



STAFF REPORT

Parks and Recreation Commission

Meeting Date: 2/22/2017

Staff Report Number: 17-005-PRC

Regular Business:

Review and provide feedback on the Belle Haven Pool Audit and Analysis Phase

Recommendation

Staff recommends that the Commission review and provide feedback on the Belle Haven Pool Audit and Analysis Draft.

Policy Issues

The project is consistent with the 2016 City Council Work Plan Goal # 12 – Complete the Belle Haven Pool facility analysis for year-round operation.

Background

The Belle Haven Pool has traditionally been a seasonal pool only operating during the summer months, but in FY 2012-13 the City's pool operator expanded programming and pool usage to make the Belle Haven Pool a year-round operation. Since then the Belle Haven Pool has seen increased demand and usage as a result of the expanded programming. Usage is anticipated to increase further due to new development in the vicinity of the facility.

Given that the current pool infrastructure is inadequate to support the long term impacts of a year round operation or to meet future demand, the Project will conduct a comprehensive study to determine the mitigations necessary to keep the pool viable in its current configuration and explore the potential for a new or remodeled facility to meet the future demand.

Staff issued the Belle Haven Pool Facility Audit and Master Plan Request for Proposal on June 17, 2016 and received five consultant proposals on July 12, 2016. A panel of staff members reviewed the proposals and invited the two most qualified consultants to interview for the project. Interviews were conducted on July 25, 2016 and Jeff Katz Architecture was selected as the most qualified consultant based upon their expertise in similar projects and their understanding of the project scope.

Analysis

The project scope of work consists of a facility audit and plumbing investigation, development of an equipment repair/replacement/maintenance plan, master planning options for a new and/or renovated facility, financial impact studies, and presentations to the Parks and Recreation Commission and the City Council. The report is expected to be completed by the spring of 2017. The Project would allow the City Council to identify any recommended alternatives and future studies required.

The first phase of the project scope of work is the completion of an existing conditions report and analysis

that would include an audit of the pool's filtration, purifications and circulations systems, pool house, decking and lighting. This would also include underground and above grade pool circulations plumbing for integrity and leak detection. All areas will be inspected and evaluated based on current legal requirements and industry best practices. Included also is a review of ADA compliance and user's comfort and convenience when using the pool house, locker rooms and showers.

The Belle Haven Pool Existing Facility Audit Draft (Attachment A) provides a title and description of the component, proposed and alternative solution to any issue, remaining lifespan if applicable, priority status and more. A final draft of the existing facility audit will be provided to the Commission at their meeting on April 26, 2017 as part of the overall draft master plan.

Staff suggests the following questions to help guide the Commission's discussion on this topic:

1. Does the question have any questions regarding the existing conditions report and/or need additional information to assist with their review?
2. What else would the Commission like to know more about regarding this project?
3. Looking ahead to the Commission meeting on April 26th, what are your expectations and desired outcomes you would like to see addressed as part of the proposed pool master plan?
4. How would the Commission like to be involved in the project as it moves forward?

Impact on City Resources

The City Council approved the project budget as part of the FY 2014-15 adopted CIP for \$100,000. The estimated cost for the project is \$98,310 which includes the consultant contract, contingency and project staff management.

Environmental Review

The Project is categorically exempt under Class 6 of the current State of California Environmental Quality Act Guidelines, which allows for information collection, research, and resource evaluation activities as part of a study leading to an action which a public agency has not yet approved, adopted, or funded. The results of the Project will identify required environmental reviews and studies required to advance the project.

Public Notice

Public Notification was achieved by posting the agenda, with the agenda items being listed, at least 72 hours prior to the meeting.

Attachments

- A. Belle Haven Pool Existing Facility Audit Draft

Report prepared by:
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Assistant Community Services Director

