



September 22, 2026

The Honorable Amy Sherburne
Mayor, City of Olean
101 East State Street, Olean, NY 14760

Re: War Veterans Park Pool Sounding Survey and Preliminary Rehabilitation Cost

Dear Mayor Sherburne:

CPL is providing this report to assist the City of Olean in evaluating the recommended pool improvements and preliminary rehabilitation budget. Bids were opened on April 22, 2026. Concerns about the condition of the existing concrete walls prompted the sounding survey summarized below.

Existing conditions

The City reports that the concrete shell was installed in 1979 and is approximately 47 years old. Its remaining service life depends on its condition, exposure, and maintenance and cannot be determined from age or sounding alone.

Freeze-thaw action in moisture-saturated materials is a potential contributor to deterioration, but the cause has not been confirmed. The City reports that the pool was generally not winter-covered. A cover provides debris control and other benefits but does not assure freeze protection; its absence has not been established as the cause of the observed conditions.

Inspection method and conditions

On September 10, 2026, CPL completed a preliminary sounding survey of all pool walls and floors, including the deep end, to identify areas of possible finish debonding or concrete deterioration.

Approximately two-thirds of the pool has tile and one-third has marcite. A heavy metal chain was dragged across the floor and struck against the walls. Areas with differing sound responses were outlined with blue spray paint and measured.

The pool was drained, with a small amount of water remaining near the deep end drain. Water was pushed toward the drain to permit sounding. Although some surfaces remained wet, personnel judged sound differences discernible. No tile or marcite was removed to examine the concrete.



Survey findings

Location	Approx. Total Surface Area	Estimated Area of Suspected Distress	Estimated Percent Affected
Pool walls	1400 SF	369.75 SF	26.4%
Pool floor	3375 SF	153 SF	4.5%
Total	4775 SF	522.75 SF	10.9%

The hand sketch (Appendix A) and photographs (Appendix B) document approximate areas of suspected distress identified by differences in sound response. These areas may represent finish debonding and/or concrete delamination and are not confirmed concrete repair quantities. Percentages are based on approximate total surface areas. The affected material and repair extent require verification after finish removal. Sounding does not establish structural adequacy, watertightness, or remaining service life.

Structural Repair Budget

The sounding survey identified approximately 370 SF of suspected distress on the walls and 153 SF on the floor. Patterson-Stevens' proposal (Appendix C) provides unit prices of \$400/SF for wall repairs and \$350/SF for floor repairs at depths of 2–6 inches, compared with \$325/SF and \$275/SF, respectively, for repairs 0–2 inches deep. CPL used the higher, 2–6-inch rates to provide a conservative preliminary allowance for potentially deeper concrete deterioration because the existing finishes prevent confirmation of the affected material and repair depth. This budgeting assumption does not indicate that deterioration extends 2–6 inches into the shell. Applying these rates yields estimated wall repairs of \$148,000 and floor repairs of \$53,550, totaling \$201,550.

CPL recommends a 20% contingency of \$40,310 on the estimated concrete-shell repair cost, resulting in a shell repair budget of \$241,860 including contingency. Actual repair areas and depths must be verified after finish removal; some marked areas may involve finish debonding rather than concrete deterioration. The repair estimate should be refined using the verified quantities and applicable unit prices. Actual costs may be higher or lower, and the contingency does not establish a maximum cost.

Preliminary construction cost

Patterson-Stevens, Inc.'s April 22, 2026 base bid is \$1,093,377 (Appendix D). Its May 28 proposal (Appendix C) includes complete finish removal, new marcite, matching tile race lanes, and a winter cover for \$438,500. A \$64,000 credit for base-bid marcite overlay and tile washing reduces this addition to \$374,500, excluding concrete repairs.



