

Discussion on Status of Emma Hood Swim Center at Alameda High School and Options for the Swim Center or Other Pool Facilities

City Council

March 5, 2019

Emma Hood Swim Center



Background

- Swim Center is approximately 60 years old. The swim pool was last retrofitted in 1990 and the dive pool was retrofitted in the mid-1980s.
- 2010 Alameda County Environmental Health Dept. issued notice of closure due to public safety and code violation concerns.
- 2011 County Health, AUSD, City, County Supervisor met to address concerns
- 2011 Short term fixes to keep the pools open with a commitment for a long-term solution
- 2013 Mechanical equipment repairs
- 2015 New pool opens at Encinal High School

Background, continued

- Through Joint Use Agreement, AUSD currently operates and maintains pools.
- County Health issued Notice of Health Concerns and informed AUSD that facility will be “red-tagged” in May after school swim season.
- Per this notice, pools must remain closed until repaired, replaced, or removed.
- AUSD/City Subcommittee met on 2/13/19 and asked both agencies to prioritize this issue to discuss with their Board/Council, respectively.

Primary Code Violations

- Two pools co-mingled as single system. Subsequently, it lacks the ability to verify that each pool is meeting the required 6-hour turnover rate.
- Refinish the plaster in both pools.
- Pool deck is a slip and fall safety concern.
- Pool lacks overall ADA access.
- Overall the pools and locker rooms are in poor, outdated condition.

Current Use of Both Pools at AHS and EHS

- School water polo, swim and dive teams
- Community youth swim and water polo teams
- Masters adult swim and water polo teams
- ARPD programs
 - Swim lessons, family and recreation swim, lap swim, senior classes
 - Primarily in the summer with limited swim lessons and lap swim in the spring
 - No use at either pool during the school day

Community Use at Both AHS and EHS Pools

Organization	Participants	% Alameda Residents
AUSD Swim, Water Polo and Dive Teams	307	99%
Community Youth Swim, Water Polo Teams	387	Swim 97% Polo 80%
Adult Masters Swim, Water Polo Drop-in	60	Swim 95% Polo 75%
ARPD Spring & Summer Swim Lessons	607 registered	98%
ARPD Lap Swim and Rec Swim	2,001 drop-ins	97%

* *Note: AUSD and youth community team numbers are unduplicated individuals.
ARPD swim lessons and lap/rec swim are duplicated counts based on registrations and drop-ins.*

Repair Options and Costs [Based on an assessment report from the AUSD consultant]

- Assumptions include as a school project under DSA regulations and based on EHS new pool size to meet CA Interscholastic Federation (CIF) requirements. Costs include a 20% DSA ADA allowance.

DESCRIPTION		COST ESTIMATE FROM REPORT
Repair Swim Pool and Eliminate Dive Pool	<ul style="list-style-type: none">• Provides continued practice facility for community and school teams• Does not meet CIF requirements	\$1.7 M
Repair Both Dive and Swim Pools	<ul style="list-style-type: none">• Provides continued practice facility for community and school teams• Does not meet CIF requirements	\$3.6 M
New Replacement Pool	<ul style="list-style-type: none">• Meets community needs but requires more design input• Meets CIF requirements	\$5.2 M to \$7 M
Demolish Both Pools OR Close Pools Until Funding is Identified	<ul style="list-style-type: none">• Does not meet any aquatic community needs	\$250,000 to demo \$125,000/yr to operate in closed condition

Ideas for Short and Long Term Solutions

- SHORT-TERM

- Appoint a working subcommittee
- Staff meet with County Health– further discuss options to keep pools open
- Create specific milestones
 - Work with County Health and if not met, then pools close

- LONG-TERM

- Build a City swim center based on community input
- Consider locations. Could include existing site with land deeded to City in exchange for ensuring after school hour priority for school teams
- Funding could include an infrastructure bond in Nov. 2020 or private donors

City Swim Center Opportunities

- Year-round programming
- Ability to add year-round programs for:
 - Tots, seniors, and home-school students
 - Lunch time lap swim
 - Swim lessons
- Expand programming
 - Junior Lifeguard
 - Family Swim
 - Community Events such as “Movies at the Pool”
 - Birthday party rentals
- Add a “splash pad”



Cost Considerations for a City Swim Center

- Initial construction and furnishing
- Ongoing annual operation and maintenance
 - Pools are generally overall expense and do not cost recover due to high operational costs

Discussion and Direction