

Commercial Pool Planning Checklist

A practical walk-through for facility owners, operators and managers.

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Facility Information

Complete this section before walking the facility so the checklist can be saved with your planning records.

FACILITY OR PROPERTY	POOL LOCATION	COMPLETED BY	DATE
DESIRED RENOVATION YEAR	REQUIRED OPENING DATE	LAST MAJOR RENOVATION	NEXT BUDGET DEADLINE

Walk the Facility

Check the conditions you observe, then assign a priority for each section.

☐ Monitor ☐ Include in Planning ☐ Needs Evaluation

✓ Pool Surface

- ☐ Rough, worn, stained, discolored or difficult-to-clean areas.
- ☐ Cracks, chips, peeling, hollow or separating areas.
- ☐ Exposed aggregate, substrate or visibly worn finish.
- ☐ Recurring patches or repeated surface repairs.
- ☐ Surface age is unknown or may be near the end of its service life.
- ☐ Condition affects comfort, appearance or maintenance.

NOTES

SECTION PRIORITY ☐ Monitor ☐ Include in Planning ☐ Needs Evaluation

✓ Tile, Coping & Caulking

- ☐ Loose, cracked, missing or repeatedly repaired tile.
- ☐ Deteriorated grout, lane markings or other tile features.
- ☐ Coping is cracked, loose, shifting, spalling or deteriorated.
- ☐ Perimeter caulking is cracked, hardened, missing or pulling away.
- ☐ Repeated repairs no longer provide a consistent result.
- ☐ Conditions affect appearance, maintenance or safe use.

NOTES

SECTION PRIORITY ☐ Monitor ☐ Include in Planning ☐ Needs Evaluation

✓ Water Loss & Circulation

- ☐ Frequent refilling or unexplained water loss.
- ☐ Leaking or deteriorated skimmers, fittings or equipment connections.
- ☐ Recurring wet areas, erosion or unexplained moisture near the pool.
- ☐ Uneven water movement, cloudy areas or recurring debris collection.
- ☐ Known concerns with skimmers, returns, main drains or circulation.
- ☐ Future circulation improvements may need renovation coordination.

NOTES

SECTION PRIORITY ☐ Monitor ☐ Include in Planning ☐ Needs Evaluation

✓ Deck & Surrounding Areas

- ☐ Deck coating or topping is worn, peeling, faded or difficult to maintain.
- ☐ Cracks, spalling, deterioration or uneven areas are visible.
- ☐ Trip hazards or abrupt elevation changes may require evaluation.
- ☐ Standing water or drainage concerns occur around the pool.
- ☐ Deck or expansion-joint caulking is deteriorated.
- ☐ Repeated patching is no longer durable or consistent.

NOTES

SECTION PRIORITY ☐ Monitor ☐ Include in Planning ☐ Needs Evaluation

✓ Accessibility & Entry

- ☐ Steps, ladders, rails or entry points are difficult to use or deteriorated.
- ☐ Handrails or anchors appear loose, corroded or damaged.
- ☐ A pool lift or accessible entry feature needs review or replacement.
- ☐ Current entry options no longer serve the needs of facility users.
- ☐ The facility is considering new steps, rails, lifts or entry improvements.
- ☐ Accessibility needs have changed since the last renovation.

NOTES

SECTION PRIORITY ☐ Monitor ☐ Include in Planning ☐ Needs Evaluation

✓ Additions & Modifications

- ☐ The current configuration no longer supports programming or use.
- ☐ The facility is considering modified steps, a bench or a sun shelf.
- ☐ Entry improvements would make the pool easier to use.
- ☐ Existing features may need to be removed, updated or reconfigured.
- ☐ Circulation improvements should be coordinated with modifications.
- ☐ Updated features or layout would improve functionality.

NOTES

SECTION PRIORITY ☐ Monitor ☐ Include in Planning ☐ Needs Evaluation

Planning use only: complete from accessible areas. Do not drain the pool or enter restricted areas. Coordinate equipment review with the facility's service provider. This checklist does not determine code or ADA compliance.

Prepare to Plan

Turn visible conditions into priorities, budget needs and a clear next step.

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Use this page to organize timing, approvals and information before requesting a professional assessment or proposal.

✓ Project Goals & Timing

- ☐ The facility's most important renovation priorities have been identified.
- ☐ A desired renovation year and required opening date are established.
- ☐ A preferred renovation window has been identified.
- ☐ Seasonal, programming or occupancy restrictions are understood.
- ☐ Site-access and staging limitations have been documented.
- ☐ Major circulation or accessibility work has been considered when estimating duration.

✓ Budget & Approvals

- ☐ A preliminary planning range or ballpark budget is needed.
- ☐ Reserve funding or capital-improvement funding has been identified.
- ☐ The next budget-submission deadline is known.
- ☐ Board, ownership or stakeholder approvals are required.
- ☐ The people responsible for reviewing and approving the project are identified.
- ☐ Formal procurement or bidding requirements are understood.
- ☐ Additional time is allowed for approvals, procurement and contracting.
- ☐ A contingency for unexpected conditions has been considered.

Priority Summary

List the areas that need the most attention or planning.

1. _____
2. _____
3. _____

TARGET RENOVATION YEAR _____ BUDGET DEADLINE _____

✓ Information to Gather

- ☐ Current photographs of the pool and surrounding areas.
- ☐ Pool dimensions and approximate surface area.
- ☐ Original plans, specifications or renovation drawings, if available.
- ☐ Previous proposals, repair records or inspection reports.
- ☐ Information about the existing pool surface.
- ☐ Tile, coping and deck-product information, if known.
- ☐ Equipment and circulation information from the service provider.
- ☐ Warranty documents from previous renovations.
- ☐ Known water-loss or structural concerns.
- ☐ Required opening dates, event dates or seasonal deadlines.

✓ Recommended Next Step

- ☐ Continue monitoring current conditions.
- ☐ Gather more information and photographs.
- ☐ Include identified needs in the next budget cycle.
- ☐ Build a preliminary project budget.
- ☐ Review renovation options.
- ☐ Request a professional facility assessment.
- ☐ Begin developing a formal renovation scope.

Not Sure What the Conditions Mean?

MAPR can help evaluate visible conditions, identify priorities and clarify what should be planned for now.

[REQUEST A FACILITY ASSESSMENT](#)