

CITY OF REDONDO BEACH

Budget Response Report #41

June 15, 2021

Question:

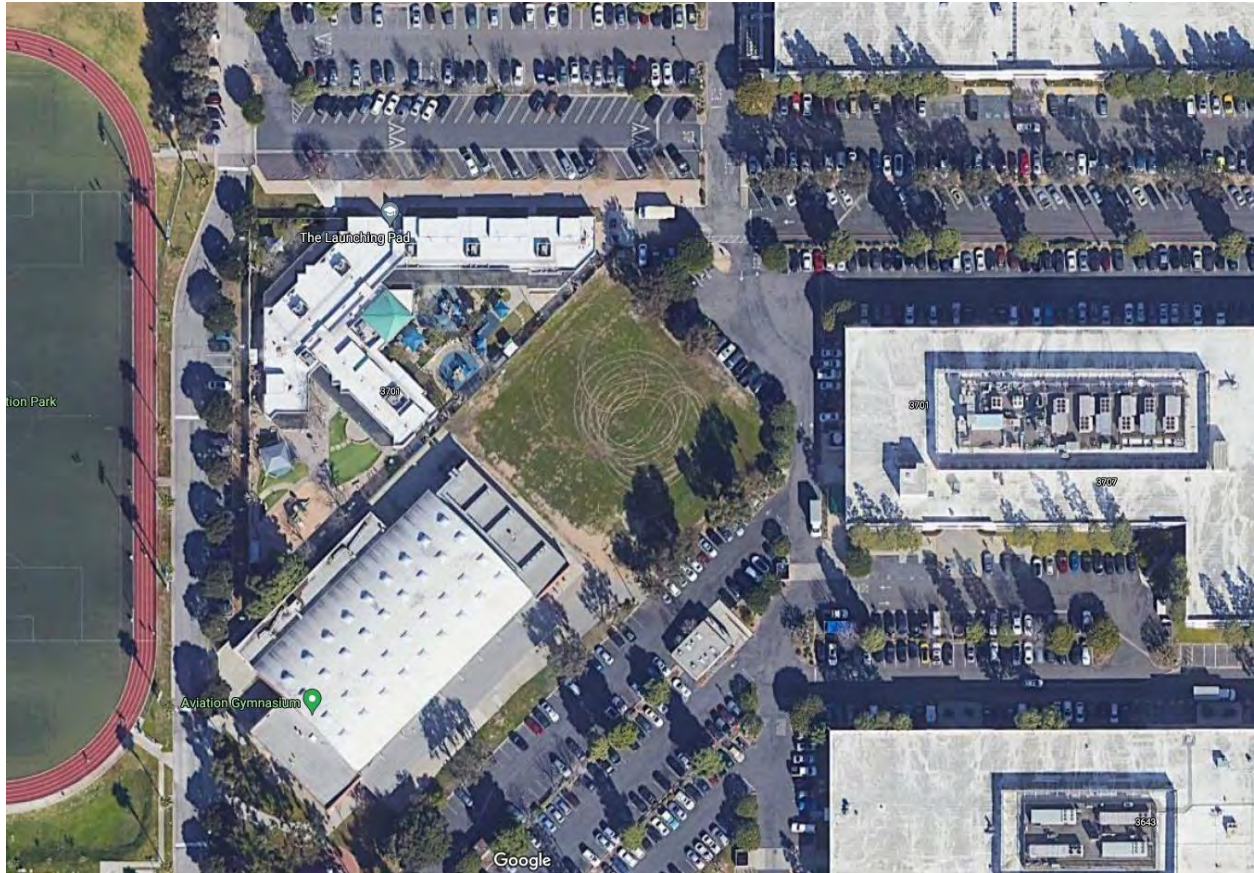
What would it cost to install, operate and maintain a 50-meter pool in the lot behind Aviation Gymnasium?

Response:

In response to City Council's inquiry regarding the feasibility of constructing and operating a 50-meter pool behind Aviation Gymnasium, staff spoke to various representatives involved in either the construction and/or the operation of aquatic facilities. In particular, staff spoke to Myrtha Pools who sell and build aquatic pools, including several Olympic size pools that have been constructed at various California high schools over the last few years. Staff also asked on-call consultant, Hirsh and Associates, Inc., to provide some preliminary costs estimates based on current construction costs and ongoing facility and utility costs. Lastly, staff reached out to the City of Torrance to gauge ongoing operation and maintenance costs to operate the "Plunge", which is an aquatic facility that includes a 50-meter pool and is operated by the City of Torrance.

Location

The potential location of the aquatic facility is currently an empty lot behind Aviation Gymnasium that measures approximately 170ft (52m) by 185ft (56m). Given the dimensions of the lot it may be possible to construct a 50-meter pool contingent on being able to accommodate a reasonably sized deck and abide by any Americans with Disabilities Act (ADA) requirements. If those elements and requirements cannot be met then the size of the pool would need to be downsized and the aquatic facility would need to be reconfigured. Furthermore, this location was the site of an aquatic facility in the past and it is unclear whether the old pool was removed or simply abandoned and filled in with soil and/or other filling materials. Part of the preliminary process, if City Council decided to move forward with this endeavor, would be to conduct soil testing and inspect the lot to conclude whether the old pool still remains. This cost along with the potential removal of the old pool is not reflected in the subsequent estimated costs. The following is an aerial photo of the potential location for reference.



Proposed Aquatic Facility

Project Components

- Site Improvements – Earthwork, utilities, parking, landscaping, pool deck, perimeter fencing, etc. (3 acres).
- Outdoor Multi-Use Swimming Pool – 50-meters x 25-yards suitable for swimming, diving, water polo, instruction and recreational swimming (12,300 sq. ft.).
- Support Building – Locker rooms, restrooms, staff office, mechanical room, chemical rooms, etc. (8,000 sq. ft.)

Construction Costs

Site Improvements	\$3,000,000
Swimming Pool	\$2,500,000
Support Building	<u>\$4,000,000</u>
Construction Sub-Total	\$9,500,000

30% Soft Costs (A&E fees, plan check, tests, inspection)	\$2,850,000
10% Contingency	\$950,000
TOTAL PROJECT BUDGET	\$13,300,000

Annual Utility Costs – Year-Round Operation

Swimming Pool Utilities	\$350,000
Building Utilities	\$50,000
O & M	\$960,000
EST. ANNUAL OPERATING COST	\$1,360,000