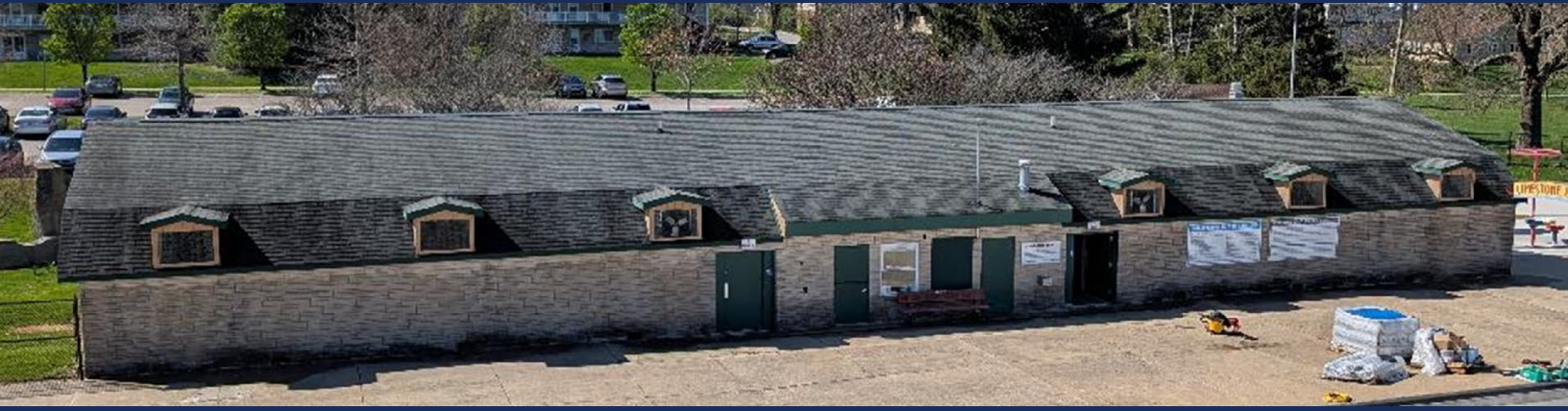






CONDITION ASSESSMENT REPORT

City of Bloomington, Indiana

June 2025





EXECUTIVE SUMMARY



CONDITION ASSESSMENT REPORT

Woolpert was engaged by the City of Bloomington to conduct a facility condition assessment (FCA), which is an evaluation of the general health of physical facilities by identifying and prioritizing assets that require replacement for long-term use. Evaluations focused on in-kind replacements; upgrades or enhancements were not considered part of the assessment. An FCA is a snapshot of the asset conditions as observed on the days of the site visit and certain building deficiencies may not be apparent.

Date of assessment:

April 2025

Facilities assessed:

Bryan Park Pool

Mills Pool

Assessment Findings

The facility condition assessment identified over \$2.4 million in needed component replacements over the next 10 years; nearly \$1 million and approximately \$1.5million at Mills Pool and Bryan Park Pool, respectively.

Over 30 percent of the five-year need is associated with the pool; most of this being the pool liner replacement at both pools. Also included in are pool filters at both locations and the Mills Pool slides. The exterior building system comprises 21 percent of the five-year need; most of these replacements being the windows at both bathhouses.

Strategic Recommendations

It is recommended that the city focus on critical assets that impact residents use of the pool facilities. This would generally focus on the Bryan Park Pool Bathhouse shingle roof, exterior windows, pool liners, and pool equipment.

Strategic Recommendations

It is suggested that initial investment in asset replacement be focused on:

**Pool Equipment & Liners**

Bryan Park \$293,839

Mills Pool \$190,008

**Roof**

Bryan Park \$101,172

**Windows**

Bryan Park \$174,744

Mills Pool \$94,108

INTRODUCTION

The City of Bloomington, Indiana engaged Woolpert to conduct a facility condition assessment at Bryan Park Pool and Mills Pool in April 2025 as part of a larger planning effort. The assessment aims to provide information that can be used in future planning and decision-making. Results from the assessment include Rough Order of Magnitude cost estimates and a Facility Condition Index (FCI) for each facility. The FCI is used throughout the facility condition assessment industry as an indicator of a building's overall condition. For planning purposes, a five-year FCI was calculated to understand current and near-term needs impacting the condition of each facility. Assessment findings have been provided to the city in Microsoft Excel format.

