



**City Council Meeting**

Item 5, RTC 24-120


**Action & Direction on the Re-Opening of the George F. Haines International Swim Center (ISC) for Temporary Use with a Maximum Occupancy of 200 People**

**June 25, 2024**

1

## **Background**

- International Swim Center (Swim Center) had been in operation since 1967
- In its 56<sup>th</sup> year of operation, the Swim Center has far exceeded the standard useful life of a community pool which ranges from 25-40 years of use
- Over the years, there have been numerous discussions and voter research regarding the need for a new facility, but no consensus on the scope of a new facility nor a funding strategy that would be acceptable to Santa Clara voters
- In 2023, the Swim Center lost over 100 days of service due to system/equipment failures
- In August 2023, the City issued an RFP for an independent assessment of the condition of the Swim Center

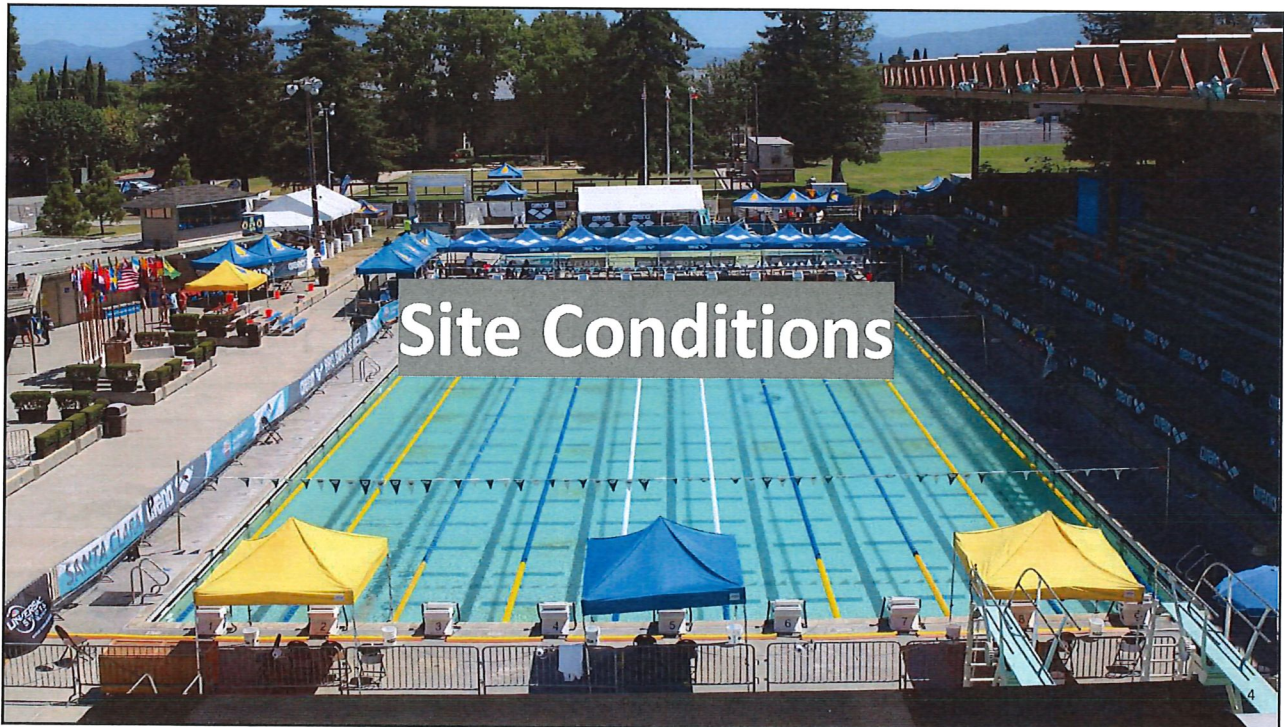


**City of Santa Clara**  
The Center of What's Possible

2

# Background

- **Facility Closure**
  - On Thursday, January 11, 2024, City staff met with the consultant team to review preliminary findings
  - Given the breadth and scope of their findings, the City Manager directed staff to close the Swim Center on January 18, 2024
- **January 30<sup>th</sup>**
  - Consultant team presentation of their observations and findings;
  - Discussed the challenges the City faces with its Capital Improvement Program; and,
  - Provided an update on the actions that had taken in light of the Swim Center closure

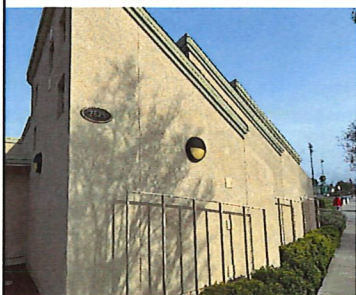






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Building A - Building supporting walls are structurally unsound and have extensive wood decay and corrosion of metal components, requiring replacement.

