

NOTICE OF SPECIAL MEETING

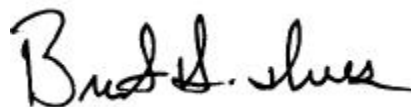
Pursuant to Section 54956 of the Government Code of the State of California, a Special meeting of the **Tracy City Council** is hereby called for:

Date/Time: **Monday, April 30, 2012, 5:30 p.m.**
(or as soon thereafter as possible)

Location: **Council Chambers, City Hall**
333 Civic Center Plaza, Tracy

Government Code Section 54954.3 states that every public meeting shall provide an opportunity for the public to address the Tracy City Council on any item, before or during consideration of the item, however no action shall be taken on any item not on the agenda.

1. Call to Order
2. Roll Call
3. Items from the Audience - *In accordance with Procedures for Preparation, Posting and Distribution of Agendas and the Conduct of Public Meetings, adopted by Resolution 2008-140 any item not on the agenda brought up by the public at a meeting, shall be automatically referred to staff. If staff is not able to resolve the matter satisfactorily, the member of the public may request a Council Member to sponsor the item for discussion at a future meeting.*
4. CONDUCT A CITY COUNCIL WORKSHOP TO REVIEW THE PROPOSED FY 12-13 CAPITAL IMPROVEMENT PLAN (CIP)
5. Adjournment



Mayor

Thursday, April 26, 2012

The City of Tracy complies with the Americans with Disabilities Act and makes all reasonable accommodations for the disabled to participate in public meetings. Persons requiring assistance or auxiliary aids in order to participate should call City Hall (209-831-6105), at least 24 hours prior to the meeting.

Any materials distributed to the majority of the Tracy City Council regarding any item on this agenda will be made available for public inspection in the City Clerk's office located at 333 Civic Center Plaza, Tracy, during normal business hours.

AGENDA ITEM 4

REQUEST

**CONDUCT A CITY COUNCIL WORKSHOP TO REVIEW THE PROPOSED
FY 12-13 CAPITAL IMPROVEMENT PLAN (CIP)**

EXECUTIVE SUMMARY

The proposed FY 12-13 CIP was previously distributed for the first City Council Capital Improvement Plan (CIP) workshop held on April 3, 2012. This is a second workshop to review the various projects proposed for funding in FY 12-13 and provide feedback to Staff. The CIP will be adopted on June 5, 2012 as part of the City budget.

DISCUSSION

The Capital Improvement Program (CIP) is a five year plan that identifies proposed capital projects for the City. The CIP contains a list of current projects (those that have not yet been completed) that have received an appropriation of funds in FY 11-12 or prior fiscal years. If any of those projects require additional funding it is noted in the year in which the funding is proposed.

At the April 3, 2012 CIP workshop the CIP was presented and organized into groups by the type of project. The 8 Groups include, General Government and Public Safety, Traffic Safety, Streets & Highways, Wastewater, Water, Drainage, Airport & Transit, Parks & Recreation, and Miscellaneous Projects. In addition, the funding for each project under these groups was noted. With the exception of Fund 301 (General Projects Fund), Council concurrence was noted for the various projects under these 8 Groups.

This staff report is divided into two parts: The first part discusses the CIP Projects and the second part discusses the RSP fund recommendations:

PART 1: CIP PROJECTS:

General Projects Fund 301

Funding from the City's General Projects Fund (301) is limited as there is no ongoing source of revenue to this fund. Approximately \$7.2 million is currently available but once allocated there will likely not be any additional funds available during the next five years. At the April 3, 2012 CIP workshop Council Members expressed agreement on funding the following four projects:

#	DESCRIPTION	FUND 301
1.	New Fire Station 92 – Banta Rd.	\$1,086,800
2.	New Animal Shelter, Grantline Rd.	\$3,213,000
3.	Police Firearms Training Facility	\$ 586,000
4.	Park & Playground Improvements: (McDonald, Gretchen Talley, Kenner, Veterans, Barbosa, Cecilani, Hoyd, and Tracy Sports Complex)	\$ 325,000
TOTAL:		\$5,210,800

If Council funds these four projects, a balance of \$1,984,259 remains in Fund 301. At the previous workshop Council discussed the construction of a new pool with \$2.4 million from Plan C and the Fund 301 balance of \$1.9 million. During the last CIP Workshop discussion, Council requested that 1) Staff meet with the various stakeholders on needs, 2) Staff meet with Tracy Unified School District (TUSD) to ascertain if expanded pool times could be made available to swim teams, 3) additional information related to the various sizes pools and associated potential programming be brought back, 4) additional detail related to the operational costs be provided, and that (5) information on the airport plan, particularly related to sanitary improvements be provided. Information related to these items is summarized below and in the respective attachments.

1. STAKEHOLDER FOCUS GROUP:

On April 16, 2012 a focus group with aquatic stakeholders and TUSD was held to discuss related aquatic issues. In attendance were representatives from various swim leagues, Tracy Tomorrow and Beyond, and TUSD. The purpose of the meeting was to hear and discuss viable aquatic option(s) to meet aquatic needs. Discussion items included past aquatic-needs efforts to date, identification of key assumptions, discussion on pool sizes and programming, recreation and competitive swim needs, availability of TUSD pool rentals at high school pools and a discussion of various pool options.

