



22 January 2026

Park River Park and Recreation
Attn: Misty Praska – Park & Rec Director
514 Briggs Avenue South
Park River, ND 58270
Via email: mistyjopraska@gmail.com

**Re: Riverside Pool Assessment Report
AE2S P16920-2025-001**

Dear Ms. Praska:

Thank you for requesting an assessment of the existing pools at Riverside Park. The purpose of the assessment is to provide a scope of work and estimated cost to recommission the smaller of the two existing pools and the wading pool back to operational status.

The report is based on visual inspections and measurements obtained in two separate visits to the pool, discussions with pool piping contractors, previous pipe inspection vendors, and with yourself during our first site visit and again in telephone calls.

Digital photographs from each site visit will be shared in a separate transmittal.

SUMMARY

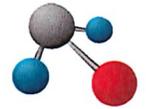
Line item 1 summarizes the condition of the pool vessel structure. AE2S does not recommend investing in the pool based on the observed condition and uncertainty of the structural integrity of the pool vessel.

Line items 2 through 7 are the minimum required work to recommission the pool. The estimated costs for these six tasks are \$215,000 to \$275,000.

Line item 8 regarding replacing the pool deck slab is recommended if the pool is returned to operational status to increase the probability the structural integrity of the pool vessel will provide a useful life span. The estimated costs of line items 2 through 8 are to \$315,000 to \$380,000.

Line items 9 (regarding the wading pool) and 10 (regarding the potential need to replace the entire gutter return piping system) are discretionary or based on results of initial pressure testing. Together, these estimated costs add another \$125,000 to \$215,000.

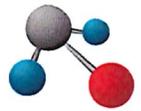
The assessment was not tasked with assessing the overall quality of the bathhouse, and does not address the condition or appearance of the large pool.



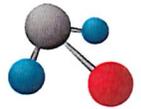
ASSESSMENT

The primary structural and operational concerns of the pool and bath house along with estimated costs to correct are:

- 1) The structural integrity of the small pool vessel (industry jargon for the portion of the pool that actually holds the water) is tenuous and a certain determination of its integrity is not possible without significant testing and limited scale select demolition to assess the condition of the concrete underlying the liner and the soil stability under and around the vessel.
 - a) The pool deck slopes towards the vessel, there are very few pool deck drains to capture water, and there is evidence the side walls of the vessel are shifting inward. Refer to line item 8 for additional discussion.
 - b) The base of the pool vessel in the NE and NW corners have shifted vertically relative to each other and to the drain sumps as evidenced by water draining away from the NE corner while the NW corner retains water.
 - c) A hydrostatic relief valve was not observed in the bottom of either sump or anywhere in the lower end of the small pool vessel. The vertical shifting of the bottom of the pool vessel in the NE and NW corners is consistent with hydrostatic pressure acting on the base of the pool vessel.
 - d) Without more rigorous study, the observations 1a, 1b, 1c, and 1d indicate it is almost certain the pool vessel is structurally compromised. It may still hold water in the short term, but reliable and certain long-term integrity is not likely.
 - e) If more certainty regarding the structural integrity of the vessel were desired an estimated cost for such an assessment is \$60,000 including engineering time, contractor time to provide select demolition and reconstruction, soil testing, and geotechnical engineering.
- 2) The entire piping system of the small pool and wading pool needs to be pressure tested to verify its integrity.
 - a) Estimated costs are \$20,000 to \$30,000, including limited demolition and reconstruction to provide access to the pipe system to place test balls and other apparatus needed for the testing.
 - b) Integrity of gutter return piping is unknown, so pressure testing is a required first step in any credible recommissioning effort.
- 3) Main drain piping and piping from each of the two drain sumps on the north end of the small pool are known to leak significantly in sections of pipe near the drain sumps.
 - a) The drain piping near each sump must be repaired and each sump must be rebuilt.



- b) Estimated costs are \$70,000 to \$80,000 to replace damaged portions of piping, rebuild the drain sumps, and patch the liner in the work area, and install hydrostatic relief valves if a underlayer of granular soil is present.
- c) The pressure testing may indicate that complete replacement of the drain piping may be a possibility, depending on the results of the pressure testing, for an estimated cost of \$110,000 including patching of the liner.
- 4) The pool water quality system has been decommissioned and has been dormant for two operating seasons.
 - a) The estimated cost to recommission the system is \$60,000 to \$70,000, including pipe testing, pool equipment testing and calibration, filter media recharge, and system balancing.
- 5) The existing liner requires repair and patching regardless of any work to the main pool drains.
 - a) Estimated cost of \$15,000.
- 6) The bath house is not compliant with ADA accessibility guidelines
 - a) The main entry on the south side of the bath house provides reasonable accommodation for ADA accessibility into the bath house, but the pathway from the entry into the boys shower room or girls shower room is not accessible.
 - b) Neither shower room has an ADA accessible toilet or shower.
 - c) The pathway from either shower room to the pool area is too narrow.
 - d) Other specifics of the existing conditions may also be non-compliant, but addressing these these items would provide reasonable accommodation.
 - e) Estimated cost to provide reasonable ADA accommodation is \$45,000 to \$60,000.
- 7) There is no ADA compliant entry into the small pool.
 - a) A powered ADA chair lift is recommended.
 - b) Estimated cost is \$5,000.
- 8) As previously mentioned in line item 1, the pool deck has inadequate quantity of pool deck drains and the pool deck slopes toward the pool vessel.
 - a) The slope directs water toward the pool vessel walls, where the water pressure has or will eventually cause pressures on the wall that cause failure.
 - b) The cracks and shifts visible on the west wall indicate such failure may already be occurring.
 - c) If the pool is recommissioned without replacing the pool deck, the pool vessel will fail before the cost of recommissioning returns value.
 - d) The estimated cost to replace the pool deck and add drains is \$90,000 to \$105,000
- 9) The wading pool is not operable.
 - a) Restoration and recommissioning of the wading pool is \$15,000 to \$20,000.
 - b) Cost of recommissioning the water quality system are included in item 4.
 - c) These costs are for cleaning and restoring the concrete surface of the wading pool vessel, and maintenance of the return drain cover.



- 10) The condition of the gutter return piping is unknown. Based on reports from previous pipe inspection vendors and personal observations, AE2S suspects the piping is intact. The pressure testing would provide certainty.
- a) The estimated cost to replace the gutter return piping is \$110,000 to \$195,000 including concrete pool deck repairs.

Please contact AE2S for any questions.

Sincerely,

AE2S


Jay Kleven
Senior Project Manager

Attachments:

CC: