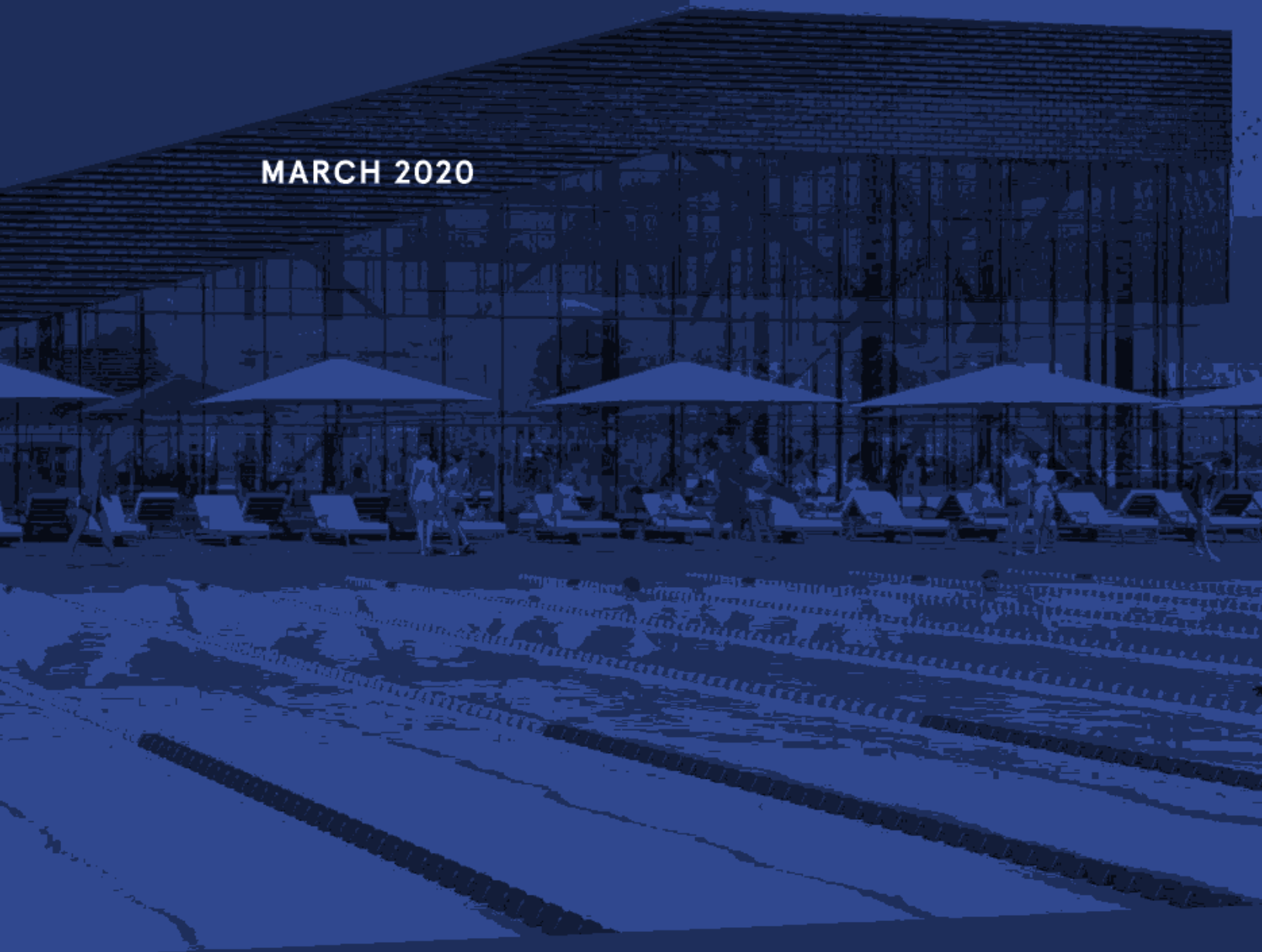


CONCEPT DESIGN REPORT

CITY AQUATIC CENTER

CITY OF ALAMEDA

MARCH 2020





CONCEPT DESIGN REPORT

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Please note:

For Meetings #1-3, a PowerPoint presentation was shown that is similar to the one presented at Workshop #1.

For Meeting #4, a PowerPoint presentation was shown that is similar to the one presented at Workshop #2.

For Meeting #5, a PowerPoint presentation was shown that is similar to the one presented at Workshop #3.

Workshop #1, #2, and #3 PowerPoint presentations can be found online at this address:
<https://www.alamedaca.gov/Departments/Recreation-Parks/Alameda-City-Aquatic-Center-Design>





EXECUTIVE SUMMARY

1. EXECUTIVE SUMMARY

City Aquatic Center – Scope, Cost and Funding

On November 7, 2019, ELS Architecture and Urban Design (ELS) was hired by the City of Alameda to prepare a Conceptual Design and Cost Estimate Study for a new City Aquatic Center located at the current site of the Emma Hood Swim Center at Alameda High School. The purpose of the study was to: a) determine the “scope” of a new aquatic center, b) include a cross-section of community aquatic user groups, via a robust community workshop process, to assist in developing the scope of the new aquatic center, and c) determine rough order of magnitude (ROM) cost of the new aquatic center concept.

The final product of this effort will be utilized by the City of Alameda for several purposes including, but not limited to:

1. a presentation to the Recreation and Park Commission for review and recommendation to the City Council for “Bond Readiness”;
2. a presentation to City Council for review and approval for “Bond Readiness”;
3. use as bond campaign collateral; and
4. use as fundraising collateral.

Should the project proposal for the new City Aquatic Center receive positive feedback from both the Recreation and Park Commission and the City Council in March and May this year, the proposed City Aquatic Center may become a component of a larger city infrastructure bond slated for the November 2020 election. The anticipated bond measure will be the main funding source for the City Aquatic Center.

Meetings

ELS facilitated six meetings with key stakeholders and three Community Workshops on the following dates.

• Meeting #1	11/12/2019	Recs & Park Dept	Kick-off Meeting with Amy Wooldridge
• Meeting #2	12/11/2019	City Hall	City Department Input Meeting
• Meeting #3	01/08/2020	Recs & Park Dept	Pre-Workshop #1 Key Stakeholder Mtg
• Workshop #1	01/15/2020	Officers’ Club	Community Workshop
• Meeting #4	01/22/2020	Recs & Park Dept	Pre-Workshop #2 Key Stakeholder Mtg
• Workshop #2	01/29/2020	Officers’ Club	Community Workshop
• Meeting #5	02/05/2020	Recs & Park Dept	Pre-Workshop #3 Key Stakeholder Mtg
• Workshop #3	02/13/2020	Officers’ Club	Community Workshop
• Meeting #6	02/20/2020	Recs & Park Dept	Wrap-Up Meeting with Amy Wooldridge

Community Input

During the Concept Design Phase, input was provided by the community of Alameda in various ways including the following:

- **Emails** – provided comments to the City
- **Workshop #1** – provided comments on an Idea Tree
- **Workshop #2** – participated in a design charette, filled out surveys, voted on preferred concepts, and provided comments
- **Youth Groups** – filled out surveys
- **Workshop #3** – voted on preferred Activities Pool

The evolution of the Concept Design and input from the community were shared publicly on the City's website as well as at the Workshops.