Recommendation: The preferred option of the focus group attendees was to hold the available funds and wait until more information is known related to pending development agreements, lawsuits and other unknowns (See Attachment A: April 16, 2012 Stakeholder Focus Group Summary). A Tracy Tomorrow and Beyond participant also provided a summary of the focus group from his perspective (See Attachment B: Email from Michel Bazinet dated April 17, 2012).

2. AVAILABILITY OF TUSD HIGH SCHOOL POOLS FOR COMMUNITY USE:

During the focus group, TUSD staff presented the current use of pools by TUSD, swim teams, rentals, and others and discussed the availability of high school pools at various times of the day, days of the week, and months throughout the year. Although TUSD outlined the additional rental opportunities for users during TUSD operating hours, stakeholders stated that lack of adequate restrooms and showers at Tracy and Kimball High limits the swim teams' ability to utilize during competitive swim meets. Additionally, swim team users stated that pool closure for repairs, which happens for months at a time, complicates use of pools. (See Attachment C: Available Pool Hours at TUSD High Schools).

3. INFORMATION ON POOL SIZES AND PROGRAMMING:

RJM Design Group and Aquatic Design Group have provided the City with a comprehensive description of three different pool configurations. The three pool sizes include a (1) 25 Yard x 25 Meter pool, (2) a 25 Yard x 52-Meter Pool, and (3) a 25 yard x 30 meter and the differences between the three are described as follows:

- **25Yd x 25 Meter:** This pool size is a standard size configuration for a typical community swimming pool. It is a total of 6,200 square feet in size and is a total of 25 yards by 25 meters. This size pool can accommodate up to 8 regulation High School racing lanes.

- **25 Yd x 52 Meter Olympic size Pool:** A 25 yard by 52 meter swimming pool provides specialized competition swimming capabilities. This pool is a total of 12,945.27 square feet of water surface area. With a 2-meter wide floating moveable bulkhead, the configuration of this pool accommodates both 25 yard swim meets as well as 50 meter racing (Olympic Qualifying Standard). Up to 20 regulation High School racing lanes can fit in the 25 yard distance and up to 8 lanes fit in the 50 meter course.
- **25 Yd x 30 Meter:** A 25 yard by 30 meter pool has a total water surface area of 7,531.89 square feet, and has 10 lanes of regulation High School lanes competition 25-yard swimming capability. (See Attachment D: *Swimming Pool Descriptions for additional detail*).

In discussing the immediate needs with the focus group participants, the 25 Yd. x 30 Meter pool could accommodate the immediate competition needs for the short course. The cost estimate to build this size pool is \$4.4 million.

4. POOL OPERATIONAL COST INFORMATION:

RJM Design Group has provided a breakdown of estimated operational costs for each of the three pool types listed above. These costs are estimated under 2 scenarios: 1) operational costs estimates as a City-operated pool, and 2) operational costs estimates if contracted out. The findings show that operational costs are reduced by a range of 15% to 20% if any of the pool types are operated by a private contractor. (See Attachment D: Operational Cost Estimates by Pool Type (25 Yard x 25 Meter pool, 25 Yard x 52-Meter Pool, and 25 yard x 30 meter).

5. AIRPORT PLAN IMPROVEMENTS:

A staff report related to the Airport improvements is scheduled for the May 1, 2012 Council agenda. Information related to sanitary improvements, along with other airport improvements will be provided during that Council meeting as part of the quarterly update on the airport improvement that was considered by City Council on October 18, 2012.

FUND 301 OPTIONS FOR COUNCIL CONSIDERATION:

Below are four options related to the use of Fund 301 and associated projects for Council consideration.

Option A. Council could consider funding the four projects noted on page one of the staff report in the amount of \$5,210,800 and allocate the remaining Fund 301 (\$1,984,259) money and Plan C money (\$2.4 million) back to the Aquatics Center Project CIP and wait for a period of up to one year through April 1, 2013, to re-examine use of those funds until additional information related to development agreements, or other unknowns are examined. This option would be most congruent with the preferred option identified in the by the stakeholders present at the April 16th focus group meeting.

Option B. Council could consider funding the four projects noted on page one of the staff report in the amount of \$5,210,800 and allocate the remaining Fund 301 (\$1,984,259) to refurbish Joe Wilson pool. This estimate is the lowest cost option to fix Joe Wilson pool. Additionally, Council could allocate the remaining Plan C money (\$2.4 million) back to the Aquatics Center Project CIP and wait for a period of one year through April 1, 2013.