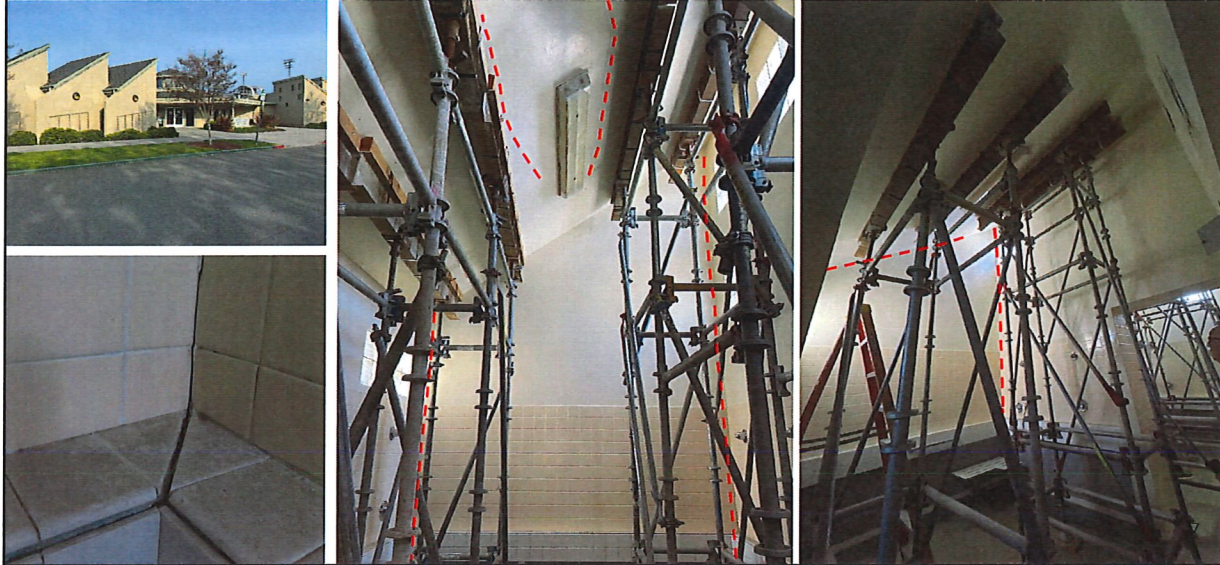


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Building A - The Women's and Men's shower rooms are currently closed from access due to leaking pipes and significant wood decay of load-bearing framing.



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Building A - Compromised wall structure with decayed wood and flaking paint. Inspectors were able to push the awl into the trim with relative ease.



8

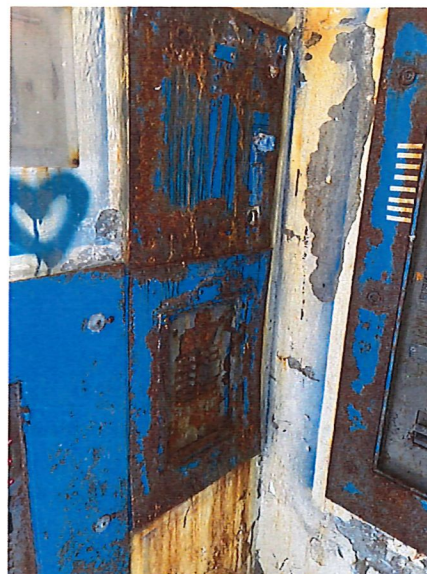
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Building A – The building is structurally unsound due to the large clerestory windows which prevent adequate lateral structural support throughout. These windows need to be removed and infilled to transfer shear loads.



Diving Tower – Significant concerns with the electrical system and corrosion were observed.





