

April 12, 2026

Sean Nathan  
Interim Director/City Engineer  
City of Lodi Public Works Department  
221 West Pine St.  
Lodi, CA 95240

**RE: HUTCHINS STREET SQUARE COMMUNITY CENTER | POOL SHELL STRUCTURAL INVESTIGATION  
MEMORANDUM  
LODI, CA**

Dear Sean,

Siegfried Engineering visited the Hutchins Street Square Community Center located at 125 S. Hutchins Street in Lodi, CA on 03/05/2026. Staff had reported that following draining and refilling of the pool for maintenance purposes, multiple cracks in the structural concrete pool shell were leaking water into the storage/equipment room below. The purpose of our visit was to evaluate the accessible portions of the existing second-story pool shell in order to assess existing structural conditions and facilitate future repairs. The pool was partially drained at the time of our investigation.

Original pool shell construction documents were not available for review at the time of our investigation. Renovation drawings titled “Hutchins Street Square: Senior Complex” dated August 1988 were reviewed and contained a significant pool renovation scope, including re-sloping of the pool bottom. Plans titled “Hutchins Street Square Pool Refinishing Project” dated April 2013 were also reviewed and appeared limited to a new fiberglass coating and lane restriping.

Below is a summary of our general findings and recommendations for repair (See Figures and Photos):

- Multiple transverse concrete cracks were found in the bottom of the accessible portions of the pool shell. These cracks typically ran north-south and were fairly evenly spaced at roughly ten-foot centers, often aligning with the supporting concrete column lines (See Figure 1). Cracks ranged from hairline cracks to 0.040” in width. Some cracks showed evidence of water intrusion during the time of our investigation (near the deep portion of the pool above, between lines 3.2 and 3.3) while others remained dry. **We did not observe any noticeable deflection of the pool shell at the crack locations, nor did we observe any differential movement between the concrete sections on each side of the cracks.**

While original construction documents were not available for review, we expect the pool shell to be a mild steel reinforced concrete slab six to eight inches thick. We did not observe any joints in the concrete shell. Based on the consistent spacing and alignment of the cracks, efflorescence deposits and lack of joints, the cracks in the concrete shell were likely existing prior to the recent pool maintenance and only made evident by the water intrusion reported by the staff.

It is likely that there is a leak in the fiberglass pool coating or plumbing penetrations, causing water to seep through the cracks at the deeper parts of the pool shell. **We recommend the fiberglass pool coating and**

**STOCKTON**

3428 Brookside Rd.  
Stockton, CA 95219  
t | 209.943.2021

**MODESTO**

100 Sycamore Ave. #100  
Modesto, CA 95354  
t | 209.762.3580

**SACRAMENTO**

1164 National Dr. #20  
Sacramento, CA 95834  
t | 916.520.2777

**SAN JOSE**

84 W. Santa Clara St. #700  
San Jose, CA 95113  
t | 408.754.2021

**TRUCKEE**

10775 Pioneer Trail #211A  
Truckee, CA 96161  
t | 916.520.2777

penetrations be investigated and any leaks sealed/repared prior to any structural repairs being performed.

**Although the cracks have likely been in the pool shell for a significant period of time, we recommend these cracks be repaired to improve the structural performance and longevity of the shell prior to the pool being refilled and occupied. We recommend the cracks be pressure epoxy injected to restore the structural section and prevent further degradation of concrete and steel reinforcing. A contractor specializing in concrete repair/restoration should be consulted to determine the best course of action regarding repair procedures. These procedures include access, pasting of the cracks in preparation for injection and product compatibility with a wet environment and pool treatment chemicals involved. We do not recommend a limited, non-structural, waterproofing of the cracks from below the shell. Surface sealing the cracks, without first performing the structural repair noted above, would likely trap moisture within the section, leading to further damage of the steel reinforcing and possible loss of flexural slab capacity.**