METHODOLOGY

A facility condition assessment identifies building components and evaluates their general condition. Findings from the assessment are prioritized for near- and long-term decision-making. Figure 1 illustrates the components that were included in each building assessment. In the assessment, architectural, mechanical, and electrical building professionals performed a visual observation that did not include intrusive measures, destructive investigations, or testing. Additionally, the assessment incorporated input provided by facility staff, where applicable. At the conclusion of the building assessment, findings were compiled to develop anticipated future life cycle needs for each facility.

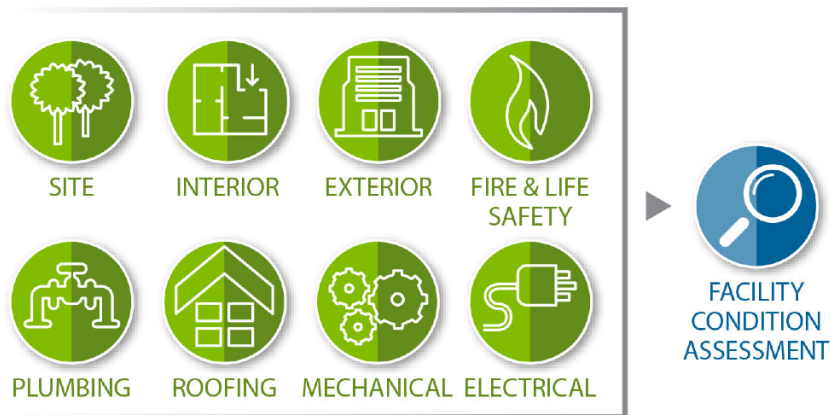


Figure 1: Facility condition assessment building systems.

Cost Estimating

Rough order magnitude cost estimates were developed based on industry standards and local market knowledge. Costs were developed using 2025 Q1 RSMeans adjusted to the local market. For planning purposes, allowances were included for additional costs above and beyond the labor and materials required to complete the work. Allowances include escalation, administrative fees, and professional services fees. It is important to note that these cost estimates are budgetary in nature. It would be anticipated that the actual cost of repairs will vary at the time of construction.

A theoretical replacement cost for each facility was calculated to estimate the FCI. The replacement cost was calculated by applying a cost per square foot to the actual building area. It should be noted that the costs are theoretical and do not represent the actual cost of procuring and constructing a brand-new facility.

LIFE CYCLE RENEWAL FORECAST

The life cycle renewal forecast is an important consideration in planning future capital needs. A building component or system may currently be in working condition, however, it may reach the end of its useful life in the near future and have an impact on planning decisions. It is important to consider these future costs in planning to avoid unexpected large capital expenditures. Each major building system/component was assigned an approximate remaining useful life, during the field assessment. The estimated remaining useful life is based on the approximate age, observed condition, and/or information from on-site representatives. Life cycle renewal anticipate future building system investments based on an individual system or components expected useful life.

Figure 2 demonstrates the ten-year life cycle capital renewal projections, which outline costs for major building systems in which a component is expected to reach the end of its useful life and require capital funding for replacement.

It is anticipated that the city would need to spend over \$2.4 million over the next ten years at both pool sites; nearly \$1 million and approximately \$1.5million at Mills Pool and Bryan Park Pool, respectively. Year 0 represents components currently in need of replacement and is approximately 26 percent of the ten-year need. A third of this cost is related to replacing the pool liner at Bryan Park Pool.

