

REPORT OF GENERAL MANAGER

NO. 03-208

DATE June 18, 2003

C.D. Various

BOARD OF RECREATION AND PARK COMMISSIONERS

SUBJECT: POOLS INFRASTRUCTURE REPORT

J. Combs _____
A. Coroalles _____
J. Duggan _____

H. Fujita _____
*B. Lukehart BSL
J. Kolb _____


General Manager

Approved _____

Disapproved _____

Withdrawn _____

RECOMMENDATION:

It is recommended that the Board direct staff to forward this report to the LA for Kids Steering Committee for their consideration.

SUMMARY:

Swimming pools and aquatic programs are among the highest demand facilities and services provided by the Department of Recreation and Parks. The Department has a total of fifty-nine pools to serve the public, of which thirty have been recently graded with a D or F in the 2003 Infrastructure Report Card released in February 2003. With ideal funding circumstances, the Department would replace these thirty pools, add more pools were needed, make necessary repairs and increase maintenance on pools graded with a C, so that lifespans can be lengthened.

Department staff has completed a preliminary investigation and found that pools graded with an F are closed or will soon be closed due to age, equipment/piping failure, and/or failing integrity of the pool itself. Pools graded with a D should be replaced, but the Department may be able to extend the lifespan of some pools if refurbished.

Optimally, the thirty pools graded with a D or F would be replaced with regional aquatic centers at a minimum total cost of \$134.4 million (approximately \$4.2 to \$6.0 million each). However, in light of the current City financial situation, but with the hope of some Proposition 40 grant funds, Department staff is exploring more cost-effective alternatives utilizing a three-tier system of:

- 1) Regional Aquatic Centers (approximately \$4.2 to \$6.0 million each): includes a variety of features such as a traditional deep pool, shallow pool, slides, fountains, wading pool, and/or splash pad.
- 2) Community Aquatic Centers (at a minimum of \$2.5 to \$3.5 million each): includes features such as a deep or shallow pool, slides, and/or splash pad.

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- 3) Small Neighborhood Pools, Splash Pads and Portable Pools (at a range of \$500,000.00 to \$2.0 million each): includes smaller water features that are specifically designed to meet the needs of a neighborhood. Portable pools may be used in areas where a pool is closed or under construction or the community does not have a pool. They can be dismantled and moved from site to site, depending on where temporary pools are most needed. These facilities, as currently designed, are used primarily for swim lessons.

All three aforementioned design alternatives should be considered and evaluated when a pool is scheduled for replacement.

Thirty pools have been graded with a D or an F (see Exhibit A). The fifteen pools graded with an F have failed and need to be replaced. The majority are old (over fifty years old), have leaking piping, cracked tanks and decks. Eight pools are currently closed and are highlighted in the attached exhibit.

Of the fifteen pools graded with a D, six are quickly deteriorating because of age, condition and need to be replaced. The other nine pools may be refurbished but would be a "band-aid" approach and extend the lifespan of the pool for only a short period of time. Minor refurbishments range from \$400,000.00-\$600,000.00 and major refurbishments range from \$600,000.00-\$2 million. A major pool refurbishment may extend the lifespan for approximately 5-10 years and a minor refurbishment an extra 2-5 years.

Replacement costs for replacement of Department's worse twenty-one pools (fifteen F pools and six D pools) range from \$2.5 million -\$6 million *each*, for a total of \$52.5 million to \$126 million. In addition, refurbishment costs for the nine D pools range from \$400,000.00 to \$2 million *each*, for a total of \$3.6 million to \$18 million.

Furthermore, there is a need for additional pools that is beyond the scope of failing existing pools. The Department's 1999 Community Recreation Needs Assessment shows a citywide demand for more Pool/Aquatic Centers and Swimming/Aquatics programs. Communities throughout the City rated Swimming/Aquatics as the second highest needed facilities and feel that there are not sufficient facilities and programs.

Report prepared by John De Witt and Camille Didier.