

History of the Sundial Project

Now that the Sundial Project is nearing completion, a review of how the project developed and why the work was needed is appropriate.

The problems that led to the current Sundial renovation project began in late fall of 1999. The supervisor of Sundial requested a new deck be installed around the spas because of an uneven surface which created safety concerns.

While further examination was being conducted to determine the cause of the uneven decking, one of the spas, in the summer of 2000, began losing a foot of water at irregular intervals causing back-ups through the floor drains.

Video inspection of the plumbing revealed a break in a sewer line and deterioration in the rest of the plumbing lines, but not the cause of the spa leak. The leaking spa was closed in October 2000 and drained.

Continuous water seeping up from underground prevented repairs to the cracked spa lining. A leak detection firm discovered that the lower drains on both spas were leaking.

Circulation pumps also broke down and safety issues arose in the mechanical room housing electrical service.

In January 2001, contractors were contacted to discuss options and prices. In March 2001, a leak detection firm using dye, TV cameras, and core drilling determined that the building foundation was solid.

In May 2001, a meeting was held at Sundial to inform the members of the problems and possible solutions and to solicit their input. In December 2001, the large pool also began leaking water at irregular intervals. Architectural drawings for the pool and spa areas were prepared. In 2002 bids were sent out, selections were made, and the construction began.

After construction began, the original Del Webb drawings were found to be inaccurate which resulted in the underground plumbing and electrical service not being where they were shown to be on the drawings. A wall shown as non-supporting turned out to be a sheer (supporting) wall.

These and other surprises caused extra delays and expenses.

What had started out in 1999 as an uneven, unsafe deck problem revealed many more unknown problems that involved safety and health problems that had to be addressed.

In 2001, a previous board decided that all of these problems needed to be fixed and that a major renovation, rather than piecemeal repairs, would not only be more efficient in terms of dollars and length of pool and spa closing times, but would afford the opportunity to make some reconfiguration of the facility that would benefit its users.

An example is the original location of the spas. Due to low ceilings and its location, the area would not permit the use of heavy equipment thus requiring more expensive hand labor. The original spa location also contributed to the excess humidity problems existing since the building was erected.

The delays caused by the errors in the original drawings, and the underground cavities caused by erosion, all were concealed under existing floors so they could not have been accurately anticipated. Although they were corrected as quickly as possible, the situation still resulted in delays in the original completion date.

The project involved a lot more than originally known in 1999 so it did cost more and did take longer than originally anticipated. This turned out to be one of the largest projects and certainly more extensive and expensive than anyone could have foreseen in 1999.

All the repairs and renovations ultimately will result in a much improved, efficient, and safer facility which now will meet current building codes and specifications.

Sundial Renovation Project

Project	Estimated Start	Estimated Completion	% Complete As of 12/24/02	Comments
Men's Club	2/18/02	5/30/02	100%	
Pools	5/13/02	1/6/03	90%	
Spas	5/13/02	1/6/03	90%	
Restrooms Locker Rooms	5/13/02	1/6/03	95%	Unisex Shower, Dressing, and Locker Design Completed.
Fitness Center	5/13/02	1/6/03	85%	



Need Something Engraved?

The Oakmont Lapidary and the Silvercraft Clubs has something new — an engraving machine. If residents need an item engraved, stop by the Oakmont Center's Lapidary & Silvercraft clubroom.

The club also is offering classes in Silvercraft, Glass Fusion, Lapidary, Wire Wrap, and Scrimshaw. All interested participants must have a current rec card.