Concept Designs

Numerous Conceptual Site Plans were presented, including the six that were shared with the Key Stakeholders on 1/8/2020 and further refined for Workshop #2. Two additional conceptual site plan variations of a final Concept Design were shared with the Key Stakeholders on 2/5/2020, refined for Workshop #3, and further refined for inclusion in this report as Final Preferred Scheme A and B. Both pools in Preferred Scheme A are outdoors. The Activities Pool is in a natatorium in Preferred Scheme B. Schemes A and B show Activities Pools with different layouts and amenities. These two Activities Pool options are interchangeable in both schemes.

Cost Estimates

High and Low draft cost estimates were presented to the Recreation and Parks Director Amy Wooldridge on 2/4/2020. Estimates for an outdoor facility as well as a partially enclosed facility were further refined and reissued to Director Wooldridge on 2/20/2020, and are included herewith.

The following report documents the final Concept Designs (without and with a natatorium), Cost Estimates, Stakeholder Meetings, Community Presentations as well as the Community Input process.







CONCEPT DESIGN

a. **Architectural Narrative**

b. Site Plan

c. Preferred Concepts

Scheme A

Scheme B

2. CONCEPT DESIGN

a. Architectural Narrative

Why a New City Aquatic Center?

The community of Alameda has a growing need for increased access to public swimming pools. Many facilities on the island are privately run and are limited in programming for public use. Alameda High School currently offers a swim team and a water polo team that are suffering due to the conditions of the Emma Hood Swim Center. Through the partnership between the Alameda Unified School District and the City of Alameda, a centrally located aquatic facility, that can serve the needs of high school athletes and meet community needs, has become possible.

During the three community workshops ELS Architecture and Urban Design (ELS) got to know the community of Alameda, and the community's input influenced the design of the proposed new City Aquatic Center. ELS worked with the community to generate design options that are ideal for swim lessons, lap swim, fun water, etc. Strong input from the sports teams helped create a design for a venue with ideal conditions for water polo and competitive swimming. By the end of Community Workshop #3 the community was thrilled with the design and anticipating its grand opening.

The entrance to the facility is at the corner of Oak Street and Alameda High School. Patrons are greeted at a registration/check-in desk as they make their way onto the pool deck. Adjacent to this lobby is a fun water Activities Pool. This pool is kept at a warmer temperature to benefit swim lessons and an array of programming. There is a zero-beach entry for little kids to ease their way into being independent and confident in the water. In a depth of 1 ft the kids can play with interactive pool features on an in-water play structure. The beach-entry and play-structure zone continues down to a play zone with a depth of 3 ft which is separated from the adjacent four lap lanes by a barrier wall for the kids' safety. In Scheme A, at the 3-ft depth, there is an opening to a long stairway and access to the 4-ft depth lap lanes and the plunge tank of a winding slide. When the slide is not in operation the stairs and plunge tank can be an additional designated swim-lesson area. In scheme B, the water slide and plunge tank are replaced with a spacious lazy river – a fun circle of moving water where kids can float in innertubes or simply splash around in the current. Adults can use this current for relaxation, water walking, or water therapy classes.

The Activities Pool has designated locker rooms. Men's and Women's changing areas and two family-changing rooms provide showers, restrooms, and lockers for families, swim lesson participants, and others enjoying the fun water pool. Near the fun water pool is a 2,100-sf multipurpose room. This space can be used for an array of activities such as birthday party rentals, community meetings, workout space, craft room, etc. To make it versatile, the space can be divided into three smaller rooms all with exterior access and access into the aquatic center. On either end of the space are two additional restrooms, a small kitchen area ideal for hosting parties, and a storage closet. These spaces can be rented to many user groups and will add a source of revenue for the center.

Ideally, this fun water pool will be enclosed. The City of Alameda does not have an existing indoor pool available to the public year-round. This opens many doors in terms of the types of programming the City can provide and how popular the swimming pool will be during the winter months. The pools would be blocked from the strong Alameda winds and create a fun welcoming environment for the community to enjoy year-round.

The City Aquatic Center will serve as a competition venue for Alameda High School and community teams. The 25-yd x 30-m flat water Competition Pool is necessary to support high school swim teams' training needs and competitions, as well as meet the standard for CIF water polo tournaments. There is allocated space for spectator seating with ideal views of the pool for each sport. This large pool provides 12 lap lanes for high school training, public lap swimming, and other programming. There are two diving boards that will allow the high school to offer a diving program,

and the boards provide a fun feature for the community. This large pool gives the City 7,730 sf of programming space that can encompass all levels of competition, lap swimming, and any other deep-water programming such as innertube water polo games, slack lines, aqua yoga, deep water running, etc.

The Alameda High School has a separate entrance that leads to an additional set of locker rooms designated for users of this larger pool. Community members enter through the corner entrance and can access either of the locker rooms that is closest to the pool they plan to use. Two family changing areas are located at the front of the locker rooms.

In between the two pools is a 4,505-sf lawn space ideal for hanging out by the pool. It is great for families to have picnics, for sunbathing, and for kids to play. This space also provides additional deck space when the aquatic center is hosting large meets and needs ample space behind the starting blocks for timers, shade tents, and lining up of athletes. There is allocated storage space for both pools to store programming equipment, touch pads, timing system, etc.

The 42,900-sf aquatic center will be a great addition to the City of Alameda providing the community with access to family fun, health and wellness, and support for the competitive teams.







