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Staff Report for Update on Farrelly Pool

SUMMARY AND RECOMMENDATIONS

This report is for information only. No Council action is required.

BACKGROUND

Farrelly Pool is located at Roosevelt Elementary School, accessed off of Dowling Avenue and Gill Lane, on property owned by the San Leandro Unified School District. The pool was originally constructed in 1940 and is operated seasonally by the City for swim lessons, open swim, and private party rentals.

Maintenance and Use agreements between the District and the City date back to 1975, when a cost-sharing agreement for improvements was entered into for the "Farrelly Community Center/Farrelly Complex." In 1987, the District and City entered into a 21-year lease agreement where the City paid the District \$1 per annum and was fully responsible for maintenance and operation of the community recreation building and pool complex.

The City owns one pool facility, the San Leandro Family Aquatic Center (SLFAC), constructed in 2005, and located in Washington Manor Park. Prior to the construction of this facility, the City offered programming at the San Leandro High School pools (and maintained them) until the age of those structures warranted discontinuation of use. Through long-standing Maintenance and Use agreements, the City has programming at the Boys & Girls Club (Marina Boulevard/San Leandro Boulevard), and Farrelly Pool. The SLFAC is the smallest of the three pools, with a capacity of 89,000 gallons; the Boys & Girls Club pool, which is indoors, has a capacity of 120,000 gallons; and Farrelly Pool is the largest at 160,000 gallons. Both the SLFAC and Farrelly pools are operated seasonally and the Boys & Girls Club pool operates year-round.

Analysis

Although no plans exist in the City's database, it is possible that Farrelly Pool was resurfaced (from plaster to fiberglass) approximately 20-25 years ago. At that time, the pool was also modified from a gutter-type pool to its current skimmer configuration.

The pool's fiberglass surface is now failing, which necessitates the temporary closure of the facility (it normally opens mid-June for an approximately 9-week season, weather permitting). In the process of obtaining work estimates for the resurfacing, the City conferred with Alameda County Health over what additional improvements would be triggered due to the necessary resurfacing construction. The lack of as-builts and building plans for the previously constructed skimmer work is an issue; the skimmer infrastructure is primarily below grade and given that some of the pool coping (deck surface) is pushing up in areas, any work on the pool's surface would likely require some demolition and a look into the skimmer system for possible work to bring it up to current Building Code standards. Alameda County Health Department staff also indicated that the "wall," which runs the length of the pool and separates the shallow area from the deep end, would need to be removed. This feature, which is original to the pool's construction, does not meet current Building Code requirements. It is also a potential safety hazard.

Prior to County Health's determination for removal of the wall, staff obtained a preliminary work estimate of \$125,000 to resurface the pool from fiberglass back to plaster. Based on the additional work that would be required by County Health, staff requested a revised work estimate. The pool contractor providing the estimate indicated that the work needed to convert the pool to meet current Building Code/County Health requirements would leave little of the existing shell in place. The main floor would need to be entirely removed, along with several sections of the perimeter walls at the existing expansion joints. County Health recommends that it is in the City's best interests to not renovate the existing pool, and instead to engage a commercial pool-specific architectural firm to design a new pool for construction.

Programming Impacts

The Recreation & Human Services Department made arrangements with the District to have some swim lessons made available at the new San Leandro High School pool (utilizing City lifeguard staff). Lesson spacing also currently remains available at both the Boys & Girls Club and San Leandro Family Aquatic Center pools.

Last season, Farrelly Pool accommodated approximately 8,000 visits, encompassing swim lessons, open swim and party rentals.

Fiscal Impacts

With the original renovation estimate of \$125,000 to resurface the pool, the San Leandro Unified School District agreed to provide up to \$75,000 of the costs (assuming a 50:50 split with the City). If this work had proceeded as originally planned, City staff was also in the process of programming an additional CIP request for work to be done off-season, including installation of a new boiler, and installation of an ADA pool lift. One-time construction costs were estimated at approximately \$214,000. In addition to these one-time costs, new on-going costs are recognized in the form of potable water. Up until last year, Farrelly Pool was utilizing well water from an onsite well (owned by the District). However, mechanical issues forced the closure of the well and last year City staff installed a sub-meter with the pool now utilizing potable water.

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