



August 28, 2024

Berlin Family Aquatic Center  
255 Webster Street,  
Berlin, Wisconsin 54923  
Attn: Scott Zabel

**SUBJECT: EVALUATION SUMMARY OF EXISTING OUTDOOR SWIMMING POOL FACILITY**

**PROJECT: BERLIN FAMILY AQUATIC CENTER  
BERLIN, WISCONSIN  
RAMAKER & ASSOCIATES PROJECT #60575**

Dear Mr. Zabel:

The City of Berlin (Berlin) has hired Ramaker & Associates, Inc. (Ramaker) to evaluate the existing swimming pool basin, pool equipment, locker rooms, mechanical room, and bathhouse for compliance with the State of Wisconsin Pool Code at their Berlin Family Aquatic Center in Berlin, Wisconsin. This report is a follow up on the pool facility evaluation performed by Ramaker on July 16, 2024, and August 22, 2024, by Austin Nolden (Aquatics Project Manager), Carol Wilhelm (Architectural Job Captain), and Andy Skjolaas (Aquatic Designer).

The Berlin Family Aquatic Center was constructed in 1992 by Gremmer-Ohm. The current facility includes a bathhouse on the west end, a below ground mechanical building, two surge tanks and the pool vessel. The pool vessel has a zero-depth beach entry, slide plunge area, six 25-yard lap lane area and diving well with a single 1-meter diving board. Additionally, there is one waterslide into the slide plunge area and two drop slides terminating in the dive hopper. The facility has lighting for the pool area allowing for nighttime swimming.

During the site visit, the pool appeared to be functioning well, but one key issue was noted that put prolonged use of the facility in jeopardy.

- Slide Plunge Area – Starting approximately 10-12 years ago, Berlin noticed that they were losing water over the edge of the pool by the stairs into the slide plunge area. Berlin expressed that the water loss has increased in the past five years. During the visit it was clear to Ramaker that some sinking had occurred in that corner of the vessel. During the second visit Ramaker observed large cracks in the gutter on either side of the slide plunge area indicating that this area has settled. It appears that the slide plunge area is the only part that is sunk. However, before repairs are made, a survey of the empty vessel will need to be conducted to accurately determine the bounds of reconstruction. To reduce water loss during use, the operators of the facility lowered the water level in the vessel during the time of the visit. Ramaker was unable to determine if other areas of the pool were impacted due to inconsistent rim flow over the gutter around the pool perimeter.

Currently, swimming lessons are administered at the pool, and the facility stands as a cornerstone of aquatic sports and activities in the community. This pool facility adds to the quality of life in the Berlin community. If the pool was shut down for extended maintenance, or permanently closed, the negative impact would be significant for young families, students, adults and seniors – members of the community who enjoy the fitness and recreational benefits that swimming pools provide.

This report provides a summary of noted concerns and potential improvements for consideration by the City of Berlin. Photographs can be found in **Appendix A** for reference. Initial photos 01 and 02 provide an overall view of the facility and bathhouse.

### **Pool Area Deck and Deck Equipment**

The pool area deck and deck equipment appear to be in good condition. Modifications to the existing pool deck will be required if there are any major alterations to the pool area or basin.