CONCEPT DESIGN

a. Architectural Narrative

b. Site Plan

c. Preferred Concepts

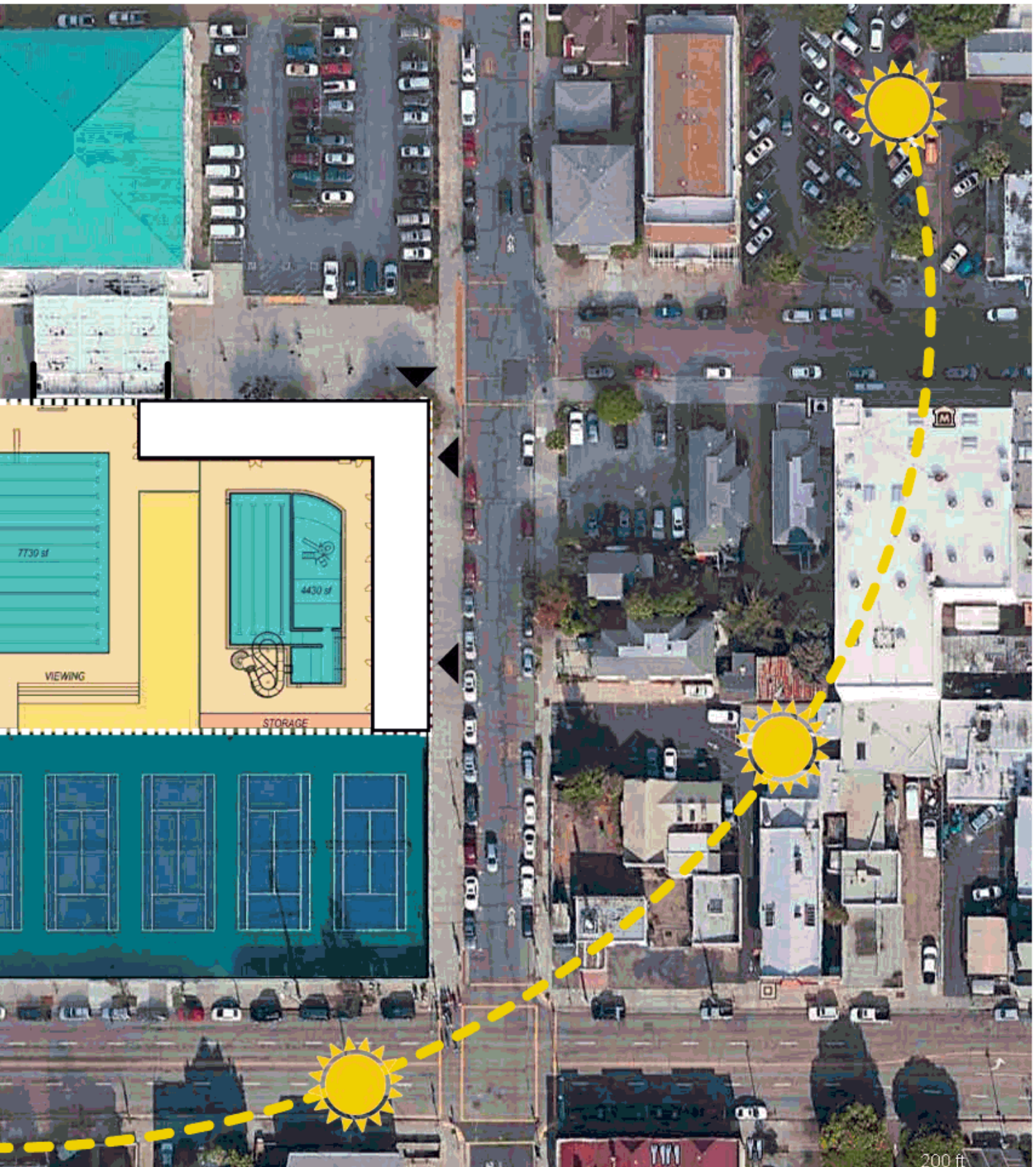
Scheme A

Scheme B

2. CONCEPT DESIGN

b. Site Plan









CONCEPT DESIGN

a. Architectural Narrative

b. Site Plan

c. Preferred Concepts

Scheme A

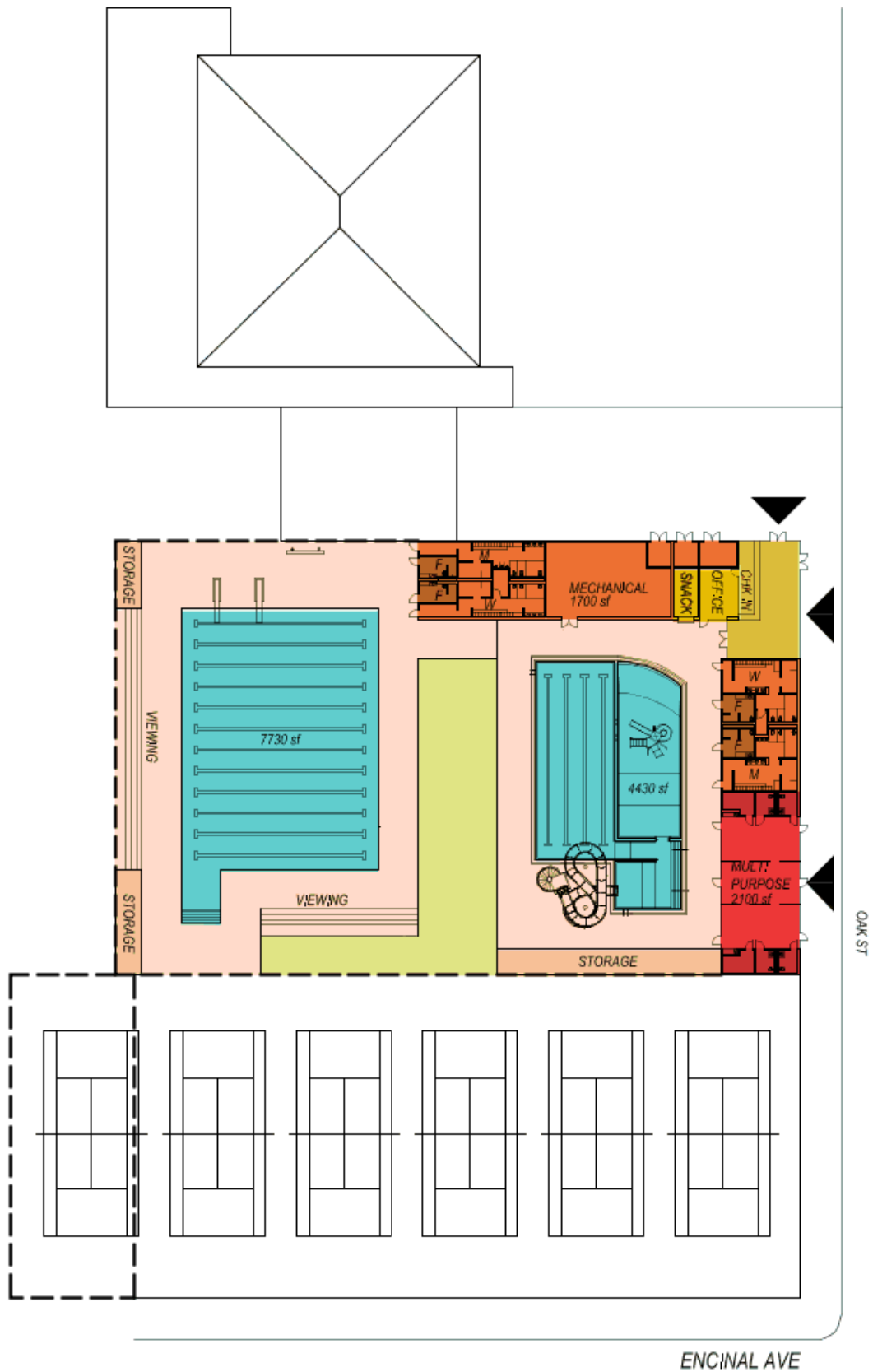
Scheme B

2. CONCEPT DESIGN

d. Preferred Concepts – Scheme A

CITY AQUATIC CENTER ALAMEDA, CA

PROGRAM AREAS	PREFERRED SCHEME A
LOBBY	1,160 SF
OFFICE	290 SF
CONCESSIONS	200 SF
MULTI-PURPOSE ROOMS	1,500 SF
MULTI-PURPOSE TOILETS & STORAGE	590 SF
LOCKER ROOMS	2,360 SF
FAMILY CHANGING ROOMS	590 SF
MECHANICAL	1,710 SF
BUILDING	8,400 SF
STORAGE- NORTHWEST	260 SF
STORAGE- SOUTHWEST	400 SF
STORAGE- SOUTHEAST	850 SF
STORAGE	1,510 SF
COMPETITION POOL	7,730 SF
ACTIVITIES POOL	4,430 SF
POOLS	12,160 SF
DECK	14,735 SF
LAWN	4,505 SF
BLEACHERS WEST	990 SF
BLEACHERS SOUTH	600 SF
SITE	20,830 SF



