



City Council Meeting

Item 3 - RTC 24-280


Verbal Update on George F. Haines International Swim Center and Other Related Activities

March 12, 2024

1

Presentation Overview

- Actions taken since January 30, 2024 Council Report:
 - Relocation of Swim Clubs & ISC Users to Other City Facilities
 - Additional Assessments to Evaluate Feasibility of Re-Opening ISC
 - Actions to Explore Feasibility of Temporary Pool Facilities
 - Planning for a Permanent Facility
- Communications
- Council Questions & Feedback
- Given turnaround time for this report, it is important to note information is preliminary and is intended only as a status update



2

Relocation of Swim Clubs & ISC Users to Other City Facilities

- Established monthly meetings inclusive of City staff and representatives of all 3 swim clubs (Santa Clara Swim Club, Aquamaids, Santa Clara Dive Club)
 - **February 9** – Mtg. focused on identification of water needs for the teams and discussion of scheduling requirements
 1. Adjustments made to delay planned maintenance to accommodate needs of swim teams
 2. At the request of the Dive Team, City staff created a contact worksheet of 23 area organizations with aquatics facilities
 3. City staff contacted Santa Clara Unified School District to facilitate a meeting with the teams. Teams later asked to meet alone with the School District
 4. At request of the Dive Team, staff contacted City of Mountain View to gather information on upcoming availability
 5. Time provided at Mary Gomez and Warburton pools

Relocation of Swim Clubs & ISC Users to Other City Facilities (continued)

- **March 8** – Mtg. focused on providing updates on actions taken related to re-opening of ISC
 1. Provided update on Building Official report
 2. Provided update on Health Department report
 3. Update on assessment of canopy
 4. Discussion of talks with Santa Clara Unified School District
 5. Possibility of Ground Lease for ISC
- Santa Clara Unified School District has advised City staff that McDonald pool will be made available to SC Swim Club in June
- District also indicated that, while they had not received formal communications from either Aquamaids or Dive Team, they were open to individual meetings with those groups. Staff brought this to the attention of the two teams at the March 8 meeting


Relocation of Swim Clubs & ISC Users to Other City Facilities (continued)

- Maintenance conducted at Montague building to prepare for use (painting, power washing, etc)
- Obtained quotes for repair of Montague Pools (Approximately \$193k). Per agreement with School District, written approval for improvements will be required from District prior to commencement of work. District has provided conceptual approval
- Facilitated meeting between Community Development Department and Santa Clara Swim Club to discuss Killarney Farms Swim Center




Additional Assessments to Evaluate Feasibility of Re-Opening ISC

1. **City Building Department**
2. **Canopy Assessment**
3. **County Environmental Health Department Assessment**



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City Building Department Assessment



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Community Development Department
Building Division

February 23, 2024

Re: International Swim Center

Hello Cynthia,

Thank you for inviting Building to assist in the assessment of the International Swim Center and if there is a possible way of a limited opening of the facility. Building is only one of several City stakeholders that should have an input into this decision.

Pool Area and Deck

Building would support the opening of the swimming lap pools and the associated pool deck areas with the following conditions:

1. All buildings, grandstands, dive tower and pool, and all other related areas are fenced off and closed to the public.
 - a. An access gate may be installed in said fence to allow for maintenance staff access to

7

7

City Building Department Assessment (2/22/24)

- Building would support the opening of the swimming lap pools and the associated pool deck areas with the following conditions:
 1. All buildings, grandstands, dive tower and pool, and all other related areas are fenced off and closed to the public
 2. Occupancy limited to a maximum of two hundred (200) persons or less
 3. Maximum occupancy signage shall be posted in conspicuous locations as directed by the Fire Marshal and/or Building Official
 4. Directional signage for egress paths shall be posted in conspicuous locations as directed by the Fire Marshal and/or Building Official at regular intervals
 5. A minimum of two (2) egress paths shall be fully operational and open during pool hours. At least 50% of the provided egress paths shall be fully accessible



8

City Building Department Assessment (continued)

6. Provide the requisite number of shower and bathroom facilities required by the California Plumbing Code (2022 CPC) based upon the posted maximum occupancy limits. These temporary fixtures shall meet all required accessibility provisions
7. Health and safety, as well as water quality provisions for the site, are under the purview of the County of Santa Clara Environmental Health Department. Their inspection and approval of the pool conditions are also required prior to the opening of the facility

