

The background is a light blue gradient with several realistic water droplets of various sizes scattered across it. The droplets have highlights and shadows, giving them a three-dimensional appearance.

# **CITY AQUATIC CENTER**

CITY COUNCIL

OCTOBER 18, 2022

# BACKGROUND

- For FY 22-23, City Council allocated up to \$7.5 million to fund 50% equal cost sharing with AUSD to renovate the Emma Hood Swim Center at Alameda HS.
- Jan/Feb 2020: City held community workshops and developed a conceptual design for a City Aquatic Center. Due to pandemic, potential bond funding was not sought.
- August 2020: Recreation & Parks Commission recommended the conceptual design including an indoor pool
- Feb 2022: City Council discussed pools and provided general direction to staff to pursue ways to fund both a City Aquatic Center and funding 50% to renovate Emma Hood Swim Center.
- September 2022: Recreation & Parks Commission unanimously recommended a City Aquatic Center and that it be located at the western side of Sweeney Park

# AQUATIC NEEDS IN ALAMEDA

- Despite renovation of Emma Hood Swim Center, there remains a deficiency of pool space in Alameda.
- In 2020, ARPD expanded to year-round including daytime weekdays at Emma Hood and soon at Encinal Swim Center as well.
  - Pre-2020: registered 700 people annually
  - Now: register over 9,000 people annually
- Programs include lap swim, swim lessons, aqua fitness plus community use. Often have wait lists.
- Overall community aquatic team interest has increased. Not enough pool space for them to serve all youth who want to swim or play water polo.

# AQUATIC FACILITY COMPARISON

City	Pools			Est. Total Swim Lanes
Alameda	25 yd (HS)		20 yd (HS)	18
	25 yd (HS)		Play pool (HS)	
San Leandro	25 yd	30 m (HS)	Play pool	34
	25 yd	25yd x 6 yd (HS)		
San Ramon	50 m	25 yd	Play pool	52
Pleasanton	50 m	30 m (HS)		43
	25 m	Play pool		
Walnut Creek	50 m	25 yd	30 m (HS)	73
	25 m	20 yd	40 m (HS)	
Concord	500 m	20 yd		28
	20 yd	25 yd (HS)		

# POTENTIAL LOCATIONS

- Option 1 - Alameda Point, west of the O'Club off Main Street
- Opportunities:
  - Near future Regional Sports Complex and complementary
  - Economic development for Alameda Landing (1 mi) and Webster (2 mi) and Alameda Point businesses (0.5 mi)
  - Activates area and with an equity perspective, is in walking distance of Alameda Point Collaborative residents
  - Over six acres available to site Aquatic Center and parking
- Challenges:
  - Area will be inundated by sea level rise. Plans include levees and flood walls, pending funding and construction. Could build above ground facility.
  - Not easily accessible by bicycle or public transit.

# POTENTIAL LOCATIONS

- Option 2 – Sweeney Park western phase near Constitution & Atlantic
- Opportunities:
  - Opportunity to complete the entire park through efficiency of scale. Include community garden and infrastructure for remainder of park in this project.
  - Economic development – walking distance to Webster St. and Marina Village
  - Easily accessible by bicycle/public transit
  - Centrally located and with equity perspective, serves residents of three Housing Authority sites in walking distance
- Challenges:
  - Change to design developed through extensive public planning.
  - Site could require further soil and groundwater remediation which adds cost. Could be above ground facility and/or pump with carbon filtration for groundwater.

# PARKING

- Both locations have sufficient space for bicycle and vehicle parking.
- For Sweeney Park location, adjacent Marina Village Business Park staff stated strong support of the project and willing to allow business parking area to be used as overflow on weekends.

# FUNDING OPTIONS

- Cost to design and construct City Aquatic Center is \$22M - \$25M
  - On higher end if constructing at Sweeney Park and completing community garden and all park infrastructure.
- Potential funding sources
  - Residual Unassigned General Fund balance: \$31.27 million available for appropriate at the close of FYs 2020-2022
  - Financing through a Certificate of Participation bond, which does not require voter approval
  - Ask voters for permission to issue a General Obligation bond, which requires a 2/3 voter approval or
  - A combination of these sources.



# FINANCING ANALYSIS

Type of Debt	Certificate of Participation	General Obligation Bonds
Amount of Debt to be Issued	\$31,325,000	\$28,745,000
Construction Fund for Aquatics Center	\$25,000,000	\$25,000,000
Overall Interest Cost to City	4.84%	4.51%
Average Debt Service Over 30 Years	\$2,111,940	\$1,813,801

# NEXT STEPS

- Final approval by City Council on the following:
  - Whether, or not, to move forward with a City Aquatic Center
  - If yes, how to fund it
  - If yes, where to locate it
- If this project moves forward, next steps include:
  - 1) Issue a Request for Proposals for a design/build team
  - 2) Bring that design/build contract to City Council for final approval
  - 3) Begin process of design, permits, and construction
  - 4) Allocate operation and maintenance budget
  - 5) Open a City Aquatic Center to the Alameda community