PREFERRED SCHEME A





AERIAL VIEW OF CITY AQUATIC CENTER ABOVE OAK STREET





VIEW OF ENTRY FROM OAK STREET





VIEW OF MULTI-PURPOSE SPACE FROM OAK STREET





VIEW OF COMPETITION POOL AND ACTIVITIES POOL SLIDE BEYOND

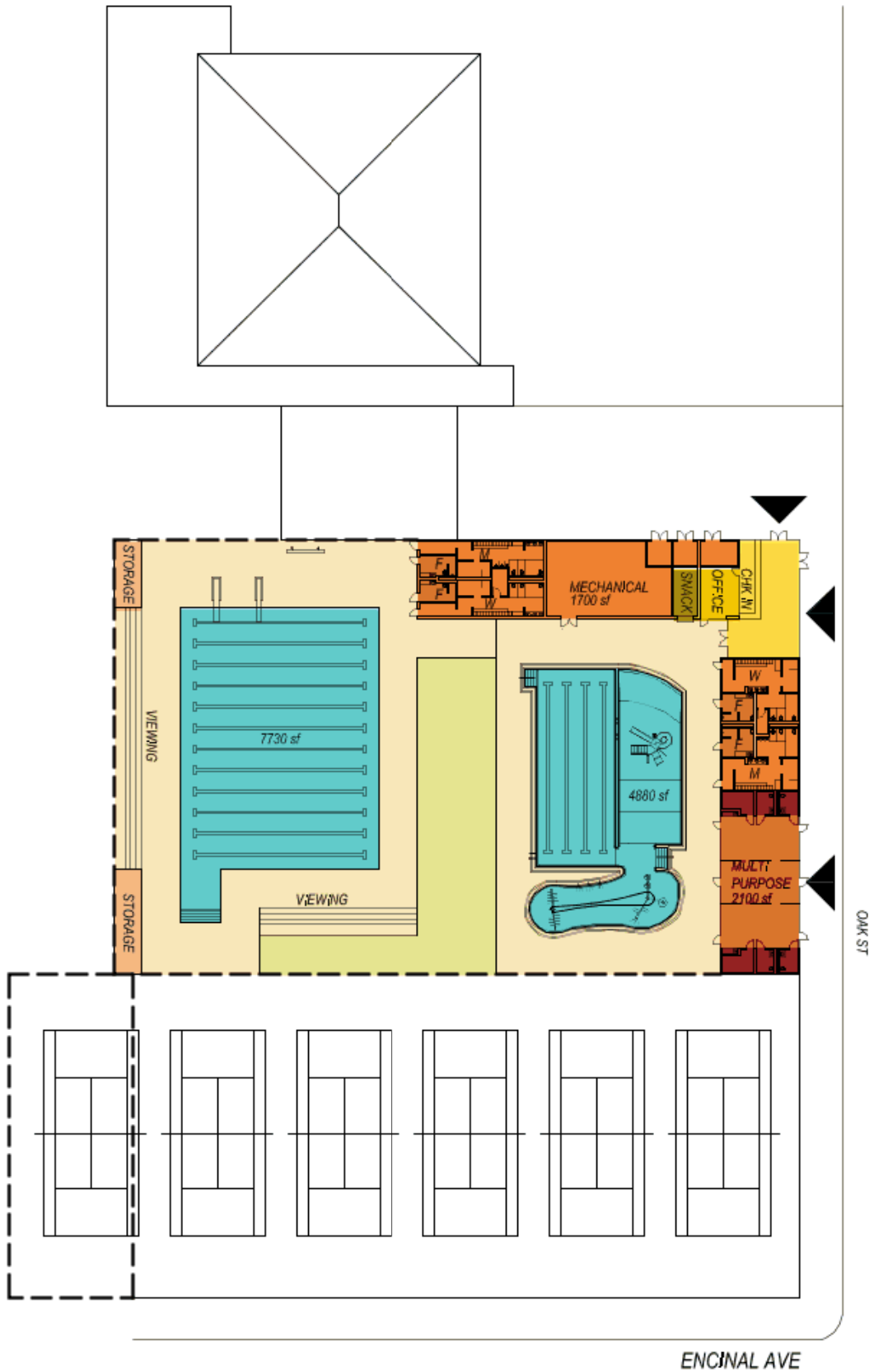


2. CONCEPT DESIGN

d. Preferred Concepts – Scheme B

CITY AQUATIC CENTER ALAMEDA, CA

PROGRAM AREAS	PREFERRED SCHEME B
LOBBY	1,160 SF
OFFICE	290 SF
CONCESSIONS	200 SF
MULTI-PURPOSE ROOMS	1,500 SF
MULTI-PURPOSE TOILETS & STORAGE	590 SF
LOCKER ROOMS	2,360 SF
FAMILY CHANGING ROOMS	590 SF
MECHANICAL	1,710 SF
NATATORIUM	10,625 SF
BUILDING	19,025 SF
STORAGE- NORTHWEST	260 SF
STORAGE- SOUTHWEST	400 SF
STORAGE	660 SF
COMPETITION POOL	7,730 SF
ACTIVITIES POOL	4,880 SF
POOLS	12,610 SF
DECK	15,135 SF
LAWN	4,505 SF
BLEACHERS WEST	990 SF
BLEACHERS SOUTH	600 SF
SITE	21,230 SF



