



By **Bill Parsons** Vice Chairman, Seven Oaks CDD



One of the favorite attractions at the clubhouse is the slide for the Junior-Olympic Lap Pool. That is why it was an easy decision a couple of months ago for the CDD Board to allocate funds to make major repairs to the slide. The CDD Board had made periodic repairs since it was built in 2002. These included blasting/repainting/re-gelling at a cost of \$60,611 in 2006 and the interior of the slide being re-gelled twice and joints sealed since 2006 costing \$27,500.

Although the repairs since 2002 kept the slide usable, our CDD engineer said during the later

part of 2013 that we needed to make major repairs to the slide or replace it. Our clubhouse manager, Theresa Flores, presented options for either replacing the slide or repairing it. The options to replace the slide included bids for \$137,710, \$144,718, \$152,210, and \$173,930. All of these bids did not include concrete work/footers. One of the bids was for a smaller slide.

Based on the cost of a new slide and that the existing slide could be revitalized with a coating that would be more durable than the coating that comes with a new slide, the CDD Board selected

Kalos Coatings for the repairs. This company was selected because it was recommended by other local communities. After talking with them, it was clear that they not only had experience in doing similar slides but were committed to doing the job right with quality products.

According to Dave Metrey, President of Kalos Coatings, several things needed to be changed from the way the slide had been originally constructed. One was the knife plate connections that connect to the steel tubes that make up the structure. They only had two bolts which allowed water to get inside and rust the

construction from the inside out. Twelve metal handrail sections about three feet long had to be cut out and replaced with custom fabricated new handrails to match the existing ones.

To remedy the rust problem, the contractor used three bolts with a very precise fit. This will prevent water from getting on the inside of the hand railings. Another issue was that stainless steel bolts were used when the slide was built. The contractor replaced all of these bolts with structural bolts that are much stronger.

To insure the finish on the structure of the slide would last for many years, the contractor gave all new and existing steel a brush-off blast to remove oil/grease/dirt/dust/loose rust. Then, they applied a sealer. Next, they sprayed a spot primer on rusted areas/bare areas/welds/seams. This was followed by a full coat primer for the entire structure. Finally, two coats of PSX700 Polysicloxane, a coating that is used on the Golden Gate Bridge and decks of aircraft carriers, was applied.

To improve the surface portion of the slide where people slide down, the contractor used a 4-step process of different grit sandpaper for each step to achieve a very smooth finish. This was followed by a 21-step process to meet SlideRenu's specifications for the inside and outside of the slide.

Although the pool had to be closed for six weeks over spring break and it cost \$99,729, the residents now have a slide that they can enjoy for many years. We appreciate the patience of the residents at Seven Oaks during these repairs. ❖



Steve Swartz, Kalos Coatings employee, sprays primer on the railing going to the top of the slide. Prior to putting on the primer, all rust was removed and any bad areas repaired.



Derrick Bolding, Kalos Coatings employee, sanding the inside of the slide to make it smooth. It will also provide a faster ride.



Charlie Daniels, supervisor for Kalos Coatings, sprays the inside structure of the slide with primer.



This is an example of how some of the railing rusted from the inside out and had to be replaced before it could be painted.