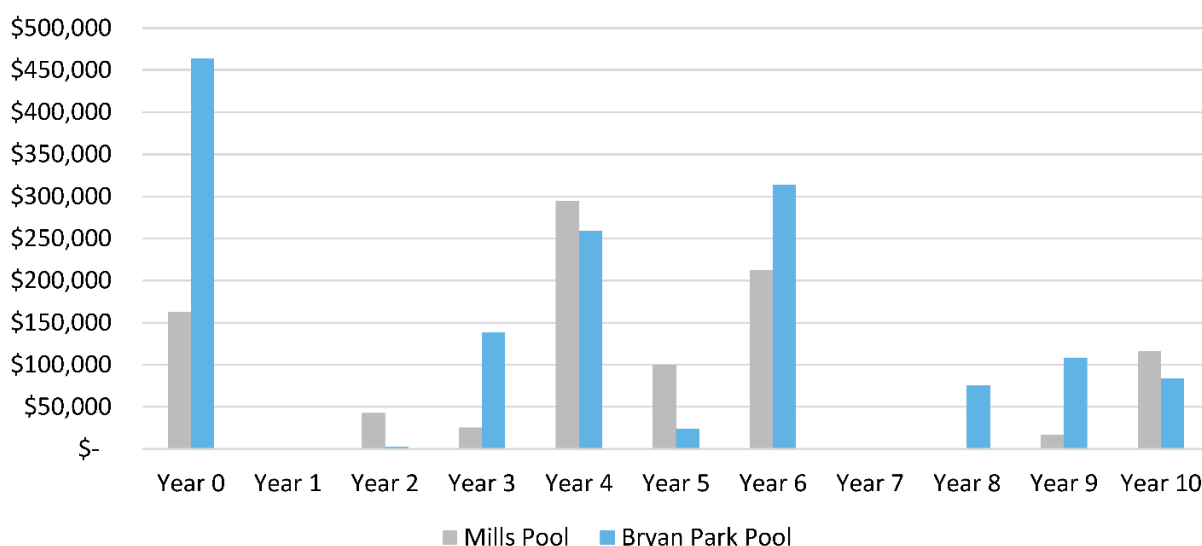


Figure 2. 10-Year Need

Table 1 provides the five- and ten-year need for Mills Pool and Bryan Park Pool.

Table 1. 10-Year Need

Site	Year 0-5	Year 6-10	Ten Year Need
Mills Pool	\$624,734	\$345,151	\$969,885
Bryan Park Pool	\$887,083	\$581,440	\$1,468,523
Totals	\$1,511,816	\$926,591	\$2,438,407

5-Year Need by System

Figure 3 illustrates the 5-year forecast by major building systems. Over 30 percent of the five-year need is associated with the pool; most of this being the pool liner replacement at both pools. Also included in are pool filters at both locations and the Mills Pool slides. The exterior building system comprises 21 percent of the five year need; most of these replacements being the windows at both bathhouses.