Belle Haven Existing Facility Audit DRAFT 02-15-17

Line #	Photo	Location	Title	Description	Priority Code	Category	Proposed Solution	Alternate Solution	Remaining Lifespan
#1	8617	Administration	Timeclock	Timeclock is mounted in a location that does not meet requirements for accessible height or approach clearances	1 - Safety/Code	ADA	Relocate time clock to provide required mounting height and clear floor space	NA	NA
#2	8613	Administration	Exposed Electrical	Electrical cabling and wire is exposed at ceiling of administration space	1 - Safety/Code	Code	Re-install cabling in conduit and provide cover plates over all junction boxes	NA	NA
#3	8623	Administration	Flooring	Existing concrete has visible wear and potential for slip issues	1 - Safety/Code	Safety	Skim coat floor to provide positive drainage and install non-slip epoxy coating, APF Poly 100 Urethane UVR or equal	NA	NA
#4	8622	Building Structure	Block Walls	Visible cracks in block wall near main entrance	2 - Maintenance/Function	Maint./Age	Inject cracks for waterproofing and investigate further for possible need of reinforcement strapping	NA	NA
#5	8503/8627	Building Structure	Wood Beam Rot	Structural wood beams supporting the roof show moderate signs of rot at exterior of building, primarily along front elevation.	2 - Maintenance/Function	Maint./Age	Clean and fill rotted areas using polyester or epoxy filler, re-paint. Beam caps could be installed to help prevent further damage to exposed beams.	NA	NA
#6		Building Utilities	Lighting	Lighting is incandescent	3 - Industry Standard/Enhancement	Upgrade	Upgrade to LED lighting for interior/exterior building lighting	NA	Years 2-3
#7		Main Pool	Pool Structure	Leak found at cracked in-floor cleaning head body, located near the corner of the pool, where the shallow end rope that separates the shallow end from the deep end, closest to the Senior Center. The area of leakage was identified with red crayon.	2 - Maintenance/Function	Maint./Age	Replace cleaning head body at time of next pool drain	NA	Years 2-3
#8		Main Pool	Pool Structure	Leak found at cracked in-floor cleaning head body, located at the deep end corner of the pool, closest to the equipment at the 12-1/2" foot depth market. The area of leakage was identified with red crayon.	2 - Maintenance/Function	Maint./Age	Replace cleaning head body at time of next pool drain	NA	Years 2-3
#9		Main Pool	Pool Structure	Minor leaking is suspected either in the fiberglass liner or at the joints of the tile pool markers	2 - Maintenance/Function	Maint./Age	Further investigation is required at time of next pool drain to investigate the condition of the fiberglass liner.	At time of next fiberglass repair/replacement it would be recommended to remove the fiberglass liner, inspect the existing pool shell, and install new plaster finish on pool.	Years 4-5
#10		Main Pool	No Diving Signage	Per current code no diving sign/universal symbol required areas less than 6' deep	1 - Safety/Code	Code	Add tile markings	NA	NA
#11		Main Pool	Stair Nosings	Per current code stair nosings shall have contrasting color	1 - Safety/Code	Code	Add painted contrasting nosings	NA	NA
#12		Main Pool	Underwater Lights	Metal conduit is in poor condition and not protecting wiring	2 - Maintenance/Function	Maint./Age	Replace conduit (only feasible during deck replacement)	NA	NA
#13		Men's Restroom	Changing Areas	Private changing areas are not provided	3 - Industry Standard/Enhancement	Upgrade	Install partitions in existing changing area, including one per ADA clearance requirements	Install curtain enclosures	NA
#14	8587	Men's Restroom	Restroom Accessories	Paper towel & soap dispensers mounted too high and without proper approach clearance	1 - Safety/Code	ADA	Relocate accessories to provide required heights and clearances	NA	NA
#15	8596	Men's Restroom	Flooring	Rubber mats are being used to prevent slipping, causing trip concerns due to inconsistent surface	1 - Safety/Code	Safety	Skim coat floor to provide positive drainage and install non-slip epoxy coating to include integral cove base, APF Poly 100 Urethane UVR or equal	NA	NA
#16		Men's Restroom	Showers	Shower is currently not accessible due to mounting heights and reach ranges as well as clear floor space due to installed curtains	1 - Safety/Code	ADA	Reconfigure shower area to provide individual shower stalls, including one per ADA clearance requirements	NA	NA