Option C. Council could consider funding the four projects noted on page one of the staff report in the amount of \$5,210,800 and allocate the remaining Fund 301 (\$1,984,259) on the next five highest ranking Fund 301 projects. These projects would include:

1.	Park Renovation Dr. Power's Park	\$1,252,000	
2.	Bikeway Improvements	\$ 190,000	(leverages \$400,000 in grant funding)
3.	Demolish Bessie Building	\$ 118,500	
4.	Lincoln Park Phase 2 improvements	\$ 304,000	
5.	Airport Fire Hydrants	\$ 76,000	
		<u>Total: \$1,940,500</u>	
		Balance: \$ 43,759	

This option allocates all but \$43,759 of the Fund 301 money, which would remain in Fund 301 balance and would allocate the remaining Plan C money (\$2.4 million) back to the Aquatics Center Project CIP for a period of one year through April 1, 2013 before re-examining those funds. As an additional note, Plan C funds can only be used for expansion of facilities and not for in-kind replacement/refurbishing of existing facilities.

PART 2: RESIDENTIAL SPECIFIC PLAN FUND (RSP) RECOMMENDATIONS:

In the late 1980's the Residential Specific Plan (RSP) was formed. This was Tracy's first specific plan area and encompassed about 7,000 homes. Required infrastructure was financed by the following:

Schools	Formation of a Mello-Roos District the Tracy Area Public Facilities Finance Agency (TAPFFA) which issued bonds to finance construction of school facilities
Water	Assessment District 87-3 formed by the City (all bonds now paid off)
Wastewater	Assessment District 84-1 formed by the City (all bonds now paid off)
Streets, Parks, Drainage, and Gov. Buildings	Development Impact fees paid with the issuance of each building permit. This was a cash funded program. All permits have to have been issued to have full funding for completion of all projects

The Plan C Specific Plan utilized some of the infrastructure constructed with development impact fees. As such RSP developers were entitled to a refund from Plan C fees paid. However, the City had yet to construct all of the RSP required infrastructure (most notably the MacArthur Road extension (south of 11th) and City hall. As such, it would not be possible to ascertain the exact amount of refund due RSP builders if these items remained to be constructed (some of the refund from Plan C developers might have to be used). The City and the RSP developers entered into an agreement in which the RSP developers received a portion of the Plan C reimbursement and the City kept the remaining funds in order to complete the two largest RSP projects (MacArthur Drive and City Hall). The City subsequently completed City Hall and there remained approximately \$7.3 million in RSP funds. The existing MacArthur extension plan; however has proved to be problematic in obtaining a necessary at grade railroad crossing over what amounts to the railroad's current switch yard. The City is left with the RSP fund and has sole discretion as to how to use it (The City could not be successfully sued over this matter)

The RSP fund has subsequently been utilized for economic development rather than for the pursuit of the previous MacArthur Drive extension. To date, the following expenditures have been made:

RSP BALANCE:	\$7,539,747 Million
Shop Local Program (auto mall gift card program)	\$ 450,000
West Valley Mall (Macy's)	<u>\$2,789,747</u>
TOTAL:	<u>\$3,239,747</u>
Balance Remaining:	\$4,300,000

The proposed CIP recommends use of RSP funds for economic development purposes in the following projects:

RSP Balance Remaining: **\$4,300,000 Million**

Development and improvements of the Westside Market	\$1,000,000
Directional signs (Cal Trans type) on I-205	\$450,000
Business Incubator (3 year period)	<u>\$300,000</u>
TOTAL:	<u>\$1,750,000</u>
Balance Remaining:	\$2,550,000

It is proposed that the remaining \$2.5 million continue to be reserved for Economic development purposes.

FISCAL IMPACT

The CIP identifies the source of funding for each project and was identified more specifically in the description of the options above.

RECOMMENDATION

Conduct a City Council Workshop to review the proposed FY 12-13 CIP and provide staff feedback.

Prepared by: Zane Johnston, Finance & Administrative Services Director
Reviewed by: Maria A. Hurtado, Assistant City Manager
Rod Buchanan, Parks and Community Services Director
Approved by: R. Leon Churchill, Jr., City Manager

ATTACHMENTS:

Attachment A: April 16, 2012 Stakeholder Focus Group Summary;
Attachment B: Email from Michel Bazinet dated 4-17-2012
Attachment C: Available Pool Hours at TUSD High Schools;
Attachment D: Swimming Pool Descriptions; and
Attachment E: Operational Cost Estimates by Pool Type (25 Yard x 25 Meter pool, 25 Yard x 52-Meter Pool, and 25 yard x 30 meter).

Attachment A: April 16, 2012 Stakeholder Focus Group Summary

Staff met with aquatic stakeholders on Monday April 16, 2012 to discuss pool options. The process and outcomes of the meeting is outlined below:

The meeting started with an overview of past aquatic efforts and included recommendations from Tracy Tomorrow and Beyond, the West High Pool joint-use agreement, current aquatic center funding balances and the recent community park and recreation needs survey results.

Identification of key assumptions was discussed next. This stakeholder group identified and agreed that the primary assumptions for moving forward are:

1. Funding and timing for full aquatic center is currently unknown;
2. There is a urgent need for increased competition pool time and recreation swim;
3. Community members want a recreation, active and family aquatic experience for all ages;
4. A short term solution could be explored while the long term vision for an aquatic center is realized; which includes additional pools;
5. A workable design for programming is achievable; and
6. There is a community understanding that the City will receive 16 acres/10 mil equivalent.