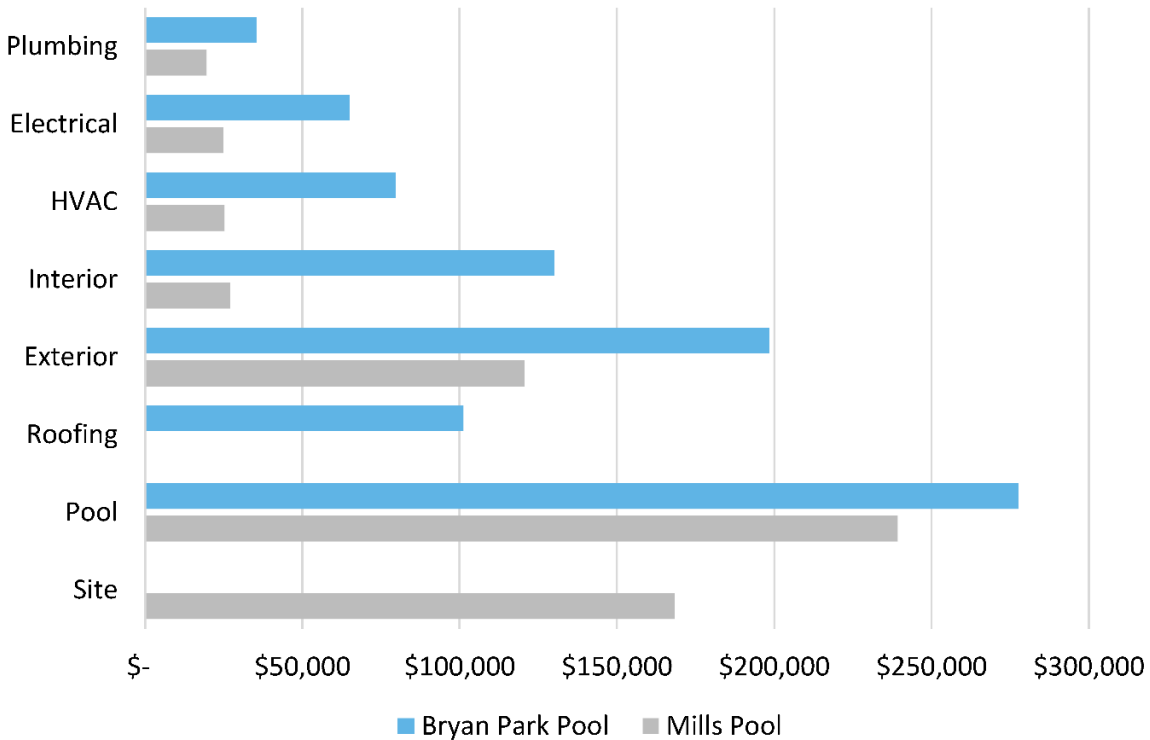
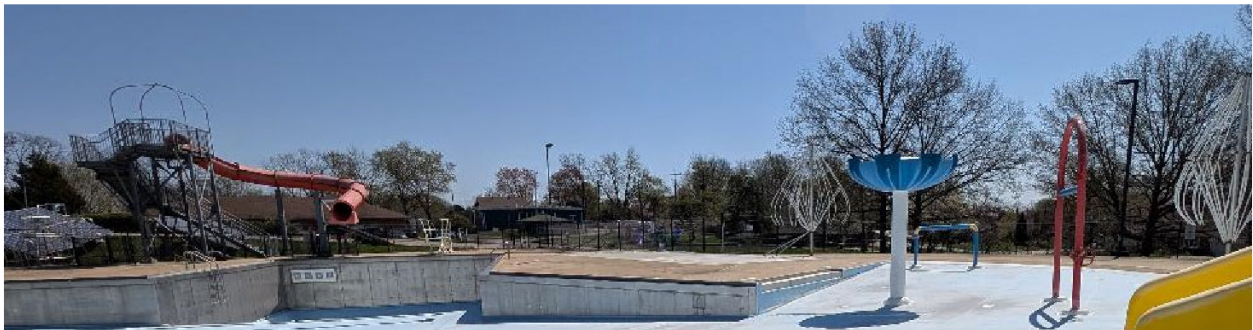


Figure 3. 5 Year Need by System



Prioritization

Building components were ranked according to five priority levels, with Priority 1 items being the most critical to address. Priorities have been assigned to building components based on each system's importance in keeping the facility operational.

Priority 1 - Critical Concerns: These are deficiencies that may directly affect the facility's ability to remain open or deliver the mission. These deficiencies typically relate to building safety or code compliance.

Priority 2 - Indirect Impact to Mission: These items may damage or deteriorate other building systems if not addressed in the near term. Examples of Priority 2 items are conditions affecting building envelopes, such as roof and window replacements.

Priority 3 - Necessary, Not Yet Critical: These deficiencies are necessary to the facility's mission but may not require immediate attention. These items should be considered improvements required to maximize facility efficiency and usefulness. Examples of Priority 3 items include broken light fixtures and plumbing deficiencies.

Priority 4 – Recommended: Items or systems that may be considered improvements to the environment. The improvements may be aesthetic or provide greater functionality. Examples include cabinets, interior doors, or paving.

Priority 5 – Enhancements: Items are aesthetic in nature or considered enhancements. Typical deficiencies include repainting, re-carpeting, or signage.

Figure 4 summarizes the five year need by priority. Over 46 percent of the five year need is categorized as Priority 4; the majority of this being the replacement of both pool liners. No Priority 1 components were noted in need of replacement in the next five years. The highest priority component in need of replacement is the Bryan Park Pool Bathhouse shingle roof.