1. Pool Area Deck: Overall good condition, one crack noticed at the base of the diving board. There is landscaping that is growing onto the pool deck under the waterslide. This should be trimmed back to not cover the deck walkway. Continue maintenance as normal. See photo 03.
2. Pool Deck Width: According to the Wisconsin pool code, pool deck must extend at least six feet from all basins. The deck between the pool vessel and the edge of the slide area is only 5'-8" wide. See photo 04. Additionally, there is landscaping under the waterslide that does not have a 4" depression that is required between the pool deck and the landscaping grade according to code. This was likely code compliant when first installed but should be renovated to achieve the 4" difference again.
3. Pool Deck Drains: All deck drains appear to be functioning adequately. Continue maintenance as normal.
4. Pool Depth Markers: Depth markers are constructed from 8"x8" tiles and are compliant with code. "No diving" markers are also present and in the necessary locations.
5. Pool ADA Lift: The facility does not have an ADA lift. Ramaker recommends installing one before this becomes an issue as the ADA code requires a second means of ADA access due to the pool perimeter being greater than 300 feet.
6. Pool Stairs: There is one set of stairs into the slide plunge area that appear to be in good condition. The handrails are 2'-9.5" tall and 5'-10.5" apart with minimal corrosion. Code requires that the leading edge of all steps be distinguished by a color contrasting with the color of the steps and pool floor. When the pool is refinished, this stripe should be added as well. Continue maintenance as required. See photos 05.
7. Pool Access Ladders: There are seven sets of access ladders, with one located in the middle of the diving hopper on the east end of the vessel. There is slight corrosion on the east dive hopper ladder and on the south shallow side ladder. See photos 06.
8. Lifeguard Chairs: There are four stationary chairs, and two portable chairs around the vessel. There was corrosion observed on all the lifeguard chairs to some degree, but they are otherwise in good condition. There is a broken support on the lifeguard chair on the east side of the lap lane area. The corrosion on each lifeguard chair should be treated as needed. Chairs that can't be repaired should be replaced to avoid failure in the future. See photos 07, and 08.
9. Diving Board: There is one 1-meter diving board into the dive hopper and there is significant corrosion present. This corrosion should be removed with a wire brush and refinished. Parts of the diving board that can't be repaired should be replaced to avoid failure in the future. A new diving board stand that is not like for like with the existing diving board, will require DSPPS submittal. The decking around the diving board is cracked and should be monitored and maintained as needed. See photos 09, 10, and 11.
10. Slide Plunge Area: The slide plunge area shows signs of sinking with water running over the gutter by the stairs and onto the deck behind it. Further investigation is needed to determine the extent of the sinking in this corner. It is possible that the entire northern section of the pool from the zero-depth entry to the slide plunge has sunk. It appears that the northern section of the zero-depth entry is lower than the section adjacent to it. The nearby deck sections don't show any signs of cracking or strain. During the second site visit cracks in the gutter were observed on either side of the slide plunge area indicating settling. See photos 12, 13, 14 and 15.
11. Pool Enclosure: The facility is surrounded by chain link fencing along the entire perimeter. There are gaps larger than 4" observed in several locations specifically on the southeast corner of the enclosure. The fencing should be repaired so that there are no gaps larger than 4" to meet pool code requirements. See photo 16. Update photo callout.

## Pool Basin

A significant effort has been put forth to keep this pool functional throughout the years. There are numerous surface cracks that were observed in the pool basin and the finish should be redone as it is flaking off in places around the pool vessel. See photos 17, 18, and 19.

1. Pool Piping: The majority of the piping is PVC with some metal piping components in the mechanical room. All metal components have severe corrosion in the mechanical room and should be replaced. Pool piping under the basin could be leaking and causing settling in the plunge area. Piping should be scoped to confirm there is no pipe leak.
2. Pool Perimeter Overflow Gutter: The gutters physically looked to be in good condition except around the slide plunge area. As stated above, there were places on either side of the waterslide that were cracked. The bullnose piping that is used on the gutter rim is outdated and has been discontinued. There are areas where the bullnose has been broken and has been replaced with PVC pipe as a stopgap measure. Some tiles are missing altogether. Broken and missing tiles can result in sharp edges around the pool. Additionally, the operators reduced the water level in the pool to minimize water loss in the slide plunge area which led to improper rim flow over the majority of the pool perimeter. Ramaker recommends replacing the bullnose tile completely. See photos 20, and 21.
3. Filtered Water Inlets: Pool uses floor inlets that appear to be in good condition, continue maintenance as necessary.
4. Main Drain(s): Two 18"x36" VGBA approved drains in diving well on side of functioning diving board. Sump information was not provided at the time of the visits. When main drain grates are replaced in the future, the grate manufacturer may have to verify existing sumps are compliant with potential new grates, or else both the grates and sumps will have to be replaced. If a new pump is installed, sump information may be required.
5. Basin Shell: Pool finish consists of painted concrete. The vessel was last painted 15 years ago and there are areas in the zero depth basin where the paint has flaked off exposing the concrete. Ramaker recommends repainting the areas as needed. See photo 22.
6. Basin Depth: The existing pool has a zero depth entry with a 3'-8" lap lane area and a 12' deep diving hopper.