Other topics that were discussed included:

1. Current scheduling of pool time at the 3 high schools (See Attachment C)
2. Differences in pool size (25m/25yd) and courses (See Attachment D)
3. Recreation swim needs
4. Bulkhead design options
5. Other agency models
6. Operational costs
7. Reasonable amount of time this group is willing to wait for the Aquatic Center (5 – 10 years. Aquatics Center is for future generation)

Finally a list of options was developed and prioritized by the focus group.

1. Wait for up to one year (April 1, 2013) until more information is known (development agreements, lawsuits, etc. re: Swim Center) and hold available funds.
2. Renovate Joe Wilson Pool (Look for outside operator to run the pools)
3. Expand Joe Wilson Pool into a 25y by 30m (35' would give wider lanes but add \$600K to cost)
4. Work with TUSD for increased use of school pools (Users stated this will not be an option for up to two years due to upcoming Tracy High renovation. We considered this option but found out lack of availability will be the issue).

The top choice for the focus group was #1: Wait for up to one year (April 1, 2013) until more information is known (development agreements, lawsuits, etc. re: Swim Center and hold available funds.

Attachment B: Email from Michel Bazinet dated 4-17-2012

On behalf of the aquatic community folks who attended yesterday's focus group meeting, I would like to thank you for the given opportunity to provide staff with input to short term and long term aquatic facility recommendation that staff will shortly be communicating to city council.

As mentioned by the competitive swim organizations that were present in the meeting, the shortage of recreational and competitive swim pools and water elements have been identified by the community as a huge problem in various forums formally conducted by the city over the past 10 years. A decade ago the Joe Louis pool in Dr. Powers Park suffered from a number of defects that included a pool design unsuited to competitive swim and a pool location that created very high neighborhood impacts in the areas of noise and parking. City plans to expand this facility nine years ago were uniformly decried as a short term band-aid solution that did not address short-term water access problems and was inconsistent with long-term recreational and economic goals for the city.

This was true nine years and is even more so today as the city has grown from a population of 50,000 to 80,000 and the only community-owned pool has degraded to the point of it being shut down, leaving the city with virtually no recreational swim access during the hot summer months.

As explained by the various organizations at the meeting the joint use agreement with TUSD for the West High pool and the rental agreements that the competition do provide some water access to the competition aquatic clubs however that access has proven to be far short of what had been expected. Scheduling conflicts with the school district and between swim organizations and TUSD administrative rules that prevent the concurrent sharing of facilities among aquatic groups and the lack of bathroom access (for example at Kimball High) have all conspired to limit the available pool time hours to local swim organizations.

Caught between school and local competition swim programs, recreational swim users have very little access at all and have no recourse but to drive to other communities for even the most basic need of a simple dip in the pool with their families.

Background

The city has conducted many public meetings since 2003, the year it commissioned the proposal to expand Dr. Powers, since 2005, the year it requested the Tracy Tomorrow and Beyond commission to conduct community outreach and make formal recommendations to council and since 2006, the year that the Surland Companies made a proposal to help fund an aquatic center whose water elements would serve both recreational and competitive aquatic user needs and which would serve as a long-term solution that would go great lengths in solving the city's pool and recreational challenges. As result of many community workshop meetings and a signed Developer Agreement with Surland Companies, the city approved in 2009 a swim center plan that was and remains the best solution to the community's short-term and long-term recreational and competitive aquatic needs.

Comparing Ellis Swim Center & Dr. Powers Pool Options

The following table compares the costs and benefits to the city of implementing the Ellis Swim Center option compared to the costs/benefits of implementing the Dr. Powers pool upgrade option. The city's currently approved plan to design and build a swim center located in the future Ellis development is by far the most effective and financially responsible option for the city. The revised proposal floated by staff to upgrade the Joe Louis pool at Dr. Powers Park is a poor fiscal alternative for the city and does little to address short term and long term aquatic requirements in the city.

Consideration	Ellis Swim Center		Dr. Powers Pool	
	Short Term (Phase 1)	Long Term (Phase 2+)	Short Term	Long Term
Adds new family-oriented recreational elements	Yes	Yes	No	No plan
Adds new pool water	No	30m & 53m	No	No Plan
Enable aquatic growth over 5 to 10 years	Partially	Yes	No	No Plan
Enable summer/winter programs & events	No	Yes	No	No Plan
Parking/noise impacts on residential	Low	Low	High	High
Traffic congestion in city	Low	Low	High	High
Identified funding sources	100%	Uncertain	100%	No plan
Economic benefits to city & local business	Medium	High	Minimal	Minimal
Net operational cost to city	None	None	400k+	400k+
Plan based on community priorities	Yes	Yes	No	No Plan
Dependency on access to TUSD pools	Yes	No	Yes	No Plan
Bang for the buck impact	High	High	Low	No Plan

What has changed since this project was approved in 2009?

From a financial standpoint, the economy has actually improved since 2009, edging slowly back to business growth and expansions in employment levels. The city has completed 60% of the detailed design for the project and would have awarded a construction contract that would have seen us breaking ground on the swim center this summer.

