Appendix A. Condition Assessment

Gleason Pool Background

Gleason Pool opened on June 7, 1958. It was funded by a capital improvement bond and paid for by John Day residents, who maintained the pool using the City's general fund and local option levies until 1990, when the John Day/Canyon City Parks and Recreation (JDCCPR) District took over operations.

At a dedication ceremony held July 11, 1958 the pool was named in honor of Dan Gleason (mayor of John Day in mid-1920s). The first year operating cost was $3,000 (equivalent to $27,145 in 2020 dollars). The JDCCPR District was formed in 1989 to reopen the pool and help manage it after it closed due to insufficient funding. The City of John Day signed a management agreement with the new JDCCPR District in June 1990, which was amended and extended in August 2000 for an additional 20 years. The agreement is scheduled to end on August 8, 2020.

Both the JDCCPR District and the John Day City Council agreed to extend the agreement through the end of the 2020 season. However, due to COVID-19 health restrictions currently in place under Governor Brown's Executive Order 20-12, the pool is unable to open as planned for the 2020 season. Social gatherings (parties, celebrations) with people from outside of one's immediate household and pools are currently not allowed to operate. It is possible the pool could open later in the summer, however, because of limited lifeguard staffing and the lack of available lifeguards – the pool will likely remain closed through 2020.

Past Improvements

Significant updates or renovations have taken place since 1990. The JDCCCPR District:

- Replaced the roof on both the boiler room and the office locker rooms due to significant dry rot left in both areas.
- The pool deck was refurbished, along with the security fencing.
- In 2015, Iron Triangle worked on the galvanized pipe that feeds the office shower area and goes directly under the office area, bypassing the old piping in this area.
- The back windows in the office were replaced a few years ago, dry rot was observed on all of the surfaces exposed within the pool house as part of this project.
- The chlorinator was replaced a couple of years ago and is currently not working, again.

Current Conditions

The mechanical, heating, and plumbing systems at Gleason Pool are unreliable and require a significant investment in staff time to be maintained and remain functional each year. The primary concerns are the electrical components, boiler and underground piping. Electrical and piping are original equipment that was installed when the pool was first constructed and is now 62 years old. The boiler was replaced in the early 1990s and needs to be replaced again. In addition, the presence of dry rot throughout the office building would require extensive repairs and replacement to address.

Consistent issues with facility noted by JDCCPR District include:

- Pool tunnels under constant repair.
- Pool surface deteriorating - wastes money to continue to paint because the paint will not adhere to the concrete. The concrete pool surface is eroded; the District works on it every year but the last two years has been a complete waste of time and money. The new paint has not lasted more than a couple weeks.
- Pool is not suited for seniors or handicapped individuals.
- Parking lot is inadequate in size, with only 16 spaces and 2 ADA-parking spots, parking areas are deteriorating to gravel and need to be replaced.
- Locker rooms are undersized and restrooms are inadequate for swim meets and large group events.
- Gleason is a five-lane trapezoidal pool, which is non-standard for competition events that are typically held in six-lane rectangular pools.
- No zero-entry ramp for ADA accessibility.
- Bee infestations through penetrations in support building and significant corrosion occurs due to improper insulation and cladding.

Refurbishment vs. Replacement

To preserve Gleason Pool for an additional 10-15 years, the electrical components would need to be completely overhauled in both the pool house and pump house. It is uncertain how long the boilers could be maintained – one is currently inoperable. Both would need to be replaced. Galvanized piping servicing the pool may need to be replaced to extend its life, which would require removing significant portions of the deck area and replacing that portion of the pool at a minimum. Neither the pool nor the building and parking areas/entrances meet current ADA-accessibility standards.

The pool and park, which occupy one 3-acre parcel (Map No. 13S31E23CC, Tax Lot 3000) were appraised at a fair market value of $85,000 by the Oregon State Parks & Recreation Department in 2019. Given its current condition and the extent of the improvements needed, refurbishing Gleason Pool would likely exceed 50% of its value. As a result, under the City of John Day Development Code (Section 5-5.2.030 Non-Conforming Development), any alterations or reconstruction must be in conformity with the Code requirements, which include ADA-accessibility.

The City's consulting team estimated the cost for repairs could be between $540,000 and $810,000 or more, though it is difficult to accurately assess the cost without a complete on-site inspection, which was not funded as part of OPRD's Large Government Grant for the new aquatic center feasibility study. Neither the City of John Day nor the JDCCPR District have sufficient funding in their budgets to hire a firm to conduct an inspection of Gleason Pool. As a result, funds would need to be raised through non-profits or local option tax levies to perform the assessment and make any needed repairs. These funds would be in addition to funding needed to from John Day taxpayers to continue operating the pool after the 2020 season, since it will no longer be funded through the JDCCCPR tax base.