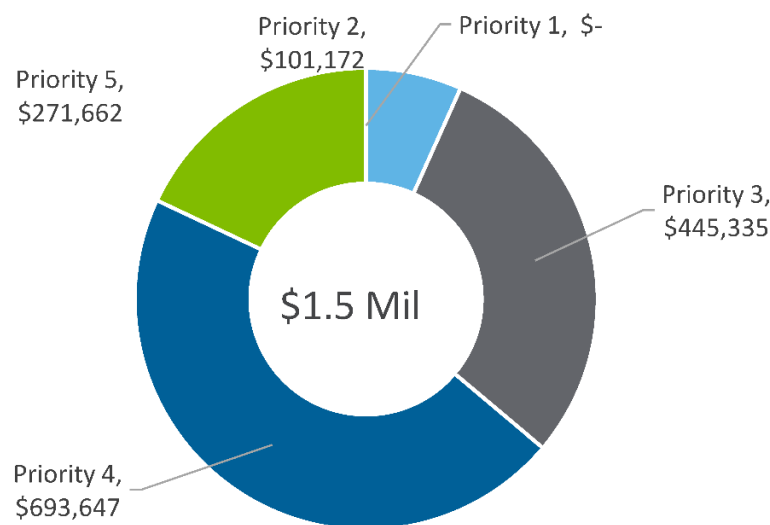
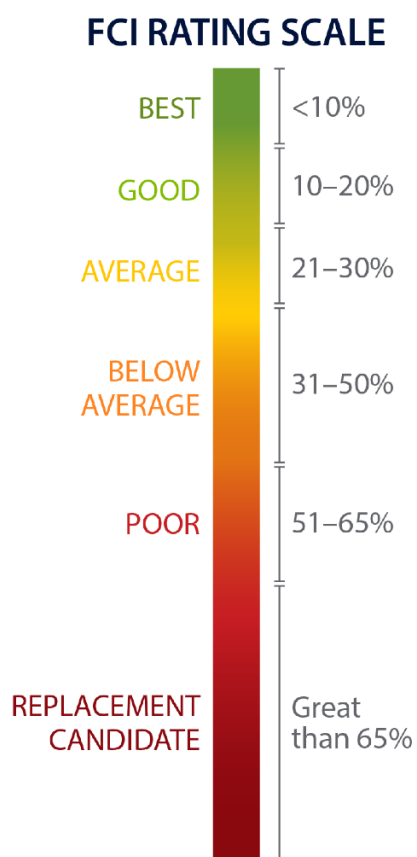
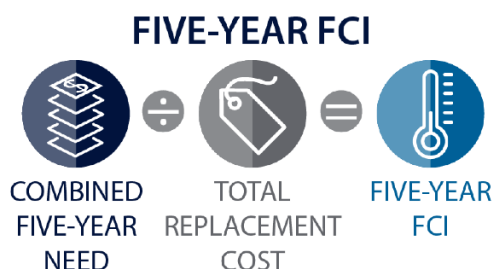


Figure 4. 5 Year Need by Priority

FACILITY CONDITION INDEX



The Facility Condition Index (FCI) is used throughout the facility condition assessment industry as an indicator of a building's overall condition. The FCI provides a metric to compare dissimilar facilities across a portfolio. To calculate the FCI the total repair cost is divided by the total replacement cost. A facility with a higher FCI percentage is in worse condition than a facility with a lower FCI.



Financial modeling suggests that facilities with FCIs 65 percent or greater may be more cost effective to replace than to repair. This is due to efficiency gains with more modern facilities and equipment, as well, as the value of the building at the end of the analysis period.

It is important to note that the FCI at which a facility should be considered for replacement is often debated and modified based on the property owner's or facility manager's approach

to facility management. Also, FCI is not the only factor considered when determining the need for renovation, replacement, or closure of a facility. Historical significance, community sentiment, functional adequacy, and the availability of capital are factors that are analyzed when making decisions.

The replacement value represents the estimated cost of replacing the current building with another building of like size, based on today's estimated cost of construction in the Bloomington, Indiana area. The estimated cost for each facility replacement, the total five-year need, FCI is shown in Table 2. Overall, the facilities are generally in fair condition. The pump building FCI is likely high due to the amount of equipment in that building; therefore, overall the most facility need is at the bathhouses.