Nothing else has changed significantly except that TRAQC succeeded in getting a judge to grant a motion to dissolve the city's agreement and approvals for the Ellis Development project based on easily fixable technical issues and vague concerns regarding the project. Such is the state of our legal system in California where legal obstructionism and hostile lawsuits from self-interested groups can all too easily thwart forward-looking economic plans that are at odds with fringe elements of the community. Such lawsuits should NOT dissuade the city leadership from following through with initiatives that are for the good of the many and do not pander to the good of the few.

Focus Group Recommendations

I believe I speak for all of the people who attended yesterday's focus group meeting in strongly advocating that council approve the following actions:

1. **Funding:** Set aside the 4.4M in Plan C and Fund 301 capital funds and earmark the total amount exclusively for aquatic facility funding. This amount cannot be re-appropriated without formal council approval in a public meeting.
2. **Development Agreement:** Await the tentative results of Development Agreement negotiations between the City and Surland Companies before making any decision on swim center or pool construction options.
3. **Joe Wilson Pool Renovation:** Revisit the estimates produced by staff for spending the minimum amount to reopen the Joe Wilson pool. Staff estimates of 1.7M are at odds with USA Swimming estimates that a pool renovation of this type would typically cost 600k.
4. **Outsourcing Joe Wilson Operations:** Explore the possibility of outsourcing Joe Wilson pool operations to a third party (such as the Ellis Eels) to lower pool operating costs to the city.

HIGH SCHOOL POOL AVAILABLE TIME

	HOURS	HOURS	HOURS	HOURS	HOURS	HOURS	HOURS	HOURS	HOURS	HOURS	HOURS	HOURS
<i>Time Slots Available M-F 8/1-8/15</i>	CITY	CITY	0	0	0	0	0	0	0	0	0	CITY
<i>Time Slots Available M-F 8/15-8/31</i>	CITY	0	0	0	0	0	0	0	0	0	0	CITY
<i>Time Slots Available M-F</i>	CITY	0	0	0	4	4	0	0	0	0	0	CITY
<i>Time Slots Available Saturday</i>	CITY	11	0	0	8	8	8	6	6	6	6	CITY
<i>Time Slots Available Sunday</i>	CITY	11	0	0	11	11	11	11	11	11	11	CITY
TOTAL HOURS AVAILABLE	N/A	22	0	0	23	23	19	17	17	17	17	N/A

Attachment D: Swimming Pool Descriptions

A. 25 Yd x 25 Meter Pool Program

This is a standard size configuration for a community swimming pool. It is a total of 6,200 square feet in size and is a total of 75 feet long by 25 meters wide (82.02 feet), and because of Americans with Disabilities Act, also has a 5' wide x 10' long stairwell to provide a second entry into the pool. The primary means of ADA access is required to be a permanently fixed-in-place pool lift. The pool has a shallow area at the base of the steps that extends 10 feet beyond the pool wall, which allows for a variety of activities such as swim lessons, recreation swim, water aerobics, etc. The racing lanes in this configuration are all in "deep" water (7' plus), which allows for racing diving platforms on one side and relay diving on both sides. The pool in this configuration can also be deepened to a maximum of 14' to accommodate 1 meter and 3 meter spring diving boards across the deep end wall. This pool also accommodates water polo play and synchronizes swimming in accordance with High School requirements.

- 8 regulation width and depth High School racing lanes (8 racer diving platforms, + electronic timing system)
- Exercise Lap Swimming
- Handicap Instruction
- Handicap Recreation
- Recreation Swimming ("Open Swim")
- Swim Lessons
- Water Aerobics
- Masters Swimming Program
- Water Basketball
- Water Polo with stationary (deck attached) goals
- 1m springboard and 3m platform diving (if pool constructed to 14' depth)
- Kayak & Canoe Lessons
- Master Swim Program
- Water Aerobics
- Water Safety – Red Cross
- Scuba Lessons
- Physical Education

B. 25 Yd x 52-Meter Pool Program

A 25 yard by 52 meter swimming pool provides specialized competition swimming capabilities. This pool is a total of 12,945.27 square feet of water surface area. It is 75 feet long by 170.60 feet wide. With a 2-meter wide floating moveable bulkhead, the configuration of this pool accommodates both 25 yard swim meets across the length of the pool as well as 50 meter racing (Olympic Qualifying Standard) across the width of the pool. A total of 20 racing lanes fit in the 25 yard distance, and a total of 8 lanes fit in the 50 meter course. The Americans with Disabilities Act (ADA) requires two dissimilar means of entry/exit into the pool, which means that a stair well and a hydraulic or battery powered chair lift are typically designed into the footprint. The stairwell effectively eliminates 4 lanes of racing from the shallow end of the pool, turning it from a 24 lane pool into a 20-lane pool. The stairwell is typically 10' wide x 15' long to achieve transition into the 7' deep floor of the main pool. This pool can be constructed to accommodate springboard diving by deepening the bottom to 14 feet deep, and the

bulkhead can be moved and adjusted to allow for separate programs to occur simultaneously such as swimming, diving or water polo.