In addition, repairs to the facility would likely extend the life of the pool another 10–15 years at most. At that point, the entire structure would need to be replaced. While repairs to Gleason pool would potentially extend the lifespan, it would not add any additional recreational value to the pool or to the bathhouse structure and would not expand seating or parking for events.

Opportunity Cost of Continuing Gleason Pool at its Current Location

There is a significant opportunity cost for retaining Gleason Pool at its current location that extends beyond the cost of repairs and ongoing maintenance because the current site impedes OPRD's plans to construct a new Kam Wah Chung Interpretive Center, as outlined in their 2009 Master Plan.

The federal National Historic Landmarks (NHL) program recognizes nationally-significant places for their exceptional ability to illustrate or interpret the history of the United States. There are just over 2,500 NHLs in the nation. The Kam Wah Chung Company Building in John Day is a culturally significant site and was listed in 1973 as one of Oregon's 17 NHLs in the state, which make up less than one percent of the over 2,000 properties listed in the National Register of Historic Places.

The Kam Wah Chung Interpretive Center was first opened in 2004. New displays and exhibits of artifacts were installed in 2012. The visitor center features several 8-foot-high educational panels lining the walls. These illustrate historical accounts that explain what prompted large numbers of Chinese to immigrate to the United States in the 19th century.

Many displays and exhibits recounting the immigrants' experiences and the role of Kam Wah Chung and Co. are not able to be displayed simultaneously due to size and space constraints at the current Interpretive Center, which is located on the opposite side of Canton Street about ¼ mile from the Kam Wah Chung and Co. historic building. Much of the 50,000+ artifact collection will require environmentally controlled areas for proper display and storage that are not available at the current location. Capacity for a tour is also currently limited to 10 people and tours take an hour and the Visitor's Center is housed in a leased building.

The key interpretive feature is Kam Wah Chung and the artifacts it contains. The current facility draws nearly 10,000 visitors a year. In 2019, visitors came from 48 states. A survey conducted by Oregon State University Extension Office determined that 85% of visitors to the site are first time visitors, 63% of which are aged 56 or older. Sixty percent of visitors came from Oregon, 35 percent were from the United States and 5 percent were international. Nearly three out of every four visitors stayed at least one night in Grant County and over half stayed two or more nights. The same number ate in local restaurants and two-thirds refueled their vehicles in John Day. Only 60% of visitors knew about the Kam Wah Chung site before coming to John Day (*survey data provided by Didgette McCracken, OSU Extension & Outreach Coordinator, November 2019*).

OSU Extension estimated the net economic value of cultural tourism at the current Kam Wah Chung Interpretive Center to be $604,000 in 2019. This value would likely increase with increased visitor capacity and improved branding and marketing at the new Interpretive Center. OPRD has begun their design planning for the new facility and expect to have renderings completed in late 2020 for the proposed site. They are also willing to create a local visitor's center at this location to showcase activities and events beyond the Kam Wah Chung site.

Summary

By selling Gleason Pool and Park and creating a new county aquatic center, Grant County residents will benefit from the increase in cultural tourism spending and from the construction activity associated with the new state-owned interpretive center at no cost to county residents, while foregoing the uncertainty and risk associated with capital expenditures to extend Gleason Pool for an additional 10-15 years.

Figure 1. Gleason pool parking lot, front perspective

Figure 2.Unheated, uninsulated wading pool south of the main pool

Figure 3. Spectator seating

Figure 4. Pool exterior (rear perspective)