Building would support the opening and use of the existing bathroom facilities, located on either side of the grandstand, that serves the "Bowling Green" and Public Park with the following conditions:

1. All potential falling debris hazards are removed from the areas directly above these locations

Assessment of ISC Canopy

Canopy Assessment



- Building Maintenance and Parks staff met with the contractors on Monday 3/4/24
- City staff requested that contractors respond with quotes within 2-weeks
- Staff has been informed by contractor that overhang surface contains lead paint. This will increase the cost and time required to remediate the gutters



County Department of Environmental Health

County of Santa Clara
 Department of Environmental Health
 Consumer Protection Division
 1555 Berger Drive, Suite 300, San Jose, CA 95112-2716
 Phone (408) 918-3400 www.ehinfo.org

[K49 - 48-hour notice]



OFFICIAL INSPECTION REPORT

Facility FA0211895 - SANTA CLARA INT'L SWIM CTR-TRAINING	Site Address 2625 PATRICIA DR, SANTA CLARA, CA 95050	Inspection Date 02/28/2024	Placard Color & Score N/A N/A
Program PR0310344 - REC BODY OF WATER UP TO 4,999 SQ FT RC 3 - RH02	Owner Name CITY OF SANTA CLARA	Inspection Time 10:30 - 11:10	

County Department of Environment Health

- Department inspected the entire site on 2/28/24 and provided three separate reports:
 - Training Pool
 - Lap Pool
 - Diving Pool
- City was directed to correct all violations and submit plans to Department for approval prior to any modifications to the pool enclosure and gates. For any structural modification, such as replastering of the pools, plans must be submitted for approval to Plan Check section of the Department



Highlights from the County Report (Training Pool)

R12 – Pool Shell, Bottom & Sides maintained in a safe and sanitary condition.


- *Brown discoloration observed inside pool and parts of plaster are missing. Replaster the pool*

R13 – Permanent Markings properly installed and maintained in good repair.

- *"No Diving" markers required adjacent to depth marking tiles. Provide "No Diving" markers adjacent to depth marking tiles*

R31 – Functional FLOWMETER provided.

- *Flowmeter not functioning on recirculation system. Repair or replace flow meters on recirculation system to accurately measure flow rate within 10% of flow*



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Highlights from the County Report (Lap Pool)

R12 – Pool Shell, Bottom & Sides maintained in a safe and sanitary condition.

- Plaster is damaged in various areas and brown discoloration in the pool. Repair or replaster the pool
- Some side tiles have fallen inside the pool. Remove fallen tiles and reinstall missing tiles

R13 – Permanent Markings properly installed and maintained in good repair.

- “No Diving” Marker required adjacent to depth marking tiles. Provide “No Diving” markers adjacent to depth marking tiles


R31 – Functional FLOWMETER provided.

- Flowmeter not functioning on recirculation system [CA] Repair or replace flow meters on recirculation system to accurately measure flow rate within 10% of flow.

SR19 – Deck width is at least 4 feet around pool as measured from coping lip.

- Concrete cracked near west side ladder. Repair/ replace/ service concrete near ladder

15



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Highlights of County Report (Diving Pool)

R12 - POOL SHELL, BOTTOM & SIDES maintained in a safe and sanitary condition

- Pieces of plaster have come off and discoloration observed inside pool. Replaster the pool

R13 - PERMANENT MARKINGS properly installed and maintained in good repair

- “No Diving” markers required adjacent to depth marking tiles [CA] Provide “No Diving” markers adjacent to depth marking tiles

R14 - STEPS, LADDERS & STAIRS properly installed and maintained in good repair


Staining observed on stairs in dive tower[CA] Remove stains from the stairs

R31 - Functional FLOWMETER provided

REPEAT VIOLATION:

Flowmeter not functioning on recirculation system [CA] Repair or replace flow meters on recirculation system to accurately measure flow rate within 10% of flow

16



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Highlights of County Report (Facility)

Facility Violations

R02 – Approved ENCLOSURE properly installed and maintained in good repair

1. *Gaps located in chain link fence*
2. *Gaps range in size between 5 inches and 2.5 – 3 inches*
3. *Areas of fencing seen to be under landscaping rather than concrete*
4. *Climbable vegetation observed along some fence areas*
5. *Areas between post and gate may allow passage of a 4-inch sphere*
6. *South fencing has a trash can located outside enclosure which may be used for climbing into pool area*
7. *Some fencing has a gap between the fence and concrete which may allow the passage of a 4-inch sphere*
8. *West area enclosure has a 41-inch climbable post*
9. *North area enclosure has a gate latch which is 41- inches and may allow climbing*