2. Informal concrete sounding hammer tests were performed along the lengths of all visible cracks identified during our site investigation. We observed one area of concrete spalling, roughly 8 inches wide by one foot long near the crack located along line 3.2 between J.1 and J.2 (see Figure 1). **This area should be further exposed by a contractor and documented prior to patching/crack injection. Any exposed rebar should be cleaned of rust/debris and coated with a corrosion inhibitor prior to repair. The overhead patching mix used should be suitable for a wet and corrosive environment.**
3. Drain boxes also showed signs of minor concrete cracking, water seepage and possible previous repair attempts. These cracks are likely concrete drying shrinkage cracks and appear nonstructural in nature. These should be sealed with epoxy injection methods similar to those in Item #1 above or a non-pressurized concrete sealing product suitable for vertical/overhead surface applications.

We trust this report will help in the repair and continued use of the pool. If you have any questions regarding the findings and recommendations contained within this report, please do not hesitate to contact our office.

Sincerely,



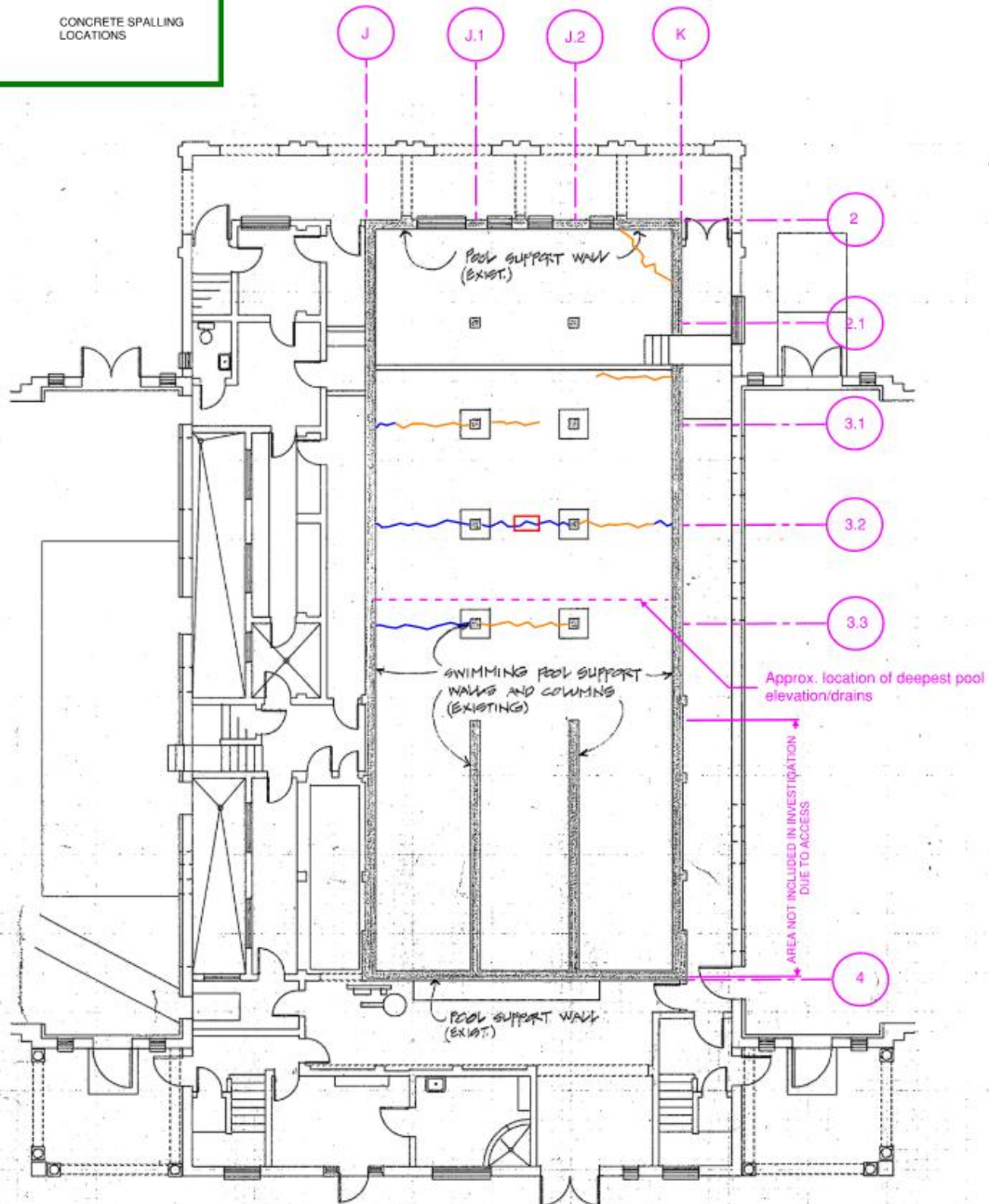
Rhett Kilgore, P.E.  
Senior Associate Civil Engineer  
License # C85684