PREFERRED SCHEME B





AERIAL VIEW OF CITY AQUATIC CENTER ABOVE OAK STREET





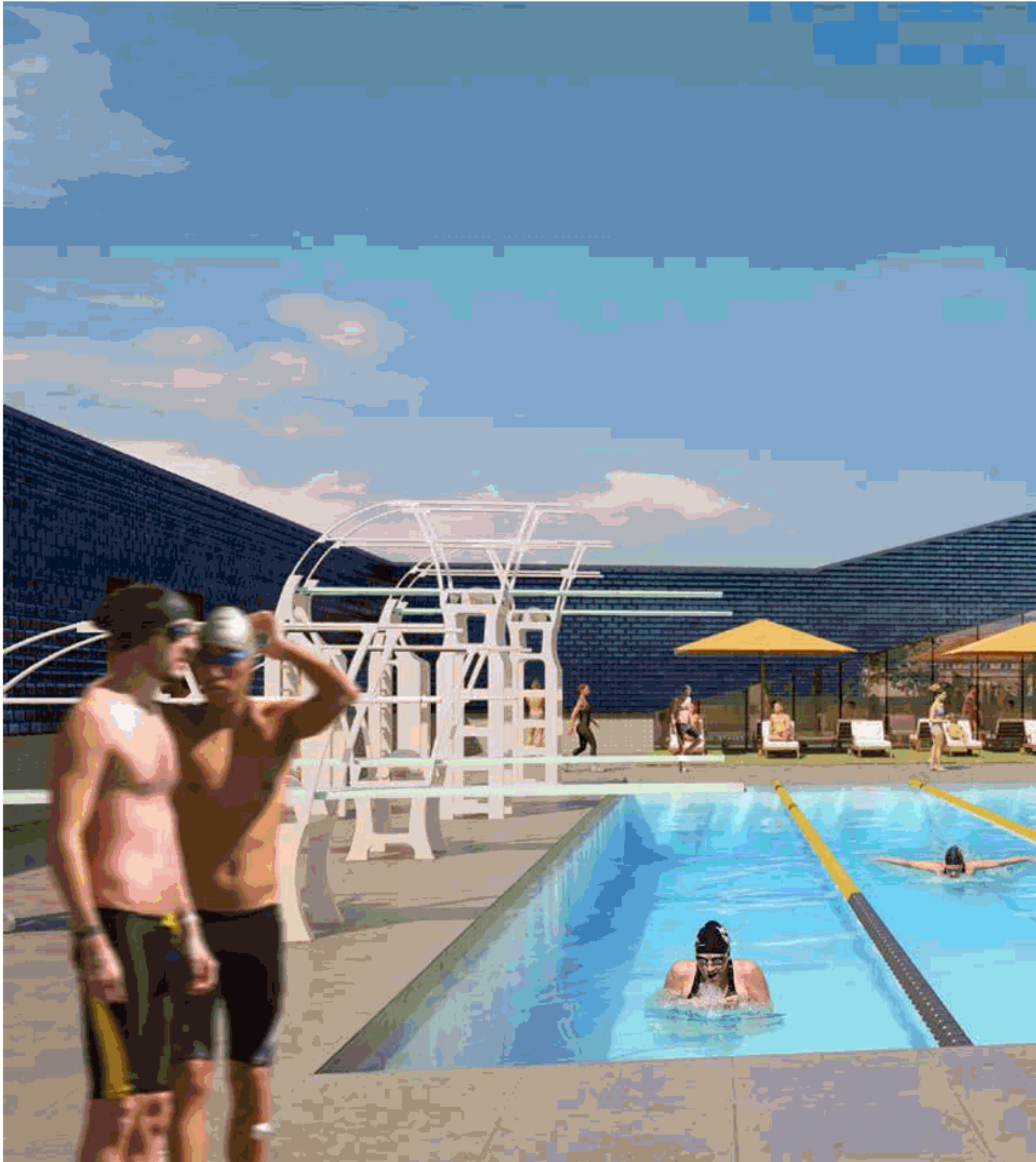
VIEW OF ENTRY FROM OAK STREET





VIEW OF MULTI-PURPOSE SPACE FROM OAK STREET





VIEW OF COMPETITION POOL AND NATATORIUM BEYOND





APPENDIX

I. Cost Estimates

II. Community Input

III. Meeting Minutes and Presentations

APPENDIX

I. Cost Estimates

Alameda City Aquatic Center

HIGH

Preferred Concept Scheme A Estimate

3/11/2020



Building					
	SF/Quant	\$/Unit			
Main Building	8,400	\$	800.00	sf	\$ 6,720,000
Storage - Enclosed Outdoor Area	1,510	\$	150.00	sf	\$ 226,500
				SUBTOTAL	\$ 6,946,500
Pools					
30M x 25 yd Competition Pool	7,730	\$	235.00	sf	\$ 1,816,550
Activities Pool with 4 Lanes	4,430	\$	250.00	sf	\$ 1,107,500
Pool Decking	14,735	\$	45.00	sf	\$ 663,075
Competition Pool Surge Tank	1	\$	50,000.00	sf	\$ 50,000
Activities Pool Surge Tank	1	\$	45,000.00	sf	\$ 45,000
Activity Pool Water Slide	1	\$	300,000.00	sf	\$ 300,000
Activity Pool Interactive Play Equipment	1	\$	95,000.00	sf	\$ 95,000
Deck Equipment	1	\$	95,000.00	sf	\$ 95,000
Competition Equipment	1	\$	225,000.00	sf	\$ 225,000
				SUBTOTAL	\$ 4,397,125
Site					
Demolition of Building	3,240	\$	10.00	sf	\$ 32,400.00
Demolition of Pools and Deck	1	\$	150,000.00	sf	\$ 150,000.00
Demolition of Tennis Courts	15,330	\$	2.00	sf	\$ 30,660.00
Demolition of Site Paving	4,600	\$	2.00	sf	\$ 9,200.00
Site Preparation	42,900	\$	5.00	sf	\$ 214,500.00
Site Utilities	42,900	\$	5.00	sf	\$ 214,500.00
Site Bleachers	1,590	\$	20.00	sf	\$ 31,800.00
Site Lawn and Irrigation	4,505	\$	5.00	sf	\$ 22,525.00
Site Perimeter Fencing	372	\$	145.00	lf	\$ 53,940.00
Site Lighting	1	\$	200,000.00	lf	\$ 200,000.00
New Concrete Walkway around Building	2,150	\$	20.00	sf	\$ 43,000.00
				SUBTOTAL	\$ 1,002,525
				TOTAL	\$ 12,346,150
OH&P	7% +	\$	864,231		\$ 13,210,381
Design Contingency	12% +	\$	1,585,246		\$ 14,795,626
Escalation (To midpoint of construction - Assumes 6%/yr)	12% +	\$	1,775,475		\$ 16,571,101
Construction Budget					\$ 16,571,101
Soft Cost	25%	\$	4,142,775.32	\$	20,713,876.62

Notes:

