,351	DH
2046	12,854,351	778,114	817,948	14,450,413	-	14,450,413	
2047	14,450,413	801,457	915,112	16,166,983	-	16,166,983	
2048	16,166,983	825,501	1,019,549	18,012,033	-	18,012,033	
2049	18,012,033	850,266	1,131,738	19,994,037	(1,130,805)	18,863,232	MV
2050	18,863,232	875,774	1,184,340	20,923,346	-	20,923,346	
2051	20,923,346	902,047	1,309,524	23,134,917	-	23,134,917	
2052	23,134,917	929,109	1,443,842	25,507,867	-	25,507,867	
2053	25,507,867	956,982	1,587,891	28,052,740	(3,210,991)	24,841,749	SRS
2054	24,841,749	985,691	1,549,646	27,377,087	-	27,377,087	
2055	27,377,087	1,015,262	1,703,541	30,095,890	-	30,095,890	
2056	30,095,890	1,045,720	1,868,497	33,010,107	-	33,010,107	