- 18 regulation High School lanes of racing (18 diving platforms) for 25 Yard Competition Course + electronic timing system
- 8 regulation lanes of 50 Meter USA Swimming (Olympic qualifying) Competition Course
- Disabled Person Access to Training and Competitions
- Kayak & Canoe Lessons
- Master Swim Program
- Water Safety – Red Cross
- Exercise Lap Swimming
- Swim Lessons (Intermediate to Advanced)
- Recreation Swimming (“Open Swim”)
- Masters Swimming Program
- Scuba Lessons
- Competition Meet Venue to USA Swimming standards
- Pool dividable for mixed programming via moveable bulkhead
- High School Water Polo Course 75’ x 60’ with floating goals
- Can be configured to accommodate 1m & 3m diving competition/recreation if bulkhead is removed from program or relocated to be anchored in the center of the pool

C. 25 yard x 30 meter pool

A 25 yard by 30 meter pool has a total water surface area of 7,531.89 square feet, and is 25 yards by 30 meters (98.43 feet). This pool is has 10 lanes of competition 25-yard swimming capability. The pool must meet Americans with Disabilities Act (ADA) requirements and has two means of ingress/egress, usually including a hydraulic or battery powered chair lift and a set of stairs into the shallow end. The stairwell is usually 5’ wide by 10’ long. This pool is typically 3’-6” deep in the shallow end to accommodate a variety of recreation activities, and begins to deepen gradually to become deep enough for competitive swimmers to dive into both sides of all the racing lanes (7’ deep minimum). This pool accommodates water polo with floating goals, which is the best scenario for competitive water polo events and practice. This pool can be deepened to 14 feet to accommodate springboard diving of 1-meter and 3-meter heights if desired in the program.

- 10 regulation High School lanes of racing (10 diving platforms) for 25 Yard Competition Course
- Disabled Person Access to Training and Competition
- Kayak & Canoe Lessons
- Master Swim Program
- Water Safety – Red Cross
- Handicap Swimmer Instruction
- Handicap Recreation Swimming
- Scuba Lessons
- Water Safety – Red Cross
- Exercise Lap Swimming
- Swim Lessons
- Recreation “Open Swim”
- Competition Meet Venue to High School standards
- High School Water Polo Course 75’ x 60’ with floating goals
- Can be configured to accommodate 1m & 3m diving competition/recreation if pool is deepened to 14’

Attachment E: Operating Cost by Pool Type

SUMMARY TABLE

REVENUE / EXPENSE / NET INCOME (LOSS) / COST RECOVERY COMPARISON OF OPTIONS AT RENOVATED JOE WILSON POOL

<u>Category</u>	<u>25 yd x 25 m Pool</u> (Staff Operated)	<u>25 yd x 30 m Pool</u> (Staff Operated)	<u>25 yd x 52 m Pool</u> (Staff Operated)
Revenue	\$130,600	\$130,600	\$184,300
Operating Expense	\$403,900	\$490,650	\$653,500
Net Income (Loss)	(\$273,300)	(\$360,050)	(\$469,200)
Cost Recovery	32.3%	26.6%	28.2%
	<u>25 yd x 25 m Pool</u> (Contracted Operation)	<u>25 yd x 30 m Pool</u> (Contracted Operation)	<u>25 yd x 52 m Pool</u> (Contracted Operation)
Revenue	\$0	\$0	\$0
Operating Expense	\$234,482	\$287,748	\$407,044
Net Income (Loss)	(\$234,482)	(\$287,748)	(\$407,044)
Cost Recovery	0.0%	0.0%	0.0%

Source: RJM Design Group, Inc.

TABLE 1
PROJECTED REVENUE FOR 25 YARD X 25 METER POOL
AT THE RENOVATED JOE WILSON POOL

MONTHLY PROGRAMS				
Category	No. of Patrons	Months Per Year	Price Per Month	Extension
Swim Team (USA Swimming)	0	12	\$30.00	\$0
Masters Swimming	20	12	\$30.00	\$7,200
Lap Swim	20	12	\$30.00	\$7,200
Water Aerobics	20	12	\$30.00	\$7,200
Subtotal				\$21,600
UNIT PROGRAMS				
Category	Number	Unit	Price Per Unit	Extension
Recreation Swim	42,000	EA	\$1.50	\$63,000
Party Rentals	50	EA	\$100.00	\$5,000
Swim Lessons	1,000	EA	\$40.00	\$40,000
Classes	5	EA	\$200.00	\$1,000
Subtotal				\$109,000
TOTAL ALL REVENUES				\$130,600

Source: RJM Design Group, Inc.

TABLE 2
PROJECTED OPERATING EXPENSES FOR 25 YARD x 25 METER POOL
AT THE RENOVATED JOE WILSON POOL

<u>Expense Category</u>	<u>Amount</u>	<u>% of Total Expenses</u>
Labor	\$177,000	43.8%
Benefits	\$77,000	19.1%
Advertising / Promotion	\$6,000	1.5%
Insurance	\$10,000	2.5%
Maintenance / Repairs	\$35,000	8.7%
Utilities/Chemicals	\$90,900	22.5%
Other	\$8,000	2.0%
TOTALS	<u>\$403,900</u>	<u>100.0%</u>

Source: RJM Design Group, Inc.