Figure 5. Lobby entrance to locker rooms

Figure 6. Boys locker room

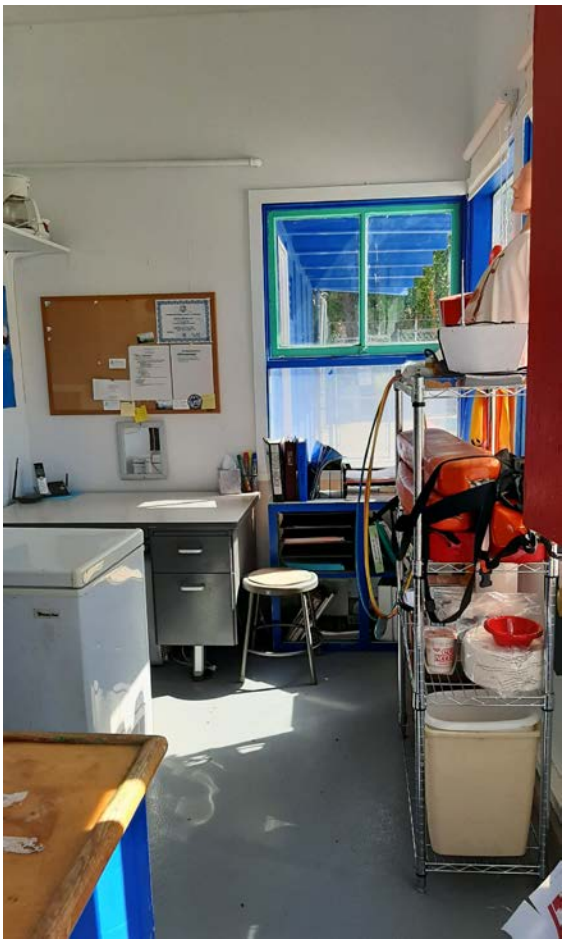

Figure 7. Shared office space/lifeguard area (top left), pool and deck edging showing visible wear/erosion (top right, bottom)

Figure 8. Eroding and chipped concrete prevents paint adherence (left); eroded concrete within pool (right)

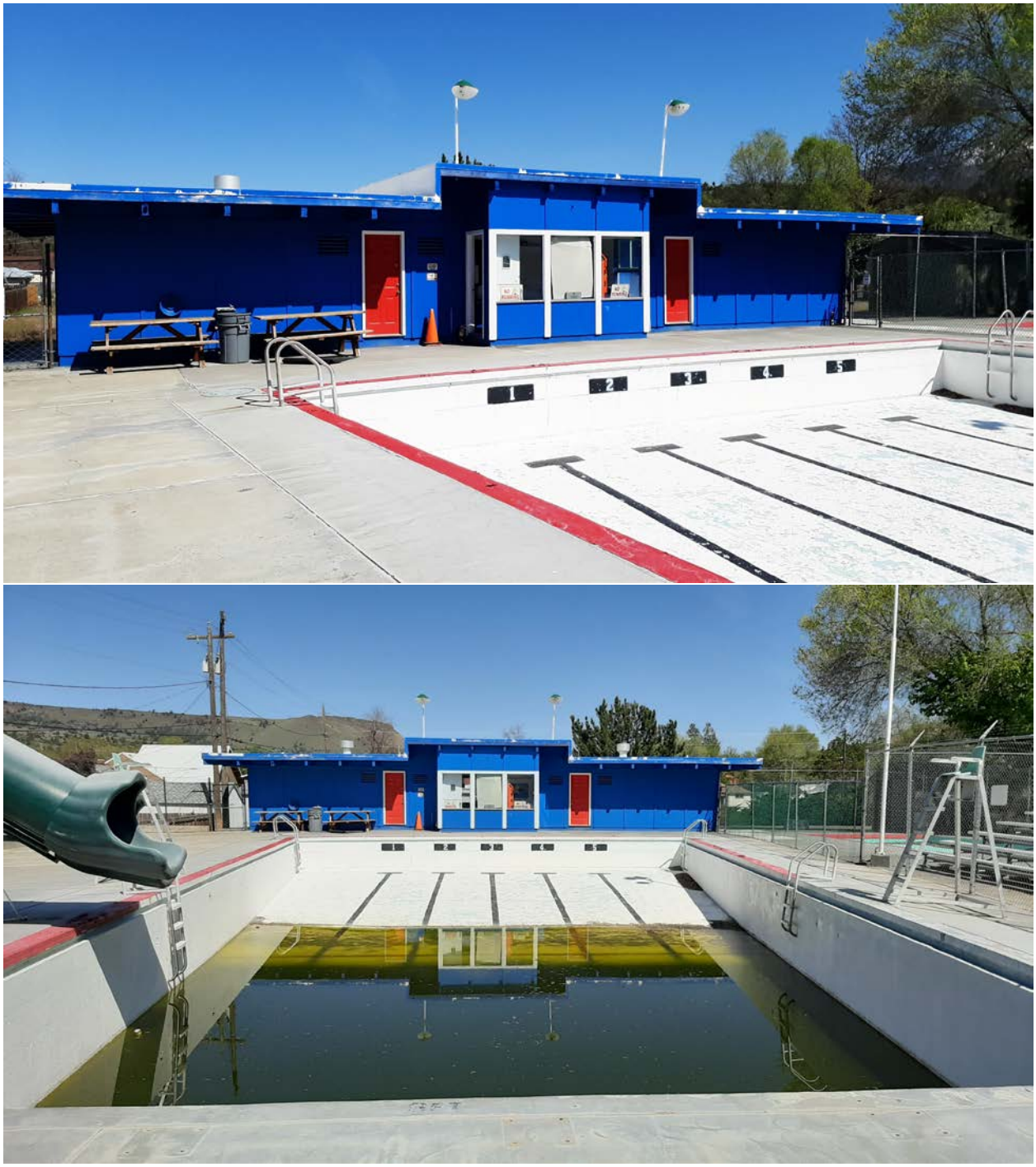

Figure 9. Pool and deck looking east toward the pool house

Figure 10. Corroded galvanized pipe and casings (left); chlorination system (right)