Cost component	Basis	Amount
Base bid	April 22, 2026	\$1,093,377
Finish replacement and cover—net addition	\$438,500 less \$64,000	\$374,500
Estimated wall repairs	370 SF × \$400/SF	\$148,000
Estimated floor repairs	153 SF × \$350/SF	\$53,550
Preliminary construction estimate	Base bid + net addition + repairs	\$1,669,427
Shell repair contingency	20% × \$201,550	\$40,310
Recommended construction budget	Including shell repair contingency	\$1,709,737

CPL recommends a preliminary construction budget of \$1,709,737, including the concrete-shell repair contingency. This is \$616,360 above the base bid, as detailed above. The existing \$20,000 field change allowance is included in the base bid and remains available for other changes.

Recommended investigation and next steps

If the City considers the proposed construction budget financially feasible and would like additional information before proceeding, CPL recommends an optional investigation at four separate wall locations selected with CPL within the marked areas. City DPW could remove tile and setting material using light, controlled hammer impacts, exposing at least a 1 ft × 1 ft area of concrete at each location. These openings may identify finish debonding or shallower concrete deterioration that could support a lower repair estimate.

However, these limited openings would not establish the full repair scope or final cost. The extent of concrete deterioration and associated repair costs cannot be determined until all tile and marcite are removed and the exposed shell is evaluated. The current budget uses the contractor's higher, 2–6-inch repair rates as a conservative pricing assumption. Further investigation may identify potential savings, but additional repair areas may also be uncovered. Any findings should be used to refine the estimate without treating potential savings as confirmed.

Very truly yours,

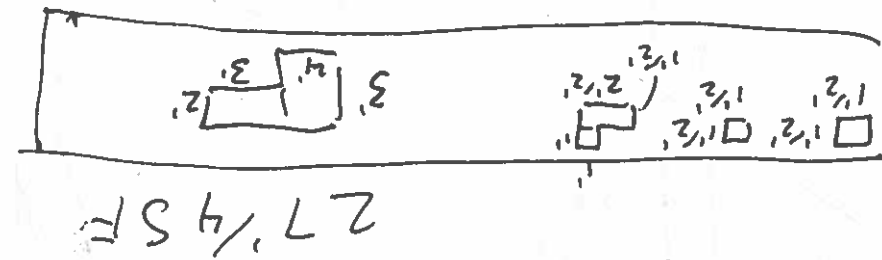
Jason A. Foote, P.E.
Principal



Enclosures

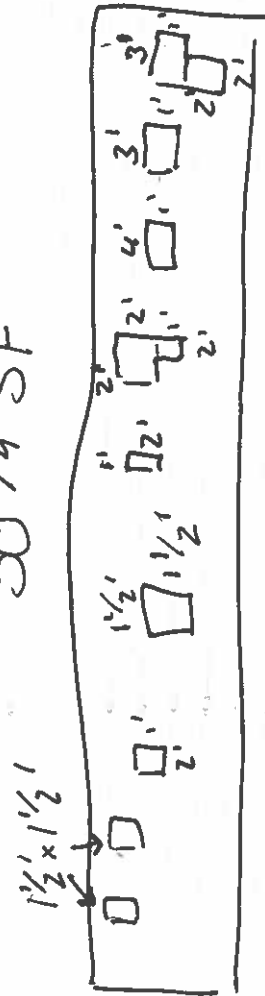
Appendices: A Sounding survey sketch; B Photographic record;
C Patterson-Stevens proposal; D Bid tabulation