DATE SIGNED: 04/12/2026

LEGEND	
	CONCRETE CRACK LOCATIONS (DRY)
	CONCRETE CRACK LOCATIONS (WET)
	CONCRETE SPALLING LOCATIONS

**FIGURE 1**



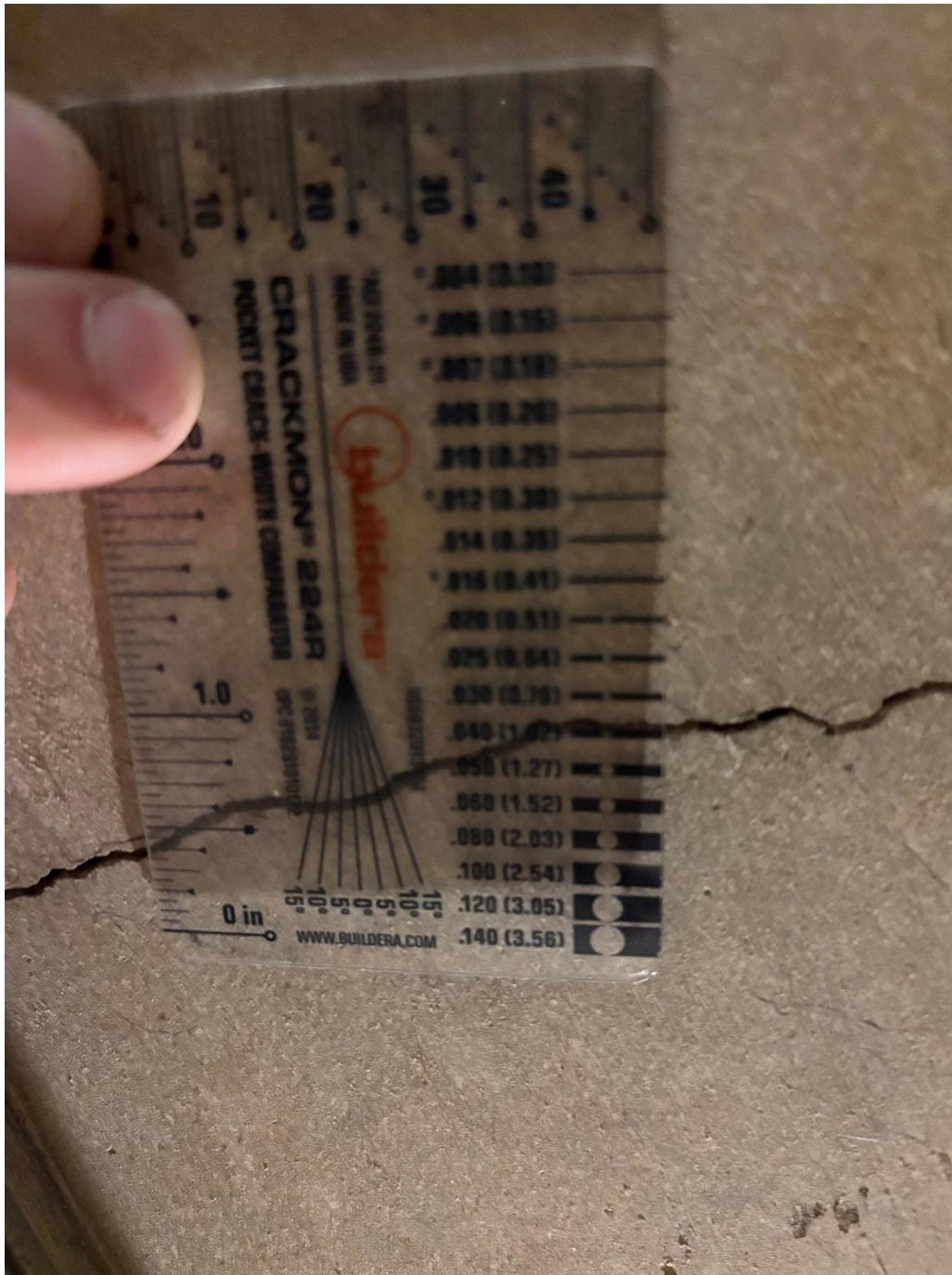
EXIST. PARTIAL FIRST FLOOR PLAN

SIEGFRIED ENGINEERING INVESTIGATION 03/05/2026

# PHOTOS



*Photo 1 – Transverse cracking in concrete pool shell*



*Photo 2 – Cracking in concrete pool shell*



*Photo 3 – Cracking in concrete pool shell with water intrusion*



*Photo 4 – Concrete spalling along line 3.2*



*Photo 5 – Concrete drain box*



**Pacific Coast Leak Detection, Inc.**

City of Lodi  
125 South Hutchins Street  
Lodi, CA 95240

☎ (209) 210-0360  
✉ kbuchanan@lodi.gov

JOB	#2035
SERVICE DATE	Mar 10, 2026
PAYMENT TERMS	Upon receipt
DUE DATE	Mar 16, 2026
AMOUNT DUE	<b>\$875.00</b>

CONTACT US

325 Applewood Dr  
Lodi, CA 95242

☎ (916) 365-1035  
✉ crmarcee13@gmail.com

INVOICE

Services	amount
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Commercial - Pool Leak Detection \$875.00

Do you think you have a leak in your commercial pool? We have specific testing techniques and specialized equipment to locate even the smallest leaks. Covers the first 3 hours of testing and is billed at \$225 per hour after.

Materials	amount
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General Leak Detection Report \$0.00

Upon arrival I met with Kyle and was given authorization to perform my inspection. He stated there was a leak in the structure and water was seen dripping down in the area underneath the pool (equipment room). The plumbing systems are exposed and there is no evidence of any visible leaks to any of these systems. The pool structure is gunite with a fiberglass overlay. Kyle stated he recently found and repaired a leak at the stair hand rail penetration in the shallow end side of pool.

I used the scuba diving gear and dove the pool to inspect the structure. After extensive testing of the surface and plumbing penetrations, I was unable to identify the source of the leak. Due to fiberglass overlay, there may be fractures in the gunite structure which are not visible.

I used the hydrophone (underwater mic) and found no evidence of any structural leaks.

PCLD recommends eliminating the fiberglass overlay and replacing with a plaster surface. During resurfacing the fractures should likely be revealed and can be addressed with an epoxy injection. PCLD does not provide resurfacing or epoxy injection repairs.

Additional Comments:  
N/A

Net 30

Subtotal	\$875.00
<hr/>	
<b>Job Total</b>	<b>\$875.00</b>
<b>Amount Due</b>	<b>\$875.00</b>

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