17



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Major Scope of Work (Based on Assessments)

- Replastering of the Pools & Deck Repair
- Temporary Support Amenities (Restrooms, Showers, Changing Facilities)
- Fencing & Gates
- Canopy Lead Remediation/Gutter Removal

- Following estimates are **preliminary**.
- Estimate for canopy remediation and gutter removal is still outstanding

18

18



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Replastering Costs

Based on the measurements and associated cost to re-plaster Mary Gomez Pool in 2023 (\$210,000), The dimensions of the ISC training pool are the exact dimensions as the dimensions of the Mary Gomez pool. Approximately 4 training pools would fit in the lap pool.

- Training Pool = Approximately \$210,000
- Lap Pool = Approximately \$210,000 x 4 = \$840,000
- Grand total = Approximately \$1,050,000
- The Lap Pool would also need some above water line tile work to be done at the same time as re-plaster at an additional cost
- Given the structural issues related to the Dive Pool, no replastering costs were obtained at this time

19


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Cost Estimates for Showers/Portable Toilets

Parks has received quotes for rental shower trailers from four contractors.


Highlighted is the 2-unisex, 1-unisex ADA trailer. This is a 3-shower unit.

-For extended on-site usage beyond six months, there's a 25% rate reduction starting from months seven onwards


Price Model:

- ADA single shower \$4,995 a month
- **ADA + 2 shower trailer \$5,995 a month**
- 2 station shower trailer \$4,995 a month
- 4 station shower trailer \$7,495 a month
- 8 station shower trailer \$9,995 a month

Annual cost at \$5,995 a month would be \$71,940






20

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Cost Estimates for the Fencing and Gates

One Day Installation and Repairs, Inc. was consulted and came on-site to provide an estimate for fencing and gates


- 1-inch Mesh Chain Link Fencing \$247,000
- Slatted Chain Link Fencing \$215,000



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Actions to Explore Feasibility of Temporary Pool Facilities & Planning for a Permanent Facility


22



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Temporary to Permanent Pool Facilities


- Staff was asked to explore the feasibility of a temporary modular pool. The City's consultant (LPA) is exploring the availability, cost estimate and delivery time for such a facility. They will be providing information for both an above ground and in-ground option. It is important to note that both options will require temporary support amenities and will be subject to all design and construction requirements that are required of permanent pools
- City staff wrote and submitted a \$2 million dollar request for State funding to support a temporary pool solution. This request was submitted to Assembly Member Evan Low on February 15, 2024
- LPA staff have been working on design options for a permanent solution to serve the City's aquatics needs. The consultant has prepared preliminary designs which will be reviewed with City staff in the coming weeks



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Communications

24



Since the January 11th closure of the ISC, the following communications have taken place:


January 12	Meeting with the Santa Clara Swim Club
January 16	Update to the City's Parks and Recreation Commission
January 30	Presentation to Council re Visual Observation Assessment Report & Next Steps
February 6	City Manager verbal update to Council during 2/6 Council meeting
February 9	Initial meeting with all three swim clubs and City staff
March 3	Update provided to the City Council via the Sunday 6
March 8	Second meeting with all three swim clubs and City staff
March 19	A second update is scheduled to be presented to the Parks and Recreation Commission

In addition, there have been numerous emails regarding pool use, adjustments to schedules, accommodations to pick up mail and other equipment as well as next steps in terms of access to Montague pool

To address the concern about broader public communications, going forward City staff will provide updates on the Parks and Recreation Department's website. Links to prior reports (and future reports) will be posted and made available to the public on this site as well

As discussed in the January 30 presentation, it is anticipated that another Council update will be provided during the month of April


25



Summary

- Significant investment has been made in terms of identifying and assessing possible solutions to address the needs raised by the closure of the International Swim Center
- While it may be possible to re-open the ISC pools for limited use, the cost to do so will be significant
- More time is needed to acquire and review the cost implications of the various assessments. Based on the assessments, it is likely that the best-case scenario for limited re-opening of the ISC pools is a minimum of six to nine months based on the availability of contractors and the magnitude of the work required
- At this time, the timeline for the remediation of the canopy (and consequently, the re-opening of the restrooms and storage facilities) is unknown
- Staff will continue to meet with the swim groups on a monthly basis and will continue to provide updates to the City Council on a regular basis

26




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Council Questions and Feedback

27

27



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28

28