Appendix A – Sounding Survey Sketch



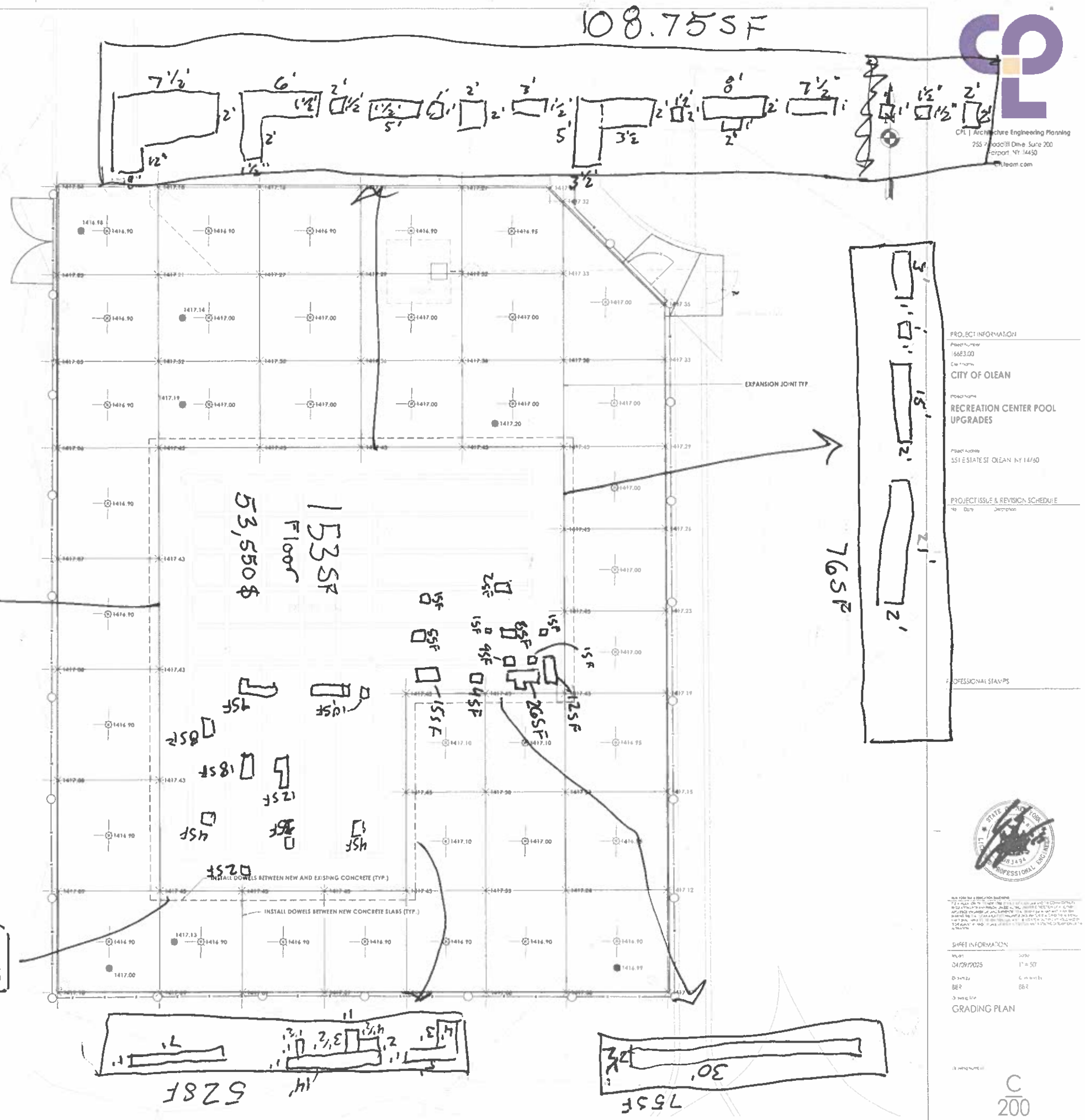
27 1/4 SF

30 3/4 SF



369.75 $\approx$ 370SE

148,000 \$



PROJECT INFORMATION

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6683.00

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CITY OF OLEAN

Product Name

RECREATION CENTER POOL UPGRADES

TABLE 4.2 (continued)

151 E STATE ST OLEAN NY 14650

PROJECT ISSUE & REVISION SCHEDULE

No	Date	
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PROFESSIONAL STAMPS



