

ALAMEDA UNIFIED SCHOOL DISTRICT  
Excellence & Equity For All Students

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March 27, 2013

Amy Wooldridge  
Recreation & Parks Director  
2226 Santa Clara Avenue  
Alameda, CA 94501

Dear Ms. Wooldridge:

After meeting with representatives from Alameda Parks and Recreation Department on Tuesday, March 19, 2013 the Alameda Unified School District will need to discuss the following observations, concerns, or points of discussions about the site plan and cost estimate provided:

- The proposal is to re-use the existing 6-lane swimming pool. The cost estimate carries a \$75,000.00 estimate to provide new pool equipment and new isolation piping to re-use the pool. The site plan shows the 6-lane pool with four sets of walk-out stairs that currently do not exist. To reconfigure the swimming pool as shown, the pool's stainless steel gutter will have to be removed, and the pool plaster and tile finish be replaced. This extra work may cost an estimated \$150,000.00 over and above the original \$75K, which is not shown in the cost estimate.
- The proposal assumes that the existing 6-lane pool can be kept open during the new construction; however, we are of the opinion that given the proximity this is not feasible or advisable.
- If the existing 6-lane swimming pool is not going to have any renovations other than the new pool equipment, then the current code deficiencies such as the stainless steel gutter, pool accessibility, pool leaks and other deficiencies will not be addressed.
- California Health Code Chapter 31B requires a minimum number of bathroom fixtures based upon the water surface of the swimming pools. By adding a 35-meter by 25-yard swimming pool to the existing 6-lane pool the project will have a total of 11,860 square feet of pool water surface. The code assumes one patron for every 15 square feet for a total of 791 patrons. Based upon code requirements the following table is the minimum number of fixtures required to service the pools.

• FIXTURE	• RATIO	• COUNT
• Women's Showers	• 1:50	• 8
• Women's Toilets	• 1:60	• 7
• Women's Lavatories	• 1:80	• 5

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• Men's Showers	• 1:50	• 8
• Men's Toilets	• 1:75	• 5
• Men's Urinals	• 1:75	• 5
• Men's Lavatories	• 1:80	• 5
• Drinking Fountains	• 1:200	• 3

- These bathroom fixtures must be within 300 feet of the pool. The existing bathhouse does not have enough fixtures to satisfy code. If the existing gymnasium locker rooms are within 300 feet, they can be used to satisfy code providing that they are ADA compliant and providing that the AUSD is willing to have them open anytime the pool is open for use. The cost estimate does not provide any means to meet this requirement. If a new bathhouse needs to be constructed to meet these requirements, it would be a minimum of approximately 1,500 sq. ft. At \$400 per square foot this building will cost an estimated \$600,000.00. It may be advisable to have a lobby and areas to serve the public so they do not have to enter school property. If the bathhouse building were to include this function it may approximate 2,500 square feet and cost an estimated \$1,000,000.00.
- The estimate provided calls for a new mechanical room to support the 35-meter pool however it does not have a cost estimate to provide one. A mechanical space to support the swimming pool will likely approximate 1,000 sq. ft. At \$300 per square foot this building will cost an estimated \$300,000.00.
- The cost estimate does not provide for the utility upgrades that will likely be required for the addition of the 35-meter pool. These upgrades can cost an estimated \$50,000.00.
- The project has not addressed any geotechnical conditions such as de-watering the site, and soils conditions.
- The pool decking assumes that the existing deck around the 6-lane pool is to remain, yet a portion of this deck will have to be removed to conduct the repairs. Some of this existing decking is cracking and spalling and should be replaced as part of the project. In addition the estimate calls for a new pool deck at \$9 per sq. ft. Current Bay Area pricing for swimming pool decks and deck drainage is around \$15 per square foot. This will increase the pool deck cost by an estimated \$100,000.00.
- The estimate does not include any costs for site lighting. If the site it to be lighted, it would be an estimated cost of \$85,000.00.
- The proposal is to make this a more friendly community pool; however the issue of parking has not been addressed.
- This project will need to be a DSA approved project. DSA fees and inspectors will need to be included. These fees can cost in excess of \$100,000.00.

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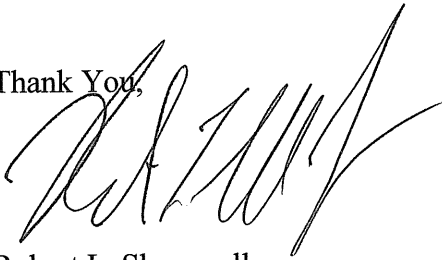
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- If a new mechanical room is to be constructed it may be advisable to remove the existing mechanical space and create a new one to support both pools.
- The current site plan assumes that the public will enter the pool on school property. This means the pool cannot be used during school hours. If the site were re-configured, such as moving the pools and pool building on Encinal Avenue the pool could be made accessible to the public during school hours. Such a configuration will allow for a separation of public and students for security purposes. This means that the new pools will not sit idle during school hours. This is a common approach for joint use facilities, such as Dougherty Valley High School, San Ramon High School, Fremont High School in Sunnyvale among others.
- AUSD needs to confirm that it is acceptable to have the main swim complex at Alameda in which Encinal High Students will likely come to for swim meets.

It seems that the original cost estimated may be understated by approximately \$1,500,000.00 to \$1,785,000.00 based upon the assumptions noted above.

Thank You,



Robert L. Shemwell  
Chief Business Officer