## Waterslide and Drop Slides

The waterslide and drop slides were evaluated in the spring of 2024 for structural stability. They are showing some signs of wear and corrosion but are otherwise in good condition. Berlin desires to have the slides refinished.

### Waterslide

1. There are some spots of corrosion on the support structure that should be treated with a wire brush and have the finish reapplied. See photo 23.
2. There is corrosion present on some of the bolts on the structural as well. These bolts should be treated to remove the corrosion. Bolts that can't be treated should be replaced. See photo 24.
3. There are bolts outside the roped off area that don't have covers and could injure patrons passing by. All bolts within arm's reach should be covered to prevent this. See photo 25.

### Drop Slides

1. There is significant corrosion underneath the starting platform. This should be removed with a wire brush and then refinished. If this cannot be treated, the landing should be replaced. See photo 26.
2. Currently the stairs to the drop slide don't meet building code requirements and are grandfathered in. If the slide is removed, it will not be able to be reinstalled with the current stairs.

## **Pool Surge Tanks**

The facility has two surge tanks. The first surge tank is north of the dive hopper and is being fed from a single 12" dropout from the northwest corner of the dive hopper gutter. From here this surge tank feeds an existing surge tank that is part of the mechanical room with another 12" pipe. The pool recirculation pump pulls directly from the existing surge tank to begin the recirculation process.

1. Overall, the surge tank appears to be in relatively good condition. No cracks in the tank walls, or leaks were noted. Continue maintenance as required.
2. The tank is supplied water from the pool perimeter gutter. The recirculation pump draws directly from the tank with no connections to the pool basin. See photo 27.

## **Pool Water Treatment Equipment**

The equipment was operating as intended during the visit and was visually evaluated by Ramaker.

- *Recirculation Pump:* One 30 HP pump with some slight corrosion. Heavy corrosion on the reducers out of the pump and on the strainer. Aurora AS08-07144, 5X6X11, 341-BF, 1250 GPM @ 80 TDH, 1800 RPM. See photo 28.
- *Waterslide Pump:* One 20 HP pump with some slight corrosion. Heavy corrosion on the reducers out of the pump and on the strainer. Aurora AS-09-12687, Model 5X6X11 - LB, 341-BF, 1000GPM @ 40 TDH, 1800 RPMs. See photo 29.
- *Water Feature Pump:* One 15 HP pump with some slight corrosion. Heavy corrosion on the reducers out of the pump. See photo 30.
- *Filter:* There are five Pentair Triton TR-140 filters and seven Astral Pool filters Model 27857 configured in a concrete shelf system with six on top and six on bottom. This configuration is likely not code compliant. The recirculation rate of the pool is 1250 GPM which requires 104.2 GPM per filter for equal flow. With the Astral filter areas at 6.84 square feet, they configuration can only supply 102.6 GPM maximum per the code required 15 GPM/square foot. The Astral filters should be replaced with Triton TR-140s to achieve balanced filtration. New, larger filters could be installed, but more of the equipment room would need to be redone to accommodate them. The filters appeared to be in good condition, however, some of the filters were leaking from their drain locations on bottom. See photo 31.
- *Pool Heat Exchangers:* There are three boilers that appear to be in good condition and are connected to two heat exchangers that is heating the pool. See photo 32.
- *Chemical Feed Equipment:* Liquid chlorine and acid are located in the same space as the rest of the mechanical equipment. See Photos 33.

