



City Council Meeting

Item 5, RTC 24-336

Update on the George F. Haines International Swim Center (ISC)

April 23, 2024

Background

- Since the closure of the ISC in January 2024, staff has provided regular updates to the City Council on the status of the ISC
- At the Council meeting on March 12, 2024, staff noted receipt of reports from both the County Department of Environmental Health and the City's Building Official citing violations and conditions for re-opening the facilities
- By consensus, the City Council requested that staff develop a punchlist that would get the pools in working condition asap, with a "path of least resistance" to ensure compliance and restore service

Punchlist

Upon review of the 2 reports, and in alignment with Council's direction to focus on re-opening ISC as quickly as possible, staff proceeded to secure estimates for the punch list of remediation required:

Action Required	Estimate
One- time Costs	
Remediation of lead on canopy gutters	\$14,600
Remediation/removal of canopy gutters	\$24,890
Exterior Fencing	\$500,000
Interior Fencing & Gates	\$310,000
Replastering of Pools (does not include tile/deck repair. Actual cost will increase)	\$1,050,000
Total One-Time Costs	\$1,899,490

Punchlist (cont)

(Temporary Reopening w/Maximum Occupancy of 200)

In addition to the one-time costs, there are monthly costs that will be incurred with the total cost dependent upon the length of the continued closure of the facility. Those costs are as follows:

Action Required	Estimate
Ongoing Costs	
Porta potties & 2 station sink to support Lawn Bowl/Park users; Note: only needed until remediation of gutters has been completed and north/south restrooms can be reopened	\$995
Showers	
- If contract is less than 6 months, cost per month	\$5,995
- If contract is longer than 6 months, 25% discount applied; annual cost shown here	\$53,955
Total Ongoing Costs	\$6,990

Repair vs Replaster

- In all three reports from the County, there are pool violations related to the pool shell, bottom and sides and a requirement that they be maintained in a safe and sanitary condition.
- Two of the reports clearly state that the pools must be replastered. In the third, the notation is to “repair or replaster the pool”
- On April 17, staff contacted the County to seek clarification as to whether repairs would suffice for the pools or if replastering would be required. After conferring with their leadership, the County representative responded via email on April 12 that, given the age of the pools exceeds 20 years, replastering would be required.



Repair vs Replaster (cont)

- California Code of Regulations, Title 22 Social Security, Division 4 Environmental Health, Chapter 20 Public Swimming Pools provides that the enforcement officer for inspection of public swimming pools is defined as “the local health officer, director of environmental health, registered environmental health specialist, environmental health specialist trainee, or an inspector of the State Department of Public Health.”
 - In Santa Clara County, the Consumer Protection Division of the Environmental Health Department serves as the enforcement officer for public pools.
- Staff contacted the County to determine if there is an appeals process to the decision regarding replastering and is awaiting a response. Staff is also evaluating other options related to the County’s preference for a replastering as well as the cost and viability of repairing the plaster without a full replacement.



Additional Actions Taken

- Remediation of the canopy gutters is an essential to re-opening the ISC as it will allow for the north & south restrooms and storage areas to be re-opened. Staff has already authorized this work. Start date is tentatively set for May 2 and will take about 1 month to complete
- Repair work to the boiler has been completed and it is operational.
- At the request of the lawn bowl users, a port-a-potty station has been located on the site to support park users
- Renderings & cost estimates for different design options including an option that will include use of a modular pool are in development. Amendment to the agreement was required for additional scope of work



Next Steps

1. Re-affirm County determination on replastering
2. Complete renderings and cost estimates for a temporary facility and permanent replacement
3. Schedule Council meeting to review design options and seek Council direction/action



Recommendation

1. Note and file the report

Council Feedback