Table 2. Facility Condition Index

Site	Building	Replacement Value	5 Year Need	FCI
Mills Pool	Bathhouse	\$813,398	\$230,591	28%
Bryan Park Pool	Bathhouse	\$1,502,093	\$410,129	27%
Bryan Park Pool	Concession	\$184,219	\$35,454	19%
Bryan Park Pool	Pump Building	\$255,072	\$84,241	33%

FINDINGS AND RECOMMENDATIONS

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Mills Pool \$190,008



Roof

Bryan Park \$101,172



Windows

Bryan Park \$174,744

Mills Pool \$94,108



S01	S01-001	Mile Pool	Bathhouse	Electrical	Exterior Lighting	Building Mounted Lighting (EAL)	1	Each	10	Exterior	Level 01	4	\$	-1,185	\$	1,185	\$	1,853
S01	S01-001	Mile Pool	Bathhouse	Electrical	Interior Lighting	LED Light Fixtures (SLDGF)	10	ft	11		Level 01	4	\$	11	\$	110	\$	281
S01	S01-001	Mile Pool	Bathhouse	Electrical	Panelboards	101 AMP 120/208 V Panelboard (EA)	3	Each	15	Pump room	Level 01	3	\$	-2,738	\$	5,154	\$	8,493
S01	S01-001	Mile Pool	Bathhouse	Electrical	Panelboards	220 AMP 120/208 V Panelboard (EA)	1	Each	15	Pump room	Level 01	3	\$	5,913	\$	5,913	\$	5,619
S01	S01-001	Mile Pool	Bathhouse	Electrical	Panelboards	101 AMP 120/208 V Panelboard (EA)	1	Each	15	Pump room	Level 01	3	\$	-2,738	\$	1,718	\$	2,651
S01	S01-001	Mile Pool	Bathhouse	Electrical	Transfer Switch	Transfer Switch (SLDGF)	1	Each	24	Pump room	Level 01	3	\$	4,270	\$	4,270	\$	6,967
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Doors	Exterior Metal Doors (EA)	4	Each	0	4 down on the pool side	Level 01	3	\$	3,200	\$	8,000	\$	11,193
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Wall Painting and Coating (SLDGF)	2470	ft	2	All exterior walls	Level 01	3	\$	3	\$	8,005	\$	11,241
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Windows	Steel Windows (SLDGF)	2470	ft	5	Lifeguards room, pool side	Level 01	3	\$	20	\$	12,111	\$	84,08
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Doors	Exterior Metal Doors (EA)	1	Each	9	Men's public entry	Level 01	3	\$	2,000	\$	2,000	\$	3,286
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	CMU (SLDGF)	2470	ft	15	Overall exterior wall	Level 01	3	\$	0	\$	17,220	\$	28,374
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	344	ft	15	Street side entry	Level 01	3	\$	7	\$	1,038	\$	1,651
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Doors	Exterior Metal Doors (EA)	2	Each	18	Men's and Women's Room	Level 01	3	\$	2,000	\$	6,000	\$	6,501
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	1	Each	5	Pump room	Level 01	1	\$	10,121	\$	30,341	\$	1,12,76
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	1	Each	5	Pump room	Level 01	4	\$	4,989	\$	4,989	\$	8,036
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	1	Each	13	Pump room	Level 01	4	\$	10,430	\$	10,430	\$	17,776
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	2470	ft	2	All bathhouse	Level 01	5	\$	5	\$	10,374	\$	30,902
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	2470	ft	2	All bathhouse	Level 01	5	\$	5	\$	14,350	\$	21,607
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	2470	ft	20	All bathhouse	Level 01	5	\$	8	\$	22,950	\$	37,832
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Doors	Exterior Metal Doors (EA)	2	Each	20	Staff Room	Level 01	4	\$	-600	\$	3,200	\$	5,371
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Doors	Exterior Metal Doors (EA)	2	Each	20	Lifeguards and storage room	Level 01	4	\$	-600	\$	3,200	\$	5,371
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	2540	ft	0	Pump room	Level 01	3	\$	3	\$	1,119	\$	12,193
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	1	Each	0	Pump room	Level 01	4	\$	-1,550	\$	1,550	\$	2,629
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	1	Each	2	Men's room	Level 01	4	\$	1,071	\$	1,137	\$	2,515
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	1	Each	5	Men's room	Level 01	5	\$	1,071	\$	1,137	\$	2,515
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	1	Each	5	Exterior Wall	Level 01	3	\$	10	\$	28,200	\$	42,291
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	2	Each	10		Level 01	5	\$	3,500	\$	15,000	\$	24,716
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	4	Each	10		Level 01	4	\$	-1,033	\$	4,140	\$	6,822
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	3	Each	10		Level 01	5	\$	880	\$	2,640	\$	4,350
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	2	Each	10		Level 01	5	\$	650	\$	1,300	\$	2,142
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	1	Each	10		Level 01	5	\$	-1,000	\$	1,200	\$	1,977
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	20000	ft	20	Pump room	Level 01	3	\$	30	\$	200,000	\$	301,541
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	2	Each	4	Pump room	Level 01	3	\$	4,600	\$	9,200	\$	15,139
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	2470	ft	13	Men's (Ambient) (Coating) (SLDGF)	Level 01	2	\$	15	\$	43,071	\$	70,496
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	1	Each	13	Pump room	Level 01	4	\$	2,500	\$	2,500	\$	4,119
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	3	Each	10	Site	Level 01	3	\$	4,380	\$	12,868	\$	21,203
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	1	Each	9	Water Side	Level 01	4	\$	8,125	\$	8,125	\$	13,388
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	320	ft	0	Water Side	Level 01	3	\$	30	\$	1,000	\$	1,648
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	10000	ft	4		Level 01	4	\$	30	\$	100,000	\$	164,775
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	1	Each	4		Level 01	5	\$	36,000	\$	36,000	\$	59,310
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	2000	ft	0	Side walks around the building and periscope area	Level 01	1	\$	7	\$	30,000	\$	5,874
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	500	ft	0		Level 01	5	\$	60	\$	18,600	\$	55,360
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	6000	ft	4		Level 01	4	\$	6	\$	18,600	\$	55,360
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	10000	ft	5		Level 01	4	\$	5	\$	18,600	\$	114,417
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	250	ft	0	Outdoor, under periscope area	Level 01	5	\$	40	\$	1,000	\$	24,716
S01	S01-001	Mile Pool	Bathhouse	Exterior	Exterior Walls	Block (SLDGF)	7	Each	0	Outdoor pool deck	Level 01	5	\$	-400	\$	10,113	\$	10,729