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Line #	Photo	Location	Title	Description	Priority Code	Category	Proposed Solution	Alternate Solution	Remaining Lifespan
#17	8517/8518	Pool Deck	Deck Condition	Existing deck coating shows significant degradation and areas of potential safety concerns due to cracking, puddling, or insufficient slip resistance	1 - Safety/Code	Safety	Remove existing coating and install new deck finish, Life Floor or similar	Replace pool deck	Year 1
#18	8519	Pool Deck	Access Hatch	Existing access hatch on pool deck shows significant rusting and degradation	2 - Maintenance/Function	Maint./Age	Replace access hatch	NA	Year 1
#19	8535	Pool Deck	Deck Sloping	Current path to the wading pool has sections that exceed required 2% max slope	1 - Safety/Code	ADA	Provide 'level' path around pool deck to wading pool ramp. Install handrails along existing wading pool ramp.	NA	NA
#20	8536	Pool Deck	Deck Drainage	Deck drainage is provided via area drains and cut channels in the pool deck with varied effectiveness	2 - Maintenance/Function	Upgrade	Replace deck drainage with continuous trench drains	NA	NA
#21	8527	Pool Deck	Shade	Adequate shade & seating is not provided	3 - Industry Standard/Enhancement	Upgrade	Install new permanent shade structures and additional movable seating/bleachers	Provide removable umbrellas with recessed	NA
#22	8534	Pool Deck	Rust Bleed	Visible rust bleed in areas around pool deck, including pool edge above skim gutter	2 - Maintenance/Function	Maint./Age	Further investigation is required to determine best solution. Consider cutting / grinding concrete around area of rust to ensure rebar has minimum 2" of cover on all sides.	NA	Years 2-3
#23	8524	Pool Deck	Guest Lockers	Guest lockers provided on pool deck do not provide required number of accessible lockers (4 Required)	1 - Safety/Code	ADA	Provide additional/replace lockers to provide required accessible lockers including operation of lockers, height requirements, identification, and clear floor space.	NA	NA
#24	8526	Pool Deck	Storage	Existing shed storage space is inadequate for current needs including pool covers, goals, pool cleaner, lane lines, site furnishings, play equipment, etc.	3 - Industry Standard/Enhancement	Upgrade	No reasonable solution	NA	Years 4-5
#25	8527/8533	Pool Deck	ADA Lift	Required clear and level floor space around ADA pool lift is not provided	1 - Safety/Code	ADA	Relocate lift to another area of the pool deck which has less slope	NA	NA
#26	8529	Pool Deck	Drinking Fountain	Required high/low fixture and clear space around drinking fountain is not provided	1 - Safety/Code	ADA	Install new high low drinking fountain in location that provides available space for required approach and clear floor space	NA	NA
#27	8525	Pool Deck	Deck Sloping	Deck slope in front of Admin. Sliding Door exceeds 2%	1 - Safety/Code	ADA	Remove sliding door and replace with window	If door is needed for operations, remove existing concrete	NA
#28		Pool Deck	Deck Lighting	Deck lighting is inadequate for full programming. Currently only used for limited programming and site security.	3 - Industry Standard/Enhancement	Upgrade	Provide new deck lighting including pole fixtures	NA	Years 4-5
#29		Pool Deck	Guard Room	Guard room is currently provided by a non-accessible shed located on the pool deck	3 - Industry Standard/Enhancement	Upgrade	No reasonable solution	NA	Years 4-5
#30		Pool Deck	ADA Lift	Lift must be available to be used without assistance at all times	1 - Safety/Code	ADA	Provide new permanent lift	Provide deck hydrant next	NA
#31		Pool Mechanical	Pool heater	Installed 2013 is not NSF/ANSI-50 certified as required by code	1 - Safety/Code	Code	Install heater certified for use in public swimming pool, Lochinvar Copperfin II or equal	Install Lochinvar Aquas High Efficiency heater	Years 5-10
#32		Pool Mechanical	Piping	The existing piping is inadequately sized to accommodate the current code required circulation rate	1 - Safety/Code	Code	Maximize the recirculation rate within the limits of the filtration and below grade piping system	NA	NA
#33	8575	Pool Mechanical	Flooring	Flooring shows signs of spalling/degradation	2 - Maintenance/Function	Maint./Age	Skim coat floor to provide positive drainage and install non-slip epoxy coating, APF Poly 100 Urethane UVR or equal	NA	NA
#34	8569	Pool Mechanical	Safety Rails	Safety rails around filtration pit show some signs of rust	2 - Maintenance/Function	Maint./Age	Install new guardrails at cat walk and provide safety chain to restrict access	NA	NA
#35	8566/8577	Pool Mechanical	Sewer Catch Basin	Sewer Catch Basin #1 is pumped to #2 before exiting site	2 - Maintenance/Function	Maint./Age	No reasonable solution	NA	