Visually there is severe corrosion present on all metal components in the mechanical room. The corrosion should be removed as necessary and equipment that can't be treated should be replaced as needed. See photos 34, and 35.

The supply water assembly train is located behind the chemical storage tanks in the mechanical space and is severely corroded. This should be replaced to prevent the system from failing. See photo 36.

With updates to the energy code, the existing pumps are no longer available. If any pumps fail, finding parts will be challenging. If the pump(s) fail and replacement is required, State approval will be required prior to installation of the new pump(s). The need for State approval will force the pool to be shut down for an undetermined period of time while the State reviews the new pump specifications. A new pump could require updating main drains for VGBA compliance as well.

## **Pool Area Lighting**

The pool facility has six light poles around the pool vessel that provide illumination for nighttime swimming. The light poles appear to be in good condition and Berlin staff desires to update the lighting to LED bulbs. For outdoor facilities according to DSPS code, the lighting shall provide a minimum of 3 footcandles of illumination at the water surface and on the decking. See photo 37.

## **Electrical Systems**

The entire electrical system for the pool facility is located in the pool equipment room below the pool deck. Due to proximity to the chemicals, there is severe corrosion present on the panels and boxes. See photo 38. No concerns were expressed to Ramaker by facility managers at the time of site visit. Continue to monitor and maintain electrical systems to ensure all equipment functions as needed when required.

## **Bathhouse Building Condition Assessment**

### **Exterior**

The Concrete Masonry Unit (CMU) walls of the building's exterior and interior are in good condition with no major structural deficiencies observed. There are a couple cracks at the exterior CMU with some separation at the mortar joints, see photo 39. There are instances of mineral deposits on the CMU below water bibs, see photos 40, 41, and 42.

The wood siding above the CMU appears to be in fair condition with a couple instances where the siding is deteriorating and not attached correctly or missing, see photos 43, 44, 45, and 46. The wood fascia board has areas where the wood is also deteriorating, see photos 47, 48, and 49. The paint is peeling at the Men's and Women's poolside entrance soffit. Wood siding, wood fascia boards and wood soffits will need continued typical wood maintenance of cleaning, replacing boards as needed, prepping for finish, and applying a finish.

The exterior doors have some rust at the bottom of the doors and frames but otherwise seem to be in good condition. There are glass block windows in the exterior masonry wall with one broken glass block, see photo 50. The louvers throughout need cleaning. The AED cabinet is corroding along with a couple lintels, see photos 51 and 52.

### **Interior**

The floors throughout the bathhouse locker room and staff rooms are epoxy finished concrete, with signs of wear and tear. There is a significant crack observed at the women's poolside entrance, see photo 53. The CMU walls on the interior are painted and have mineral deposits and dirt built up throughout and towards the bottom. The wood wall finish above the CMU walls and wood ceiling boards are in good condition with some discoloration around the sky light. This may be an indication that there is or was water leaking, see photo 54. The painted ceilings in the Men's locker room show signs of damage and was repainted at some point, see photo 55. The countertop in the Women's locker room is delaminating, likely due to the presence of moisture, see photo 56.

The equipment in the mechanical room is difficult to get in and out for winterization. There are three single flush doors for equipment to travel through, see photos 57 and 58. The door hinges could be replaced with offset door hinges to increase the width of the door.

### **Locker Rooms Accessibility**

The pool area locker rooms were evaluated for overall existing conditions as related to pool code compliance such as bathroom fixture counts, ADA compliance, floor drain requirements, etc. The pool area is accessed by the patrons through men's and women's locker rooms.

1. The fixture counts for the two locker rooms are as follows:
  - a. Male: 3 water closets, 2 urinals, 3 lavatories, and 3 gang showers with 3 heads each, the showers have two drains total. See photos 59, 60, 61 and 62.

