

TO: James L. App, City Manager
FROM: Joseph M. Deakin, Public Works Director
SUBJECT: Municipal Pool Rehabilitation
DATE: May 6, 2003

NEEDS: For the City Council to review the Municipal Pool Rehabilitation Master Plan options, review analysis on budget and phased project options, and choose a course for further project efforts.

FACTS:

1. In 2001, 2002, and 2003 the City applied for and obtained Community Development Block Grant (CDBG) funds to upgrade/rehabilitate the Municipal Pool.
2. In December 2001, the City Council authorized Sawyer Architects to develop a phased Master Plan to rehabilitate the Municipal Pool, specifically, the Bath House.
3. The amount of CDBG funds available for construction is \$200,000.

**ANALYSIS
AND**

CONCLUSION: The Municipal Pool qualified for CDBG funding on the basis of both serving the lower income neighborhoods in the City, as well as the criteria to mitigate blighted facilities. The first step towards this project was to define the maintenance and reconstruction efforts needed to rehabilitate the Bath House, with the primary need to meet current standards for safety, building integrity and handicap accessibility. The City's expert, Sawyer Architects, used a two-step approach:

- Survey the Municipal Pool Bath House and site access facilities, and
- Develop cost estimates to upgrade/rehabilitate the identified deficient facilities.

The Master Plan developed by Sawyer Architects analyzed the cost to replace the Bath House, providing the cost estimate to demolish the existing building and construct a new one. The estimate is approximately \$1 million. In addition, the Master Plan categorized the current deficiencies into functional building construction groups to review cost for component replacements in a phased approach.

The funding provided by the CDBG is insufficient to demolish and replace the Bath House. Presumably, City General Funds will not be available to supplement the CDBG grants in time, before the grants expire. In order for the City to realize value from the CDBG funds in a timely way, building component replacements were reviewed from projects identified and analyzed in the Master Plan, further analyzed, and a priority method was drafted for City Council consideration. Attached are three (3) alternatives to consider for the first construction phase (limited by the \$200,000 CDBG funding currently available). To build consensus on participating interests, City staff met with the School District and North County Aquatics Club representatives to review the alternatives. They reached a consensus, recommending Alternative A, with the added priority that the City would continue to pursue future, additional CDBG funding to provide for rehabilitating the Bath House roof.

**POLICY
REFERENCE:** None

**FISCAL
IMPACT:** \$200,000 is available for first phase construction.

- OPTIONS:**
- a.** Direct staff to proceed with Alternative 'A' for Phase I Rehabilitation at the Municipal Pool.
 - b.** Amend, modify or reject the above option.

Attachments (1)

1. (3) Alternatives

PROPOSED PHASE I IMPROVEMENTS AT MUNICIPAL POOL

May 6, 2003

Alternative A:

• Handicap accessibility in the parking lot area	Estimated Cost:	\$30,000
• Handicap accessibility in showers, toilets, plumbing fixtures and miscellaneous equipment; replace related plumbing to match	Estimated Cost:	\$110,000
• Paint/improve interior walls & provide 2-3 lockers	Estimated Cost:	\$10,000
• Plaster pool	Estimated Cost:	\$30,000
• Minor improvements to eaves and roof rafters	<u>Estimated Cost:</u>	<u>\$20,000</u>
	TOTAL:	\$ 200,000

Alternative B:

• Handicap accessibility in the parking lot area	Estimated Cost:	\$30,000
• Handicap accessibility in showers, toilets, plumbing fixtures and miscellaneous equipment; replace related plumbing to match	Estimated Cost:	\$110,000
• Rehabilitation of portions of roof	<u>Estimated Cost:</u>	<u>\$60,000</u>
	TOTAL:	\$200,000

Alternative C:

• Handicap accessibility in the parking lot area	Estimated Cost:	\$30,000
• Complete rehabilitation of roof	<u>Estimated Cost:</u>	<u>\$170,000</u>
	TOTAL:	\$200,000