3. Cost estimate does not include new tennis court.
4. Cost estimate does not include revisions to parking lot.

Preferred Concept Scheme A Estimate

3/11/2020

Building					
	SF/Quant	\$/Unit			
Main Building	8,400	\$	800.00	sf	\$ 6,720,000
Storage - Enclosed Outdoor Area	1,510	\$	150.00	sf	\$ 226,500
				SUBTOTAL	\$ 6,946,500
Pools					
30M x 25 yd Competition Pool	7,730	\$	235.00	sf	\$ 1,816,550
Activities Pool with 2 Lanes	3,380	\$	250.00	sf	\$ 845,000
Pool Decking	15,785	\$	45.00	sf	\$ 710,325
Competition Pool Surge Tank	1	\$	50,000.00	sf	\$ 50,000
Activities Pool Surge Tank	1	\$	45,000.00	sf	\$ 45,000
Activity Pool Water Slide	1	\$	300,000.00	sf	\$ -
Activity Pool Interactive Play Equipment	1	\$	95,000.00	sf	\$ -
Deck Equipment	1	\$	95,000.00	sf	\$ -
Competition Equipment	1	\$	225,000.00	sf	\$ -
				SUBTOTAL	\$ 3,466,875
Site					
Demolition of Building	3,240	\$	10.00	sf	\$ 32,400.00
Demolition of Pools and Deck	1	\$	150,000.00	sf	\$ 150,000.00
Demolition of Tennis Courts	15,330	\$	2.00	sf	\$ 30,660.00
Demolition of Site Paving	4,600	\$	2.00	sf	\$ 9,200.00
Site Preparation	42,900	\$	5.00	sf	\$ 214,500.00
Site Utilities	42,900	\$	5.00	sf	\$ 214,500.00
Site Bleachers	1,590	\$	20.00	sf	\$ -
Site Lawn and Irrigation	5,555	\$	5.00	sf	\$ 27,775.00
Site Perimeter Fencing	372	\$	145.00	lf	\$ 53,940.00
Site Lighting	1	\$	200,000.00	lf	\$ 200,000.00
New Concrete Walkway around Building	2,150	\$	20.00	sf	\$ -
				SUBTOTAL	\$ 932,975
				TOTAL	\$ 11,346,350
Construction Budget					
OH&P	7% +	\$	794,245		\$ 12,140,595
Design Contingency	10% +	\$	1,214,059		\$ 13,354,654
Escalation (Bid immediately following Nov Vote)	8% +	\$	1,001,599		\$ 14,356,253
Soft Cost					
	25%	\$	3,589,063.25		\$ 17,945,316.25

Notes:

3. Cost estimate does not include new tennis court.
4. Cost estimate does not include revisions to parking lot.

Preferred Concept Scheme B Estimate

3/11/2020

Building					
	SF/Quant	\$/Unit			
Natatorium	10,625	\$	800.00	\$	8,500,000
Main Building	8,400	\$	800.00	sf	6,720,000
Storage - Enclosed Outdoor Area	660	\$	150.00	sf	99,000
				SUBTOTAL	\$ 15,319,000
Pools					
30M x 25 yd Competition Pool	7,730	\$	235.00	sf	1,816,550
Activities Pool with 4 Lanes	4,880	\$	250.00	sf	1,220,000
Pool Decking	15,135	\$	45.00	sf	681,075
Competition Pool Surge Tank	1	\$	50,000.00	sf	50,000
River	1	\$	45,000.00	sf	45,000
Activity Pool Lazy River	1	\$	300,000.00	sf	300,000
Activity Pool Interactive Play Equipment	1	\$	95,000.00	sf	95,000
Deck Equipment	1	\$	95,000.00	sf	95,000
Competition Equipment	1	\$	225,000.00	sf	225,000
				SUBTOTAL	\$ 4,527,625
Site					
Demolition of Building	3,240	\$	10.00	sf	32,400.00
Demolition of Pools and Deck	1	\$	150,000.00	sf	150,000.00
Demolition of Tennis Courts	15,330	\$	2.00	sf	30,660.00
Demolition of Site Paving	4,600	\$	2.00	sf	9,200.00
Site Preparation	42,900	\$	5.00	sf	214,500.00
Site Utilities	42,900	\$	5.00	sf	214,500.00
Site Bleachers	1,590	\$	20.00	sf	31,800.00
Site Lawn and Irrigation	4,505	\$	5.00	sf	22,525.00
Site Perimeter Fencing	372	\$	145.00	lf	53,940.00
Site Lighting	1	\$	200,000.00	lf	200,000.00
New Concrete Walkway around Building	2,150	\$	20.00	sf	43,000.00
				SUBTOTAL	\$ 1,002,525
				TOTAL	\$ 20,849,150
OH&P	7% +	\$	1,459,441		
				\$	22,308,591
Design Contingency	12% +	\$	2,677,031		
				\$	24,985,621
Escalation (To midpoint of construction - Assumes 6%/yr)	12% +	\$	2,998,275		
				\$	27,983,896
Construction Budget				\$	27,983,896
Soft Cost	25%	\$	6,995,973.98	\$	34,979,869.90

Notes:

- Cost estimate does not include new tennis court.
- Cost estimate does not include revisions to parking lot.





APPENDIX

I. Cost Estimates

II. Community Input

III. Meeting Minutes and Presentations

APPENDIX

II. Community Input

During the Concept Design Phase, input was provided by the community of Alameda in various ways, including three community workshops in which community members participated in a design charette, discussions, surveys, and voting on preferred concepts.

At Workshop #1, ELS Architecture and Urban Design (ELS) received comments brought up during discussions with the community and written by the community on the ELS Idea Tree. At Workshop #2, ELS presented an array of design options and had the community members fill out a survey and discuss programming priorities. The community voted on their preferred concepts and presented their table discussions to the group. ELS analyzed the data from the community survey which resulted in two final concept designs that were presented at Workshop #3.



Comments – Workshop #1

1 ARCHITECTURAL COMMENTS

1A FUN/WARM WATER

Disabilities

Aquatics for special needs

Similar to S.N.A.P. in Berkeley

Make accommodations for disabilities a selling point

Provide warm water therapy pool with steps, ramp, and/or chair transfer

Warm Water

I want the pool to have a big whirlpool area!

Definitely want warm water/therapy pool for seniors.

Pool Features

We need a fun pool year-round, drop-in rate—there are plenty of lap pools already.

Water slide, inflatable obstacle course, lazy river

!!!Fun water!!!

Shallow, zero-entry pool for little kids

Lazy river and a drifting area

A bucket waterfall

Would love a fun pool like they have in Lynnwood, WA!

If 30m + 25m option w/ no fun water, please at least include splash pad/wade pool area

No splash water features – it's hot hot enough in Alameda

Fun water park

Waterslide

Waterslide, splashpad, Lazy river, drop-in daily, moms w/ kids

Lazy river!

Inflatable obstacles (ex. The Plunge in San Diego)

My kids vote for fun pool w/ lazy river and splash pad w/ waterfall bucket

Seconding a splash pad for non-swimmers to enjoy

Fun pool for kids

Fun water park!

Beach entry for seniors and disabled

Indoor water slides, water aerobics (make sure accommodates for seniors/disabled)

Love Silliman Aquatic Center in Fremont

Love the lazy river!

Splash Pad

A fun pool for kids

Hot Tub

1B FAST WATER

Pool Size

50 meter pool is better than 2 separate pools

50 meter x 25 yard pool

Alameda has a strong swimming community, need 50 meter pool

50 meter and 25 yard conversion ability

Consider 50 meter x 25 yard pool

Why have such a big fast pool?

The ability for water polo to be played. 25 meters, floating cages and 25 yards wall cages

Pool Features

High dive!