- b. Female: 5 water closets, 3 lavatories, 2 individual showers, 3 gang showers with 3 heads each and 1 drain in the shower area. See photos 63, 64, 65 and 66.
2. The Women's locker room is not fully ADA compliant. Towel hooks, soap dispenses, and shower controls are not within reach ranges. There is exposed abrasive plumbing below the lavatories. The accessible toilet is not the correct distance from the wall, the toilet seat is too high, and missing a vertical grab bar. There is no accessible shower or changing room available.
3. The Men's locker room is not fully ADA compliant. Towel hooks and shower controls are not within reach ranges. There is exposed abrasive plumbing below the lavatories. The accessible toilet is not the correct distance from the wall, the toilet seat is too high, the flush valve is on the wrong side, and missing a vertical grab bar. There is no accessible shower or changing room available.
4. Both staff restrooms are not fully ADA compliant. The towel hooks are not within reach range. The toilet is not the correct distance from the wall and grab bars are not in the correct locations. The shower does not meet roll-in or transfer type shower requirements. Lavatories and mirrors are too high and there is exposed abrasive plumbing. See photos 67 and 68.
5. The check-in desk is not ADA compliant, the desk is too high.

### **Ramaker Recommendations:**

The following issues with the Berlin Family Aquatic Center do not require immediate attention, but should be addressed in a timely manner:

1. Sunken Slide Plunge Area (approximately 600 square feet)
  - a. Ramaker recommends that a survey of the pool basin be completed to determine the bounds of the sunken portion of the pool vessel.
  - b. From there, the sunken area should be demolished and replaced to make sure that the gutters and basin floor are in the correct position.
  - c. Ramaker also recommends ground penetrating radar (GPR) be performed to verify that there are no voids occurring under other parts of the pool basin.
2. Chemical Rooms
  - a. Ramaker recommends installing two chemical rooms in the mechanical space to isolate the chemicals from the rest of the equipment and reduce the amount of corrosion.
3. Corroded Metal Components in the Mechanical Room
  - a. Ramaker recommends that all metal components showing signs of corrosion be replaced. This includes but is not limited to the following:
    - i. Electrical boxes and panels.
    - ii. Water supply piping for the bathhouse.
    - iii. Metal piping out of the pumps.
    - iv. Pipe hangers.
4. Replacement of bullnose tile
  - a. The bullnose tile and waterline tile around the entire perimeter of the pool should be replaced as the current bullnose tile is obsolete and Berlin can't obtain anymore to help with repairs.
5. ADA Lift Installation
  - a. Ramaker recommends installing an ADA lift as ADA regulations require a second means of egress into the pool with vessels over 300 feet in perimeter length.
6. Building Exterior
  - a. CMU cleaning at hose bibs.
  - b. Repointing CMU at cracks and replacing broken glass block.
  - c. Wood material will need typical wood maintenance, such as cleaning, replacing boards as needed, prepping for finish, and applying a finish.
  - d. Steel lintels should be cleaned, prepped for new finish and finished.
7. Building Interior
  - a. CMU cleaning throughout the building interior.

- b. Damaged ceiling at the men's locker room should be repaired and further investigated to the cause of the damage.
- c. The countertop in the women's locker room should be relaminated or replaced.
- d. Door hinges at the mechanical room should be replaced with offset door hinges to gain the width of the door for removing equipment. If more room is desired the three doors and frames may need to be removed along with adjacent CMU wall as needed and replaced with three larger doors and frames.
- e. ADA-related items should be addressed as feasible. Minor items may be addressed as part of routine maintenance, whereas larger items may be addressed as a part of a larger renovation project. A Transition Plan should be established to document the intent to bring the facility into compliance as well as plan the best course of action.

Considering the items of interest above, updates to the pool facility will eventually become necessary. The Berlin Family Aquatic Center provides many quality-of-life improvements for families in the community from free swimming lessons, quality athletic programs, and fitness facilities among other benefits. Maintaining such a facility is a worthy investment as evidenced by the diligent care and upkeep the staff have provided to keep a complex of this age in operable and above average conditions.