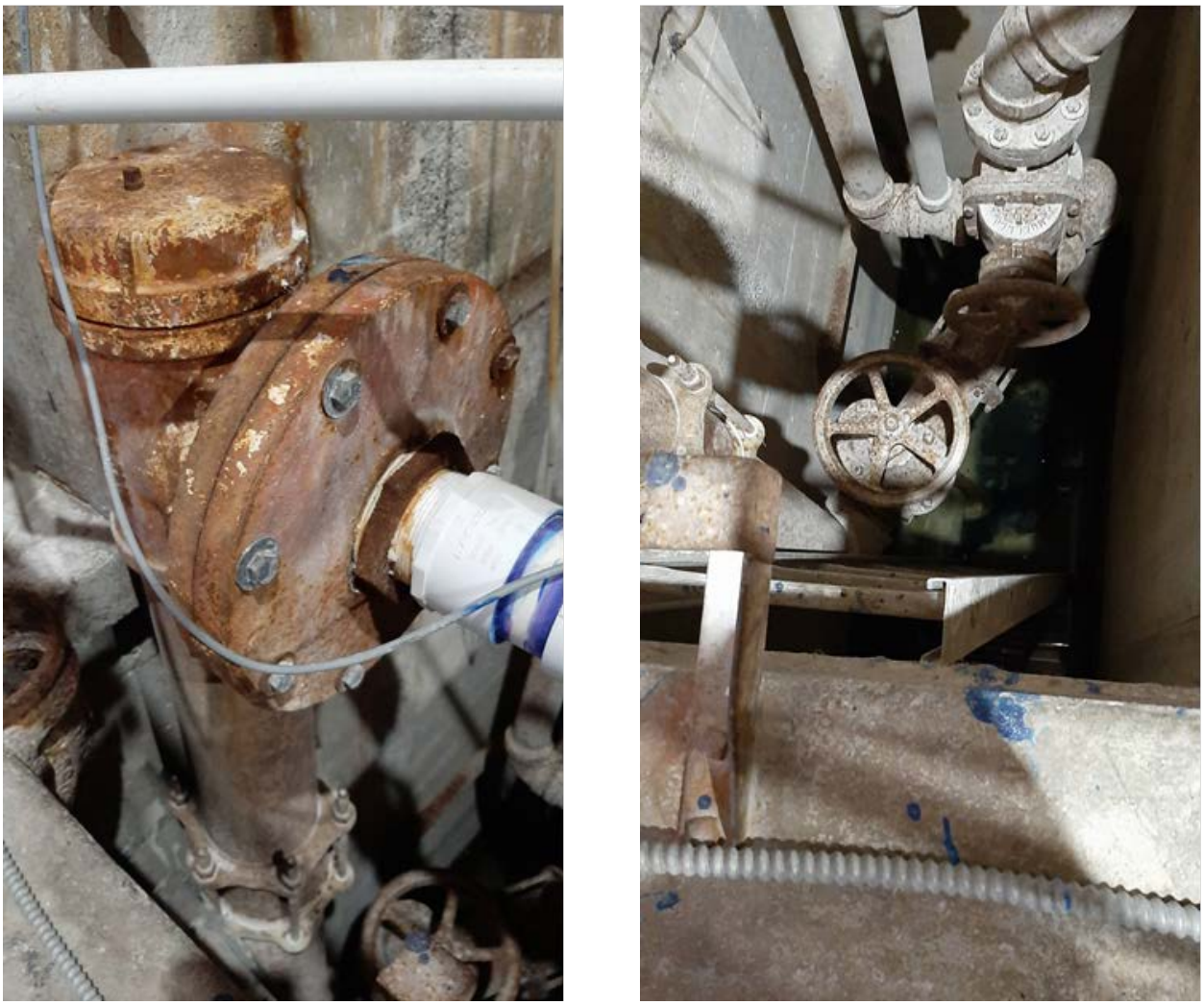

Figure 11. Galvanized pipe and casings (closeup)

Figure 12. Pool pumps

Figure 13. Dual sand filters

Figure 14. Pool boilers installed in 1990 (only one remains operable)