

Office of the City Manager

ACTION CALENDAR

April 26, 2005

To: Honorable Mayor and
Members of the City Council

From: *PK* Phil Kamlarz, City Manager

Subject: Warm Water Pool

RECOMMENDATION

Adopt a Resolution requesting that the Berkeley School Board refrain from taking action on the permanent disposition of the Warm Water Pool.

FISCAL IMPACTS OF RECOMMENDATION

Measure R allocated \$3,250,000. The City has hired a consultant to compare the options for a long-term solution, as well as an interim fix until the long-term solution is implemented.

The recently completed feasibility report from GLASS Architects is attached. The report addresses four long-term solutions: (1) remodeling the existing building – infeasible due to safety concern, (2) demolishing and building a new structure at the existing site - \$6.3M to \$7.4M, (3) building a new structure opposite the street at the tennis court site - \$6.4M to \$7.5M, and (4A) building a new structure over the existing diving pool at the west campus area - \$4.0M to \$4.6M, and (4B) building a new structure over the existing 25-year-old lap/competition pool at the west campus area - \$6.0M to \$7.1M. In addition, the feasibility report identifies an interim solution for the renovation of the existing north pool until the long-term solution is implemented - \$3.5M to \$3.8M.

CURRENT SITUATION AND ITS EFFECTS

The old gym at the Berkeley High School is located at 2246 Milvia Street. The building comprises various contiguous structures, which were built over a period of time. The original building was constructed in 1922, and additions were incorporated in 1929 and 1936. The 1936 work includes the rehabilitation of the overall building. The old gym building includes the swimming pool and shower area structure, the lockers and gymnasium area structure, and an office area structure. The swimming pool structure includes the South Warm Water Pool and the North Pool. Seniors, disabled students, and the disabled community in Berkeley currently use the Warm Water Pool.

In 1999 the Berkeley Unified School District (BUSD) repaired the roof above the South Warm Water Pool. The North Pool roof was not replaced and the North Pool has not been used in recent years. The North Pool deck area on the east side is used for the passage of people from the Warm Water Pool to the men's locker rooms, and the space below the bleachers at the North Pool is used for pool staff office as well as for the storage of pool equipment.

In November 2000, Berkeley citizens approved a general obligation bond, Measure R, allocating \$3,250,000 to “reconstruct, renovate, repair, and improve the warm water pool at Berkeley High School in order to prepare the facilities for greater community use by seniors, disabled adults, and disabled children.” The intention of the measure was to provide the following improvements:

- Installing a new water filtration system
- Repiping to increase water flow to meet current state standards
- Adding a modern ventilation system
- Construction of shower and dressing areas designed for community use
- Renovating the building to make it safe and attractive
- Increasing accessibility for those with disabilities.

Since the passage of Measure R in November 2000, further deterioration to the building developed. Since November 2000 the roof has become less stable; the rusty ventilation system is more at risk of falling into the North Pool; the conduit throughout the structure has rusted, thereby exposing electrical wiring; the wooden stands are even more at threat of collapse; and the more windows throughout the building are broken or missing. At this point, it may be as costly to remodel the building as it is to build a new one, because of all of the unknown site conditions associated with this project, and because of the massive changes required to bring the facility up to code.

Recently the North Pool has become a safety issue. Moisture infiltration into the building from various locations has damaged the existing wood decking causing rot and near collapse of some of the wood decking along the north and east boundaries of the North Pool. If not repaired, water penetration may cause damage to the steel I-beams, the roof will further decay, and eventually portions of the roof will fall. Also, the ventilation ducts below the ceiling are rusted and are at risk of falling into the pool.

BACKGROUND

In November 2000, Berkeley citizens approved a general obligation bond, Measure R, allocating \$3,250,000 to “reconstruct, renovate, repair, and improve the warm water pool at Berkeley High School in order to prepare the facilities for greater community use by seniors, disabled adults, and disabled children.”

As of the writing of this report, the Berkeley Unified School District has not communicated their position for the future of the Warm Water Pool.

RATIONALE FOR RECOMMENDATION

The attached feasibility report from GLASS Architects addresses the long-term solutions, as well as an interim solution for the existing North Pool until the long-term solution is implemented. If repair work or new construction is not done soon, the Warm Water Pool and the North Pool may fall into such a state of disrepair that Berkeley citizens who currently use the pools will be left without a warm water pool.

POSSIBLE FUTURE ACTION

The staff will come back at a future date with a recommended course of action.

ALTERNATIVES ACTIONS CONSIDERED

None

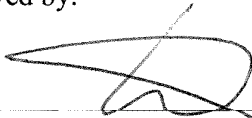
CONTACT PERSON

Rene Cardinaux, Director of Public Works
Henry DeGraca, Manager of Capital Projects

981-6300

981-6331

Approved by:



Rene Cardinaux, Director of Public Works

Attachment:

A. Warm Water Pool Feasibility Report

RESOLUTION NO. -N.S.

REQUESTING THAT THE BERKELEY SCHOOL BOARD REFRAIN FROM TAKING ACTION ON THE PERMANENT DISPOSITION OF THE WARM WATER POOL UNTIL THE CITY HAS COMPLETED ANALYZING WHETHER MOVING THE POOL TO ANOTHER SITE IS FINANCIALLY FEASIBLE AND/OR BETTER THAN STAYING AT THE CURRENT SITE

WHEREAS, seniors, disabled students, and the disabled community in Berkeley currently use the Warm Water Pool; and

WHEREAS, the North Pool deck area is used for the passage of people from the Warm Water Pool to the men's locker rooms, and the space below the bleachers at the North Pool is used for pool staff office as well as for the storage of pool equipment; and

WHEREAS, if repair work or new construction is not done soon, the Warm Water Pool and the North Pool may fall into such a state of disrepair that Berkeley citizens who currently use the pools will be left without a warm water pool; and

WHEREAS, in November 2000, Berkeley citizens approved a general obligation bond, Measure R, allocating \$3,250,000 to "reconstruct, renovate, repair, and improve the warm water pool at Berkeley High School in order to prepare the facilities for greater community use by seniors, disabled adults, and disabled children."

NOW THEREFORE, BE IT RESOLVED that the Council of the City of Berkeley request the Berkeley School Board to refrain from further action on the permanent disposition of the pool until the City has completed analyzing whether moving the pool to another site is financially feasible and/or better than staying at the current site.