Dive Tower - Staircase is unsafe with extensive corrosion, particularly on flat surfaces and crevices. Welds are also corroded.



11

Pool - The viewing area under the deck at the dive pool and the deck above show signs of structural instability and significant deterioration. This portion of deck and viewing area (in addition to other areas) should not be utilized in any manner.



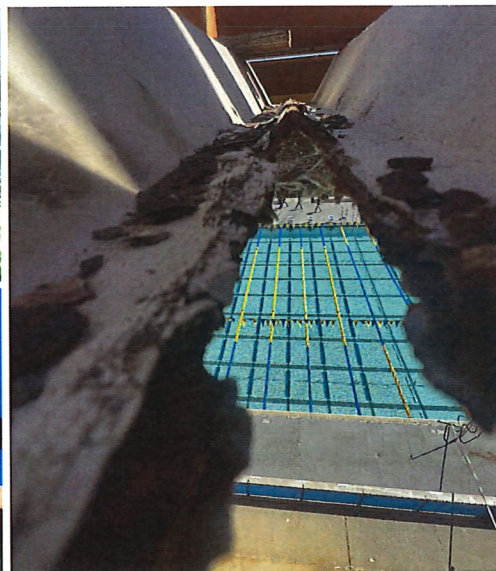
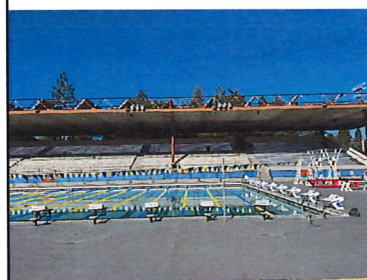
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Pool Mechanicals – The pools mechanical systems do not meet current code. The bodies of water are comingled, do not meet turnover requirements and are in need of replacement. The systems are most likely “grandfathered” for operations and may need to be addressed if any improvements are made.



Building E, F & G - These buildings are directly beneath the main canopy cover and portions of the gutters are severely corroded and pose a falling object hazard on occupants and structures below.





Canopy - The canopy access structure that houses the access ladder to the top of the roof deck is badly damaged. This is a stand-alone structure without connection to the roof structure. It is unsafe to be inside the structure.



15

Canopy - Bleachers show signs of settlement and separation and undermining of the footings.



16



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17

## Background

- **March Update**
  - Initial meetings with swim teams re pool needs
  - Initial conversations with school district and other community contacts re availability of water
  - Provided swim teams with database of potential contacts
  - County Department of Environmental Health Assessment
  - City Building Department Assessment
  - Repairs to Montague Pool; Week later, more repairs needed. Pool now requires replastering as well
  - Re-assigned programming to other City pools as space allowed

18



## Background (cont.)

- **April 23<sup>rd</sup> Update**
  - Corrective actions required to re-open ISC
  - Temporary Use with Maximum occupancy of 200
  - Estimated cost of approximately \$1.9 million
- **May 28<sup>th</sup> Update**
  - County letter regarding pool audits to ensure enclosures sufficient to prevent accidental access received
  - Preliminary concepts for temporary & permanent solutions completed; Intent to meet with swim teams
  - Change in consultant team

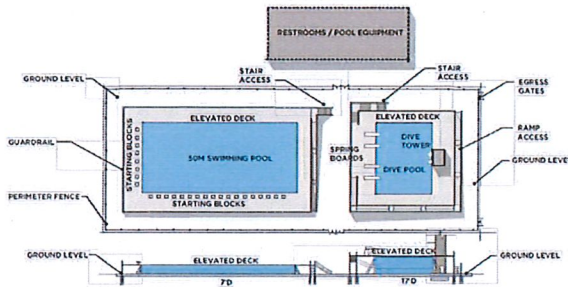
## June Update

- **Pool Audits**
  - Mary Gomez Pool Inspected; 3 minor violations noted with 30-day correction notice
  - Issues addressed by staff and pool successfully re-inspected by County on June 21, 2024
  - Neither Montague nor Warburton have been audited
- **ISC repairs**
  - The canopy over the bleachers has been remediated. City Building Official has authorized use of the north & south restrooms with access from the park