[illegible]

[illegible]

site_id	building_id	building	site	building_n	sqft	building_t	yr_built	latitude	longitude	Replacement Cost/SF		
S01	S01-B01	Bathhouse	Mills Pool	B01	2870	Main	1967	39.17611	-86.5448	\$	172	\$ 813,398
S01	S01-Site	Site	Mills Pool	Site		Site		39.176	-86.5445			
S02	S02-B02	Bathhouse	Bryan Park Pool	B02	5300	Main	1959	39.1549	-86.5233	\$	172	\$1,502,093
S02	S02-B03	Concessions Building	Bryan Park Pool	B03	650	Main	1959	39.15499	-86.5238	\$	172	\$ 184,219
S02	S02-B04	Pump Building	Bryan Park Pool	B04	900	Main	1959	39.1547	-86.5236	\$	172	\$ 255,072
S02	S02-Site	Site	Bryan Park Pool	Site		Site		39.15515	-86.5233			

CCI 0.93

5 Yr Need			\$ 100.00
Overhead & Profit	10%	\$	10.00
General Conditions	10%	\$	10.00
Inflation (to get to start of construction) 1 year	1	6%	\$ 6.00
Construction Contingency	10%	\$	10.00
Total Construction Cost			\$ 136.00
A&E Fees (Design & Construction Admin)	10%	\$	13.60
Other Design Consultant	5%	\$	6.80
Program Management Fees	3%	\$	4.08
Building Permit/Review/Inspection	1%	\$	1.36
Total Project Budget			\$ 161.84
Escalation to midpoint of construction (36 months)	36	3%	\$ 15.01
TOTAL PROJECT BUDGET			\$ 176.85

to the start of project

Assume 4 yr construction program
76.8%