1. **Introduction**
 2. **Background**
 3. **Methodology**
 4. **Results**
 5. **Conclusion**
 6. **References**
 7. **Appendix**
 8. **Index**
 9. **Table of Contents**
 10. **Figure 1**
 11. **Figure 2**
 12. **Figure 3**
 13. **Figure 4**
 14. **Figure 5**
 15. **Figure 6**
 16. **Figure 7**
 17. **Figure 8**
 18. **Figure 9**
 19. **Figure 10**
 20. **Figure 11**
 21. **Figure 12**
 22. **Figure 13**
 23. **Figure 14**
 24. **Figure 15**
 25. **Figure 16**
 26. **Figure 17**
 27. **Figure 18**
 28. **Figure 19**
 29. **Figure 20**
 30. **Figure 21**
 31. **Figure 22**
 32. **Figure 23**
 33. **Figure 24**
 34. **Figure 25**
 35. **Figure 26**
 36. **Figure 27**
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 39. **Figure 30**
 40. **Figure 31**
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SHEET INFORMATION

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GRADING PLAN

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Appendix B – Photographic Record

APPENDIX B PHOTOGRAPHIC RECORD

Recreation Center Pool Upgrades | R24.16832.00 | September 10, 2026



Photo 1 View toward the deeper portion of the pool. Blue-painted outlines identify areas with differing sound responses on the walls and floor.



Photo 2 Opposing overview of the pool. Marked wall areas and localized floor areas are visible within the existing tiled finishes.

APPENDIX B PHOTOGRAPHIC RECORD

Recreation Center Pool Upgrades | R24.16832.00 | September 10, 2026



Photo 3 Wall facing the recreation center building. Blue-painted outlines document the areas identified during sounding.



Photo 4 Opposite wall overview. Existing tile finishes, marked wall areas, and the metal chain used for sounding are visible.

Appendix C – Contractor Proposal



PATTERSON-STEVENSON, INC.

400 SAWYER AVENUE
TONAWANDA, NY 14150-7755

(716) 873-5300
FAX (716) 873-4094

CONCRETE SPECIALTIES & RESTORATION
AQUATIC FACILITIES
RAILROAD CONSTRUCTION

QUOTATION

Date: 5/28/2026
To: CPL Architecture Engineering Planning
Attention: Branden Riggs
From: Nicholas White
Re: Olean Community Center Pool Change Order Proposal

This proposal contains (1) page(s).

Patterson Stevens, Inc. is pleased to quote on supplying skilled labor, equipment, and materials to rehabilitate the pool based on the following scope of work:

Scope of Work

- Demolition of the Existing Pool Surface Marcite and Tile in its entirety
- Installation of New Marcite within entire pool shell and Tile Race Lanes to match existing
- Installation of New Winter Cover

Quote: \$438,500.00

Credit From Base Bid

- Base Bid included Marcite Overlay for portion of Pool and power washing of existing tile
- If proposal is accepted this credit would apply

Quote: \$-64,000.00

Total Change to Base Bid: \$374,500.00

Allowance for Concrete Repairs

- Please use the following Unit Prices for restoration of the Pool Shell as needed
- After demolition, entire pool shell will be chain dragged/sounded to determine areas of deterioration or delaminated concrete

Pool Floor 0" to 2" - \$275/SF

Pool Floor 2" to 6" - \$350/SF

Pool Wall 0" to 2" - \$325/SF

Pool Wall 2" to 6" - \$400/SF

Sincerely,

Nicholas White
Project Manager

Appendix D – Bid Tabulation

City of Olean

Recreation Center Pool Upgrades

R24.16832.00

Bid Opening: April 22, 2026 @ 2:00 pm

Contract				Patterson-Stevens, Inc.		H&K Services, Inc.	
Bid Item	Description	Quantity	Unit				
				Unit Price	Base Bid	Unit Price	Base Bid
Base Bid							
1	Mobilization	1	LS	\$ 32,000.00	\$ 32,000.00	\$ 54,000.00	\$ 54,000.00
2	City of Olean Recreation Center Pool Upgrades - Lump Sum Bid	1	LS	\$ 984,377.00	\$ 984,377.00	\$ 1,796,800.00	\$ 1,796,800.00
3	Backwash Holding Tank Sump Pump - Lump Sum Bid	1	LS	\$ 57,000.00	\$ 57,000.00	\$ 16,000.00	\$ 16,000.00
4	Field Change Allowance	1	LS	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
Total Base Bid					\$ 1,093,377.00		\$ 1,886,800.00