**TABLE 3
PROJECTED REVENUE FOR 25 YARD X 52 METER POOL
AT THE RENOVATED JOE WILSON POOL**

MONTHLY PROGRAMS				
Category	No. of Patrons	Months Per Year	Price Per Month	Extension
Swim Team (USA Swimming)	75	12	\$30.00	\$27,000
Masters Swimming	20	12	\$30.00	\$7,200
Lap Swim	20	12	\$30.00	\$7,200
Water Aerobics	20	12	\$30.00	\$7,200
Subtotal				\$48,600
UNIT PROGRAMS				
Category	Number	Unit	Price Per Unit	Extension
Recreation Swim	43,000	EA	\$1.50	\$64,500
Party Rentals	56	EA	\$100.00	\$5,600
Swim Lessons	1,000	EA	\$40.00	\$40,000
Life Safety Classes	8	EA	\$200.00	\$1,600
Regional Swim Meet	2	EA	\$12,000.00	\$24,000
Subtotal				\$135,700
TOTAL ALL REVENUES				\$184,300

Source: RJM Design Group, Inc.

TABLE 4
PROJECTED OPERATING EXPENSES FOR 25 YARD x 52 METER POOL
AT THE RENOVATED JOE WILSON POOL

<u>Expense Category</u>	<u>Amount</u>	<u>% of Total Expenses</u>
Labor	\$259,500	39.7%
Benefits	\$110,000	16.8%
Advertising / Promotion	\$6,000	0.9%
Insurance	\$15,000	2.3%
Maintenance / Repairs	\$40,000	6.1%
Utilities/Chemicals	\$215,000	32.9%
Other	\$8,000	1.2%
TOTALS	<u>\$653,500</u>	<u>100.0%</u>

Source: RJM Design Group, Inc.

TABLE 5
PROJECTED OPERATING EXPENSES FOR 25 YARD x 25 METER POOL
AT THE RENOVATED JOE WILSON POOL (IF CONTRACTED OPERATION)

<u>Expense Category</u>	<u>Amount</u>	<u>% of Total Expenses</u>
Labor	\$58,941	25.1%
Benefits	\$25,641	10.9%
Advertising / Promotion	\$6,000	2.6%
Insurance	\$10,000	4.3%
Maintenance / Repairs	\$35,000	14.9%
Utilities/Chemicals	\$90,900	38.8%
Other	\$8,000	3.4%
TOTALS	<u>\$234,482</u>	<u>100.0%</u>

Source: RJM Design Group, Inc.

TABLE 6
PROJECTED OPERATING EXPENSES FOR 25 YARD x 52 METER POOL
AT THE RENOVATED JOE WILSON POOL (IF CONTRACTED OPERATION)

<u>Expense Category</u>	<u>Amount</u>	<u>% of Total Expenses</u>
Labor	\$86,414	21.2%
Benefits	\$36,630	9.0%
Advertising / Promotion	\$6,000	1.5%
Insurance	\$15,000	3.7%
Maintenance / Repairs	\$40,000	9.8%
Utilities/Chemicals	\$215,000	52.8%
Other	\$8,000	2.0%
TOTALS	<u>\$407,044</u>	<u>100.0%</u>

Source: RJM Design Group, Inc.

TABLE 7
PROJECTED REVENUE FOR 25 YARD X 30 METER POOL
AT THE RENOVATED JOE WILSON POOL

MONTHLY PROGRAMS				
Category	No. of Patrons	Months Per Year	Price Per Month	Extension
Swim Team (USA Swimming)	0	12	\$30.00	\$0
Masters Swimming	20	12	\$30.00	\$7,200
Lap Swim	20	12	\$30.00	\$7,200
Water Aerobics	20	12	\$30.00	\$7,200
Subtotal				\$21,600
UNIT PROGRAMS				
Category	Number	Unit	Price Per Unit	Extension
Recreation Swim	42,000	EA	\$1.50	\$63,000
Party Rentals	50	EA	\$100.00	\$5,000
Swim Lessons	1,000	EA	\$40.00	\$40,000
Classes	5	EA	\$200.00	\$1,000
Subtotal				\$109,000
TOTAL ALL REVENUES				\$130,600

Source: RJM Design Group, Inc.

TABLE 8
PROJECTED OPERATING EXPENSES FOR 25 YARD x 30 METER POOL
AT THE RENOVATED JOE WILSON POOL

<u>Expense Category</u>	<u>Amount</u>	<u>% of Total Expenses</u>
Labor	\$212,000	43.2%
Benefits	\$92,400	18.8%
Advertising / Promotion	\$6,000	1.2%
Insurance	\$13,000	2.6%
Maintenance / Repairs	\$37,000	7.5%
Utilities/Chemicals	\$122,250	24.9%
Other	\$8,000	1.6%
TOTALS	<u>\$490,650</u>	<u>100.0%</u>

Source: RJM Design Group, Inc.