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Line #	Photo	Location	Title	Description	Priority Code	Category	Proposed Solution	Alternate Solution	Remaining Lifespan
#36	8541	Pool Mechanical	Electrical	Electrical panels and distribution within pool mechanical room shows minimal rusting	2 - Maintenance/Function	Maint./Age	Monitor rust buildup and replace attachments, panels, conduit as necessary	Replacement of electrical panel and distribution	Years 5-10
#37		Pool Mechanical	Hydrostatic Relief Valves	Install Hydrostatic Relief Valve to protect the pool when drained by relieving uplift caused by ground water	2 - Maintenance/Function	Safety	Install hydrostatic relief valve in main drain	NA	NA
#38		Pool Mechanical	Pump Priming	Main Pool pump loses prime following backwash cycle and takes significant effort to re-start	2 - Maintenance/Function	Maint./Age	Install check valve between filter and pump to eliminate priming issues	NA	NA
#39		Pool Mechanical	D.E. Filter Tank	Plaster finish of filter tank shows signs of degradation	2 - Maintenance/Function	Maint./Age	Re-plaster filter tank	Remove plaster and install waterproof coating	Years 2-3
#40		Site Access	Facility Entrance	There is not a clear definition of the entrance to the Pool vs the Youth Center	3 - Industry Standard/Enhancement	Upgrade	Provide awning/shade or raised roof area at main pool entrance	NA	NA
#41		Site Access	Drop-off	The accessible parking and hatched area is used for drop off to both the Pool and Youth Center	1 - Safety/Code	Safety	Provide continuous sidewalk and designated drop-off area along the front of the facility	NA	NA
#42		Site Access	Main Entrance Doors	Door hardware is mounted above ADA height requirements. Currently doors remain open during operating hours.	1 - Safety/Code	ADA	Install new compliant door hardware	Replace doors	NA
#43	8630	Site Access	Perimeter Fencing	Fencing into the Youth Center play area is 6' chain link and easily scalable for un-authorized access. This area provides access to the back side of the pool facility.	1 - Safety/Code	Safety	Upgrade Perimeter Fencing in these areas to 8' picket fencing	NA	NA
#44	8543	Site Access	Perimeter Fencing	Fencing and brick wall along Youth Center play area and Senior Center at the Wading Pool are 6' and are easily scalable for un-authorized access.	1 - Safety/Code	Safety	Upgrade Perimeter Fencing & Brick wall in these areas to 8' picket fencing	NA	NA
#45	8625	Site Access	Sidewalk Grate	Grate at front of building has openings greater than 1/4"	1 - Safety/Code	Code	Install new code compliant grate	NA	NA
#46	8505	Site Access	Bus Stop	Inadequate seating and shade	3 - Industry Standard/Enhancement	Upgrade	Provide covered bus stop and more seating capacity at current stop location	NA	NA
#47	8546	Site Access	Stairs & Ramp from Senior Center	Access from Senior Center (currently not utilized) including the stairs and ramp do not meet requirements for consistent rise/run and sloping requirements (<5%)	1 - Safety/Code	Code	Remove access to stairs and ramp from Senior Center, demolish stairs and ramp, and expand pool deck area	Replace access with compliant stairs and ramp	NA
#48	8528	Site Utilities	Electrical Feed to Youth Center	Youth Center electrical feed is from the pool building and exposed at the pool deck	1 - Safety/Code	Safety	Provide protective barrier around exposed conduit	NA	NA
#49		Site Utilities	Gas Meter	It appears that there is one Gas Meter serving all 3 buildings in the campus	2 - Maintenance/Function	Upgrade	No reasonable solution	NA	NA
#50		Wading Pool	Recirculation/Filtration	The existing piping is inadequately sized to accommodate the current code required circulation rate	1 - Safety/Code	Code	Maximize the recirculation rate within the limits of the filtration and below grade piping system	NA	NA
#51		Wading Pool	Horizontal depth	Required on deck per current code	1 - Safety/Code	Code	Add tile markings	NA	NA
#52		Wading Pool	No Diving	Per current code no diving sign/universal symbol required areas less than 6' deep	1 - Safety/Code	Code	Add tile markings	NA	NA
#53		Wading Pool	Contrasting nosing on	Per current code stair nosings shall have contrasting color	1 - Safety/Code	Code	Add painted contrasting nosing	NA	NA
#54		Wading Pool	Accessibility	Wading pools require sloped entry to meet ADA	1 - Safety/Code	Upgrade	No action is recommended	NA	NA
#55		Wading Pool	Single main drain	Per current code (new pools) should have two drains	1 - Safety/Code	Upgrade	No action is recommended - compliant with vacuum relief	NA	NA
#56		Wading Pool	Entry Railing	Provide hand rails at entry	1 - Safety/Code	Code	Install dual hand rails at shallow end stair	NA	NA
#57	8539	Wading Pool Mechanical	Roof Structure	Existing roof structure shows minimal signs of rot and excessive paint peeling	2 - Maintenance/Function	Maint./Age	Prep and paint roof structure to protect from further rot	NA	Years 2-3
#58		Women's Restroom	Changing Table	Baby changing table is provided in one of the changing stalls too high and without proper approach clearances	1 - Safety/Code	ADA	Relocate baby changing table to provide required height and clearance	NA	NA
#59	8606	Women's Restroom	Restroom Accessories	Paper towel & soap dispensers mounted too high and without proper approach clearance	1 - Safety/Code	ADA	Relocate accessories to provide required heights and clearances	NA	NA