Depth of lap pool should be at least 4 feet

Competition pool needs timing systems, touch pads, etc

Automotive covers and lane lines

There are some nice example facilities through the tunnel; Encinal HS pool, too (run by city)

1C POOL DECK

Pool Deck Features

Cool areas to hang out and watch kids swim

Spectator stands @ comp pool w/ shade

Covered bleachers

Covered bleachers

For competition pool, do not integrate the timing system into the pool deck. They just corrode and short out.

1D POOL CHEMISTRY

Pool Chemistry

Salt water

Salt water or bromine

Non-chlorine pool

Non-chlorine water for skin sensitivity

Is a non-chlorine pool an option? Would love that!

1E INDOOR POOL BUILDING

Desire for Indoor Pool

Fun pool indoors and competition pool outdoors

Indoors so we can use year-round

I vote for a covered pool that can be used in the winter months.

1F SUPPORT BUILDING

Entry

2 Doors: One community door, one AHS door

Secure area to park bikes (safe, in view, no lock needed)

Make ease of access to the entry from accessible parking a priority; level, shortest path.

Locker Rooms

Locker rooms with benches and lockable lockers

Better locker room/changing areas

Try and get progressive on restroom facilities to accommodate gender neutral

Gender neutral changing areas!

See: Locker room at Incline Village, NV pool – very well-designed shower area and locker area

Locker room should have those swim suit “spinners”

Separate sports and recreation locker rooms

Space for school swim teams

Building Operations

Solar! Solar! Solar!

Use solar panels for heating pool and building

Very interested in solar power

Interested in the all-electric concept
Solar? To help heat with electric heating. Or are Amps that cheap?

1G CONSTRUCTION

Construction Operations

Recycle demolition materials
Reuse materials like demolition concrete to reduce the embodied carbon

2 OPERATIONS COMMENTS

2A OPERATIONS

Fees

Have day passes (single use) at a reasonable price
Please have a membership option
Offer discount rates for seniors
Love this idea! Fun pool w/ daily/hourly rate would be AMAZING!

Uses

Space and time for older residents to swim
Alameda has lots of swim options if you are a child, a senior citizen, or unemployed. But for ordinary working people
who want to do laps after work there is just Mariner Square.
Hopeful for gators to have better opportunities to train!
Lanes for casual adult swimming
Regular/daily lap swim times year round
Lap swimming for non-competitive swimmers who want exercise
Have lots of lanes for lap swimming and open lap swim hours every day
Make sure it's open during school hours
This is so exciting! I would love to see the best possibility that could serve all of community

Facilities Operations

Local youth hiring preference
Pool maintenance needs to be a priority
Maintained and run by ARDD not the school!
Take over ASPA!
Make Lincoln + Franklin play pools
It would be great to be able to host competitive swim meets
Polo and tournaments

Programming

Therapy programs like Palm Springs
Adult-only swim times
Classes for children w/ disabilities
Offer kayak rollover training classes to raise revenue

Comments Received by Email – Workshop #1

I just received an email regarding a new City Aquatic Center. I'm wondering if there is a splash pad in the plans. I have three young children and have been hoping for a different way to get my kids outside in water during the summer without having to go to the beach every time. My kids are five and under, so we haven't been able to enjoy the local swimming pools yet because I take them everywhere on my own and it's too stressful to manage three kids that can't swim yet. Anyway, I'm always looking for something fun and new to do outside and Alameda does a great job checking pretty much all the boxes, but a splash pad would be great.

Thanks for your time!

I would love for paying grownups to enjoy, independent from children, teens & grownups socializing in pool, the outdoor pools with Olympic or 25 meter lap lanes (minimum 10) , outdoor hot tubs, trees for serenity, sunshade, shower steam rooms, lockers with interior hooks, enough dressing room and benches, good clean drainage simple care and design. Costs should be monthly, decent fitness rooms close by like in Harbor Bay Club would be nice.

We will not be able to be at the meetings, but want to put in writing our request for true ADA access, which means if/when you have a wheelchair lift, also need a changing bench about 30" wide and at least 60" – 70" long for disabled people to be able to change in and out of swimsuits. Please get this into your notes, and thanks for the outreach.

I'm unable to attend the meetings and am curious about the proposals. Is the new aquatic center being designed for a new site (Alameda Point maybe) or an existing site, with a complete overhaul? Where can the designs be seen other than at the meetings?

For both options, I'd like to see the center available to the public, the way Emma Hood used to be over the summer, with lessons, and free swim, etc. It's so important for our island community as a social activity and a safety skill. That's my priority. Especially if it's not associated with a high school. They really should have their own facilities so the school aquatics programs can expand and not compete with other enterprises. The island is big enough to support more facilities. Here's my background: I grew up on Alameda and often used Emma Hood as a kid, though I did have private swim lessons as a child. The center was a place where I could play in the water with my friends. We did go to the beach as well, but often the parents preferred the swim center, and later, we would walk over ourselves. Then at AHS I attended swim meets to cheer my friends on. And there was always Water Polo. The diving boards removal was seriously depressing. As a parent, my child took lessons at the Encinal pool (Alameda Alligators) for a while. I wish there had been a public option at the time.

So, what I'd like to see is a modern Emma Hood. 2 pools (3 if the space is large enough). One with a deep and shallow end, lanes, etc. and one for diving. A third for laps and sports (competition, water polo) would be a bonus! I'm not a fan of indoor pools as, the chlorine smell getting trapped is soooooooo bad for us as human beings. Fresh air is definitely needed. Space permitting a small, water area for toddlers (spouts and sprays, etc) would be a bonus as well. For competitions, seating with shade would be ideal, and enough of it. Some centers have grassy knolls where people can bring lawn chairs and picnic as well. Bonus! And of course the usual showers and locker room areas, life guard areas and break room, office, etc. As a property owner I'd be willing to pay a tax (sales or property) for initial construction and operation, or vote for a bond measure. I'm fortunate enough to be in a position to do so.

Will information from the meetings and a review be posted and/or recorded and televised? Perhaps someone can do a twitter feed the way the Alameda Board of Education meetings do?

I went back and looked at surveys and 3.3% were interested in: A pool, Aqua aerobics, Laps, Affordable pool If you extrapolate that to our Total Mastick (Senior Center) membership it would be 3.3% of 3200 or 106 people interested in use of a pool.

-these comments are representative of seniors who responded to a Senior Center survey (conducted previously) who are interested in aquatic programming.

I am really excited to hear that Alameda is potentially going to build an aquatic center. This is something I feel like has been missing from Alameda. It was shocking to me when I moved here that the City of Alameda didn't have a public pool. It has forced me to use very expensive other options in order to continue swimming. I have lived in Alameda for 9 years and recently bought a house here so I'm looking forward to this new aquatic center. I travel a fair bit for work and likely will not be able to attend any of the Wednesday evening meetings (I am going to try to make the third meeting) so I thought I'd share my thoughts with you via email.