TABLE 9
PROJECTED OPERATING EXPENSES FOR 25 YARD x 30 METER POOL
AT THE RENOVATED JOE WILSON POOL (IF CONTRACTED OPERATION)

<u>Expense Category</u>	<u>Amount</u>	<u>% of Total Expenses</u>
Labor	\$70,729	24.6%
Benefits	\$30,769	10.7%
Advertising / Promotion	\$6,000	2.1%
Insurance	\$13,000	4.5%
Maintenance / Repairs	\$37,000	12.9%
Utilities/Chemicals	\$122,250	42.5%
Other	\$8,000	2.8%
TOTALS	<u>\$287,748</u>	<u>100.0%</u>

Source: RJM Design Group, Inc.

TABLE 10

**PRELIMINARY UTILITIES COST ESTIMATE- 25 YARD x 25 METER POOL
AT THE TRACY SWIM CENTER**

DESIGN CRITERIA

Surface Area (square feet):	6,200
Minimum Depth (feet):	3.5
Maximum Depth (feet)	8
Volume (gallons):	308,934
Turnover (gpm):	858

CATEGORY	AVG. DAILY USAGE	UNIT	UNIT PRICE	DAILY COST	ANNUAL COST
Water	1,215.9	GAL	\$0.01	\$12.16	\$4,255.48
Electricity	316.3	KWH	\$0.18	\$58.24	\$20,382.33
Natural Gas	187.5	THRM	\$0.88	\$164.99	\$57,746.30
Sodium Hypochlorite	9.3	GAL	\$2.00	\$18.54	\$6,487.61
Muriatic Acid	2.3	GAL	\$2.50	\$5.79	\$2,027.38
TOTALS				\$259.71	\$90,899.10

ASSUMPTIONS:

1. Annual Cost based upon 350 days of operation.
2. Analysis does not include maintenance/operations labor costs.
3. Water usage based upon 55" annual evaporative loss and filter backwash averaging once weekly.
4. Electrical usage based upon 18 hours per day operation.
5. Natural gas usage based upon air velocity of 5 ft/second, 82 degree water temperature, use of passive solar.
6. Chemical usage based upon maintaining 1.0 PPM chlorine and pH of 7.2 - 7.4.

Source: Aquatic Design Group, Inc.

TABLE 11

**PRELIMINARY UTILITIES COST ESTIMATE- 25 YARD x 30 METER POOL
AT THE TRACY SWIM CENTER**

DESIGN CRITERIA

Surface Area (square feet):	7,532
Minimum Depth (feet):	3.5
Maximum Depth (feet)	14
Volume (gallons):	492,969
Turnover (gpm):	1,369

CATEGORY	AVG. DAILY USAGE	UNIT	UNIT PRICE	DAILY COST	ANNUAL COST
Water	1,710.5	GAL	\$0.01	\$17.11	\$5,986.84
Electricity	504.8	KWH	\$0.18	\$92.93	\$32,524.34
Natural Gas	227.8	THRM	\$0.88	\$200.44	\$70,152.45
Sodium Hypochlorite	14.8	GAL	\$2.00	\$29.58	\$10,352.36
Muriatic Acid	3.7	GAL	\$2.50	\$9.24	\$3,235.11
TOTALS				<u>\$349.29</u>	<u>\$122,251.09</u>

ASSUMPTIONS:

1. Annual Cost based upon 350 days of operation.
2. Analysis does not include maintenance/operations labor costs.
3. Water usage based upon 55" annual evaporative loss and filter backwash averaging once weekly.
4. Electrical usage based upon 18 hours per day operation.
5. Natural gas usage based upon air velocity of 5 ft/second, 82 degree water temperature, use of passive solar.
6. Chemical usage based upon maintaining 1.0 PPM chlorine and pH of 7.2 - 7.4.

Source: Aquatic Design Group, Inc.

TABLE 12

**PRELIMINARY UTILITIES COST ESTIMATE- 25 YARD x 52 METER POOL
AT THE TRACY SWIM CENTER**

DESIGN CRITERIA

Surface Area (square feet):	12,945
Minimum Depth (feet):	4.5
Maximum Depth (feet)	14
Volume (gallons):	895,665
Turnover (gpm):	2,488

CATEGORY	AVG. DAILY USAGE	UNIT	UNIT PRICE	DAILY COST	ANNUAL COST
Water	3,035.9	GAL	\$0.01	\$30.36	\$10,625.59
Electricity	917.1	KWH	\$0.18	\$168.84	\$59,092.71
Natural Gas	391.5	THRM	\$0.88	\$344.48	\$120,568.69
Sodium Hypochlorite	26.9	GAL	\$2.00	\$53.74	\$18,808.96
Muriatic Acid	6.7	GAL	\$2.50	\$16.79	\$5,877.80
TOTALS				<u>\$614.21</u>	<u>\$214,973.75</u>

ASSUMPTIONS:

1. Annual Cost based upon 350 days of operation.
2. Analysis does not include maintenance/operations labor costs.
3. Water usage based upon 55" annual evaporative loss and filter backwash averaging once weekly.
4. Electrical usage based upon 18 hours per day operation.
5. Natural gas usage based upon air velocity of 5 ft/second, 82 degree water temperature, use of passive solar.
6. Chemical usage based upon maintaining 1.0 PPM chlorine and pH of 7.2 - 7.4.

Source: Aquatic Design Group, Inc.