## Meetings with Swim Clubs

- **May 9 – Review of preliminary, high-level options for temporary & permanent solutions**
  - Consensus that a temporary, modular solution be removed from further consideration



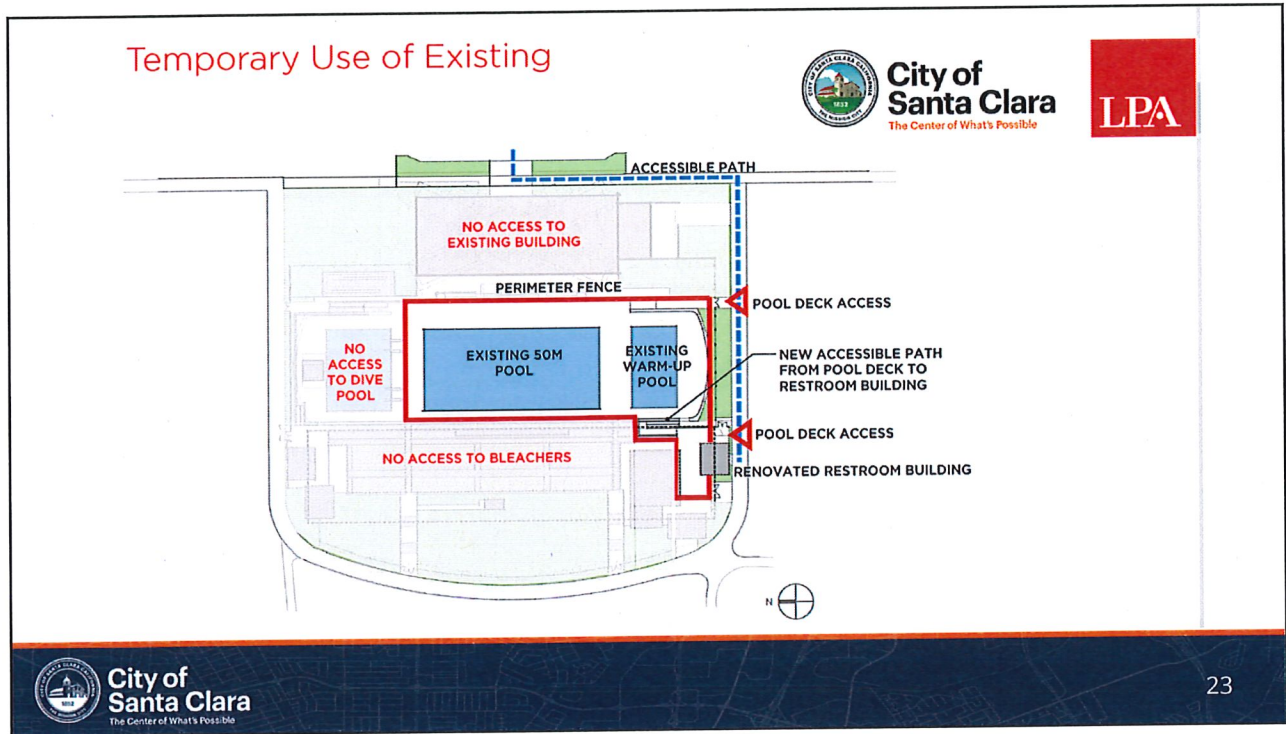
Item	Expense
Modernizations & Reconfigurations	\$840,000
New Buildings	\$11,925,000
New Shade Structure/Bleachers	\$4,782,180
Site Development	\$10,567,875
Swimming Pools (2)	\$16,224,169
Escalation to MPC	\$5,769,234
	<b>\$50,108,460</b>

## Meetings with Swim Clubs (cont.)

### May 16 - Discussion of restrictions & cost considerations for temporary use

- Maximum occupancy of 200 individuals onsite with no access to bleachers, diving pool or administrative buildings
- Deficiencies in exterior fencing to be addressed
- Installation of interior fencing to ensure identified amenities remain safely secured and off-limits for use
- Replastering of lap and training pools to address deficiencies within 6 months
- Remediation of canopy gutters (complete)
- Installation of support amenities (porta-potties already in place to serve park users)