If you have any questions, please contact our office.

Sincerely,

RAMAKER & ASSOCIATES, INC.

  
Austin Nolden  
Aquatics Project Manager

# APPENDIX – A

## SITE PHOTOGRAPHS



1. OVERALL VIEW OF POOL.



2. OVERALL VIEW OF BATHHOUSE.

PROJECT NAME:

**BERLIN CITY  
AQUATIC CENTER**

PROJECT NUMBER:

**60575**

**RAMAKER**  
employee-owned

PROJECT LOCATION:

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BERLIN, WISCONSIN 54923**

**GREEN LAKE COUNTY**

# SITE PHOTOGRAPHS



3. LANDSCAPING OVER THE POOL DECK



4. POOL DECK ONLY 5'-8" WIDE.



5. POOL STAIRS



6. CORROSION ON POOL LADDER



7. TYPICAL LIFEGUARD CHAIR



8. BROKEN SUPPORT ON LIFEGUARD CHAIR

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# SITE PHOTOGRAPHS



9. DIVING BOARD



10. CRACKING AROUND DIVING BOARD BASE



11. CORROSION ON DIVING BOARD ASSEMBLY



12. WATER OVERFLOWING THE POOL STAIRS



13. BROKEN GUTTER JOINT



14. BROKEN GUTTER JOINT

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## SITE PHOTOGRAPHS



15. NORTHERN SECTION APPEARS LOWER



16. GAP UNDER FENCING LARGER THEN 4"



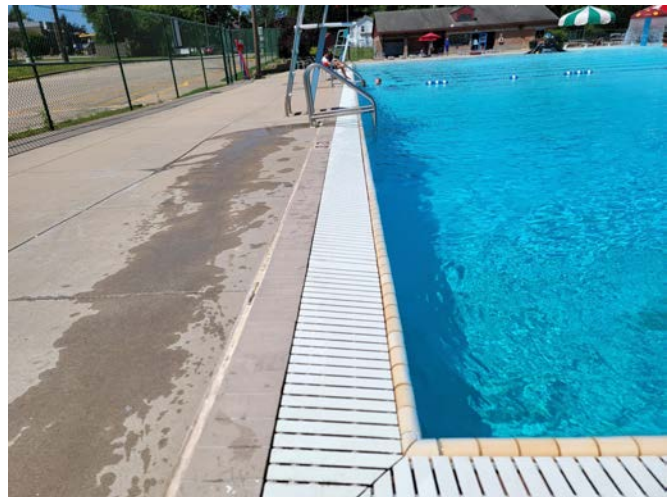
17. CRACK IN DIVING HOPPER



18. CRACK ON TRANSITION PANEL



19. FINISH IS COMING OFF THE FLOOR



20. NO RIM FLOW OVER GUTTER

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# SITE PHOTOGRAPHS



21. BROKEN GUTTER BULLNOSE



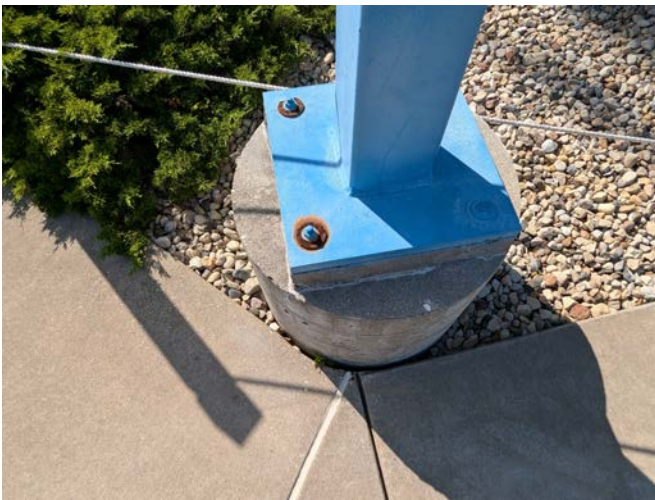
22. FINISH FLAKING OFF IN ZERO DEPTH AREA