23

## Meetings with Swim Clubs (cont.)

- Teams acknowledge significant cost associated with temporary use
- Teams support the re-opening of ISC while plans for a new swim center are discussed
- Teams recognize that it may be many months before work is completed to temporarily re-open but hope that work can be completed in time for next season's practices
- In the interim, teams will continue to pursue alternative facility use options in the community

24



## Overview of Cost Estimates to Re-Open

Action Required	Estimate
<b>One Time Costs*</b>	
Exterior Fencing	\$500,000
Interior Security Fencing & Gates - Assumes PW Project	\$310,000
Replastering of lap & training pools (not including tile/deck repair) - Pools must be replastered within 6 months if re-opened	\$1,050,000
<b>Total One-time Costs</b>	<b>\$1,860,000</b>
<b>Ongoing Costs</b>	
2 showers + ADA; 25% discount if contract is longer than 6 months	\$53,955 annually
<b>Total Annual Ongoing Costs</b>	<b>\$53,995</b>

- Excludes costs associated with canopy gutter remediation that has been completed. With completion of this work, porta-potties are no longer needed, which reduces the on-going cost from previous estimate.

## Council Direction

- City continues to expend funds at ISC without benefit of programming revenue or an approved plan of action
- At this point, staff is seeking Council direction on two options:
  1. Fund improvements to comply with County and City requirements in order to temporarily re-open the ISC with a maximum occupancy of 200 people at an estimated cost of \$1.8 million; or
  2. Direct staff to continue the closure of the ISC pending development of a new, permanent facility and to take necessary actions to meet the requirements of the County/City to do so



## Option #1: Re-Open for Temporary Use

This option would allow for the re-opening of the lap and training pools with a maximum site occupancy of 200. Dive pool would remain closed.

Pros	Cons
2 bodies of water available for SC Swim Club use	Needs of SC Artistic Swimming (Aquamaids) & SC Dive Team are not met as they require deeper and/or warmer water. Mary Gomez pool will provide more stable environment for lap swim
Maintains tradition of SC Swim	Substantial cost; some costs duplicative for a permanent facility
Exterior fencing improvements will be made to comply with County requirements	Maximum occupancy of 200; no competitive events
2 bodies of water will be replastered in compliance with County requirements	Due to age, no guarantee facility will remain operational; ongoing, more expensive repair/maintenance costs, negative customer experience due to inconsistent availability. \$246K spent for repairs over past few years with more than 100 days lost in service last year
	SC swim has purchased Killarney Farms. Will increase availability of pool access without negatively impacting public swim programs or require additional City investment
	Replastering will further disrupt service

27

## Option #2: Prepare for Permanent Facility

This option would continue closure and include actions to maintain safety/security of ISC including turning off utilities, draining bodies of water and covering/filling in the pools

Pros	Cons
Reduction in costs for utilities and maintenance. In FY 22/23, gas = \$282K; electricity = \$47K; and \$54K in water	None of the swim clubs will have access to water at the ISC
Limited City funding will be invested towards a permanent solution. Limited cost to secure site; offset by savings in utilities/maintenance	Temporary loss of historical presence at ISC
Assuming pools are drained and covered, eliminates \$1.8 costs to remediate deficiencies (fencing, replastering, support amenities etc)	Will require costs to drain/cover pools. Estimated to be \$100 - \$200K
Allows City staff to be redirected to support remaining, open pools both for programming & maintenance	Remaining City facilities will continue to be impacted. However, provided remaining pools remain operational, City programs and current availability for swim teams can be accommodated
Mitigates customer service impacts & disruptions	

28



## Other Considerations/Next Steps

- Both options will require County/City approval of plans
- Both the north and south restroom areas can be re-opened with park access. If the temporary solution is selected, access from inside the ISC may need to be addressed
- Staff continues to work with the consultant team to refine cost estimates for permanent solutions
- Staff is seeking a peer review of the cost estimates and will present recommendations in August following the Council recess
- Partial funding for these improvements has been set aside in the amount of \$1.6M. Based on the Council direction, staff intends to return to Council at a later date for additional appropriation of funds, if needed

## Recommendations

It is recommended that the City Council:

1. Remove from further consideration the option for a temporary, modular pool solution; and,
2. Direct staff to continue the closure of the ISC and authorize the City Manager to take all necessary steps to ensure the safety and security of the site, including draining and covering the pools, pending the development of a permanent, new facility