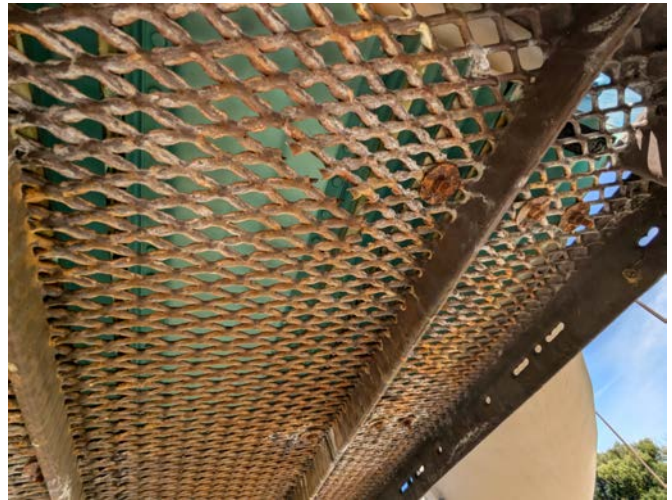
23. SUPPORT CORROSION



24. CORRODED BOLTS



25. EXPOSED FASTENERS OUTSIDE OF BARRIER



26. CORROSION UNDER DROP SLIDE PLATFORM

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27. SURGE TANK IN MECHANICAL ROOM



28. CORROSION ON RECIRCULATION PUMP ASSEMBLY



29. CORROSION ON WATERSLIDE PUMP ASSEMBLY



30. CORROSION ON FEATURE PUMP ASSEMBLY



31. FILTER ASSEMBLY



32. THREE BOILERS

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33. CHEMICAL FEED EQUIPMENT



34. CORRODED VALVE



35. HEAVILY CORRODED REDUCER



36. CORRODED BATHHOUSE WATER TRAIN ASSEMBLY



37. POOL AREA LIGHT POLE



38. CORRODED ELECTRICAL SYSTEM IN MECH ROOM

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39. CRACKS AND SEPARATION OF CMU



40. MINERAL DEPOSITS AT WATER BIB



41. MINERAL DEPOSITS AT WATER BIB



42. MINERAL DEPOSITS AT WATER BIB



43. MISSING WOOD SIDING



44. WOOD SIDING NOT ATTACHED

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# SITE PHOTOGRAPHS



45. WOOD SIDING DETERIORATING



46. WOOD SIDING DETERIORATING



47. WOOD FASCIA BOARD DETERIORATING



48. WOOD FASCIA BOARD DETERIORATING



49. WOOD FASCIA BOARD DETERIORATING



50. BROKEN GLASS BLOCK

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# SITE PHOTOGRAPHS



51. CORRODED AED CABINET



52. CORRODED LINTEL



53. CRACK IN FLOOR



54. DISCOLORATION AROUND SKY LIGHT



55. DAMAGED CEILING AT MEN'S LOCKER ROOM



56. DELAMINATING COUNTERTOP AT WOMEN'S LOCKER ROOM

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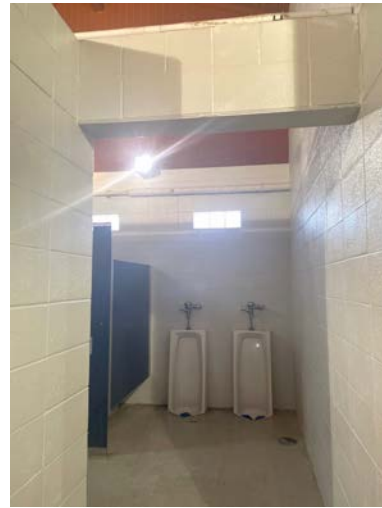
57. MECHANICAL ROOM DOOR



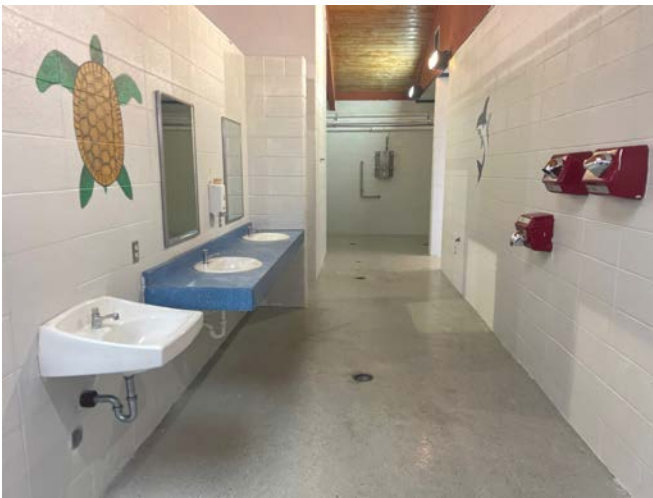
58. MEN'S URINALS



59. MEN'S WATER CLOSET COMPARTMENTS



60. MEN'S URINALS



61. MEN'S LAVATORIES



62. MEN'S GANG SHOWERS

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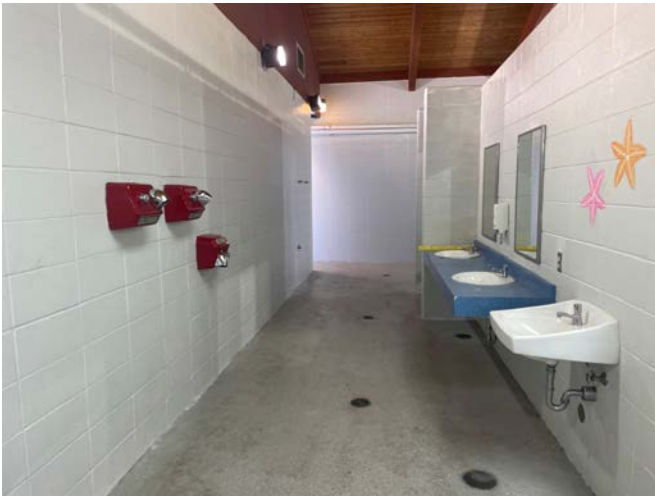
# SITE PHOTOGRAPHS



63. WOMEN'S NON-ACCESSIBLE TOILET COMPARTMENTS



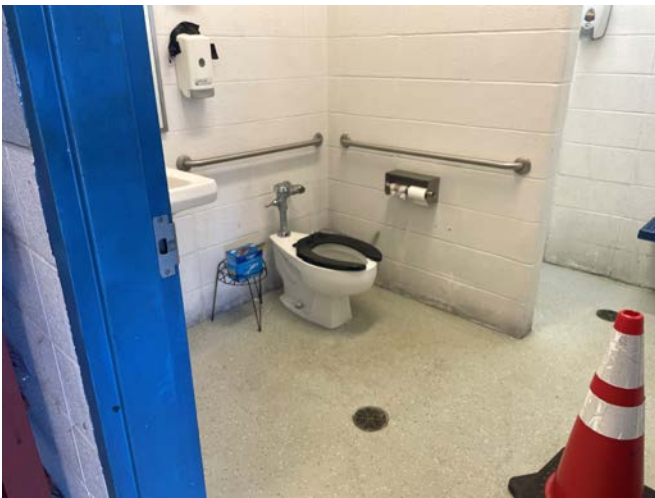
64. WOMEN'S ACCESSIBLE WATER CLOSET



65. WOMEN'S LAVATORIES



66. WOMEN'S GANG SHOWERS



67. WOMEN'S STAFF RESTROOM



68. MEN'S STAFF RESTROOM

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