My requests:

- Plenty of lap swim times. Having 2 pools so one could be fully dedicated to lap swimming would be ideal. Or having a big enough pool so it could be portioned off so that there were always lanes open for lap swim would be second best.
- Reasonable lap swim times considering lots of adults have to commute far away from Alameda. Anything between 7 am and 7 pm on weekdays is useless to me personally
- Having a way to pay for multiple pool sessions at a time, hopefully at a discounted rate. Like having a refillable card that you could swipe to enter. Having to pay by cash every time is a pain. And having an Alameda resident discount seems reasonable.
- Having secure bike parking, ideally inside of walls or fenced in area. I don't know where this aquatic center is being considered but it would be great if one could bike there.
- Probably obvious but having kickboards available to borrow would be great.
- Also obvious but free day-use lockers. Bring your own lock.

Thank you for organizing the meeting last Wednesday. It was very informative and I am excited to see that the city of Alameda may someday have a public swim center. Will the information, specifically the talking stations boards and the slides of the possible site, be posted online? Will there be a consolidation of the comments on the Idea Tree? Is there a forum to comment online?

I lap swim with a number of others who were not able to attend the first meeting but who are very interested in this project. Some are planning to attend the next meeting and would like more information. Thanks for moving this project forward.

Workshop #2 survey data collected:

Design ideas:

- 90% said they'd like more spectator seating
- 82% said a natatorium Would Help or is Very Important
- 88% said they'd like entrance of center at corner of oak and high school
- 60% said visibility into the center would help
- 60% said off-hour access to the multipurpose room was very important

Pool Usage:

- | | |
|-----------------------|------------------|
| 69% Zero Beach Entry | 86% Swim Team |
| 56% Lazy River | 82% Lap Swim |
| 43% Large Water Slide | 78% Swim Lessons |
| 43% Play Structure | 60% Water Polo |

At the conclusion of Workshop #3 the community of Alameda was pleased with the outcome of the design and was ready to start narrowing in on the smaller details that will come later in the design process. There were many smiling faces, thankful handshakes, and a feeling of excited anticipation. The three-workshop process has enabled the community to feel that their voices are being valued and the participants can witness how their personal input is reflected in the evolution of the design. ELS has concluded the Concept Design Phase with a design that meets the community's expressed desires for the new City of Alameda Aquatic Center.

Questionnaire – Workshop #2



City of Alameda Aquatic Center

Thank you for attending Workshop #2. After looking over options A, B and C please answer the following questions. The goal of the small group discussions is primarily to coalesce around broad themes and ideas, and less to arrive at project details. Following the discussions, each table will have two minutes to present their ideas to the workshop.

Please circle the answer that best supports your opinion:

Where should the entrance to the facility be located?

Oak Street

Corner of Oak &
High School

High School

How important is visibility into the aquatic center from Oak Street?

Not Important

It Would Help

Very Important

How important is having an indoor pool?

Not Important

It Would Help

Very Important

How important is access to the multipurpose room during off hours when the pools are closed?

Not Important

It Would Help

Very Important

What activities do you see happening in the multipurpose room? *Ex: Community Meetings, Party Rentals, stretching space, classes...*

What will this facility bring to the community?

Would you rather have...

Visibility into the facility from Oak Street to connect public to the fun

OR

Privacy from those passing by on Oak Street

More fun water features such as slides, lazy river, beach entry...

OR

More warm water lanes for programming

What is most concerning? Are there community priorities you feel the site plan iterations did not address?

Any other thoughts you want to share?



City of Alameda Aquatic Center

Fun Water Pool Features:

Please circle your top 3 fun water features and rank them in order of importance from 1 to 3.

 <p>Zero Beach Entry</p>	 <p>Little Kids Slide</p>	 <p>Water Cannons</p>
 <p>Spray Features</p>	 <p>Water Flow Discovery</p>	 <p>Water Bubblers</p>
 <p>Playground Structure</p>	 <p>Large Water Slide</p>	 <p>Lazy River</p>
 <p>Waterfall Mushroom</p>	 <p>Dump Buckets</p>	 <p>Pipe Sprayer</p>



City of Alameda Aquatic Center

Flat Water Programming Options:

Please circle your top 3 programs and rank them in order of importance from 1 to 3.

 <p>Swimming Lessons</p>	 <p>Lap Swim</p>	 <p>Club Swim Teams & Masters Teams</p>
 <p>Water Aerobics</p>	 <p>1M & 3M Diving</p>	 <p>Competitive & Innertube Water Polo</p>
 <p>Aqua Surf</p>	 <p>Deep Water Running</p>	 <p>Aqua Spin</p>
 <p>Ahi Chi</p>	 <p>Aqua Yoga & Strength</p>	 <p>Water Slack Lines</p>

ANSWERS TO QUESTIONNAIRE – WORKSHOP #2

1. Where should the entrance to the facility be located?

1. Oak Street
2. Corner of Oak & High School = 88%
3. High School

2. How important is visibility into the aquatic center from Oak Street?

1. Not Important
2. It Would Help = 60%
3. Very Important

3. How important is an indoor pool?

1. Not Important
2. It Would Help = 45%
3. Very Important = 37%

4. How important is access to the multipurpose room during off hours when the pools are closed?

1. Not Important
2. It Would Help
3. Very Important = 60%

5. Would you rather have:

1. Visibility into the facility from Oak Street = 69%
2. Privacy from those passing by on Oak Street = 31%
3. More fun water features = 53%
4. More warm water lanes = 32%

6. What activities do you see happening in the multipurpose room?

1. Party rentals, team meetings, team fundraising events, community programs, water safety and rescue courses, school staff use.
2. ARPD classes, community meetings, rentals, “dryland” space for teams.
3. CPR, life guarding, and team parties.
4. Stretching space and classes.
5. Birthday parties, meetings for community, private company meetings, private rentals for events/weddings/banquets.
6. Needs good public access.
7. Mostly revenue generation, classes, meeting space, light exercise (yoga, kettle bells)
8. Meetings, parties, exercise classes.
9. Community meetings, party rentals, stretching space, classes. Will you charge to rent the room?
10. Community meetings, parties, exercise, ARPD classes.
11. Team parties, meetings, dryland workouts.
12. Weight room, gym style.
13. Youth and Senior programming, competition teams.
14. Community meetings, fitness, movement-oriented activities.
15. Party rentals, community meetings, CPR/FA classes.
16. Community meetings, party rentals, stretching space, classes.
17. All good ideas – and tables outside room for picnicking etc.
18. Yoga, party room with the pool, team meetings, would be nice to use the room in off hours.
19. Yoga, Tai Chi
20. Yoga, stretching, and party rentals.
21. Exercise classes, parties for kids and adults, and stretching.
22. Team meetings and pot lucks, SPR, parties, team banquets, dryland workouts.
23. Weight Room.
24. All of the above.

25. Multipurpose and ARPD events.
26. Yoga and other classes, party rentals.
27. High school and family to use, parties, rentals, meetings, Aqua aerobics.
28. Classes and community meetings.
29. CPR and lifeguard training, birthdays, set up for swim meet officials.
30. Parties, classes, community meetings, group exercise.
31. All of the above and more.
32. AHS students, scuba, seats.

7. What will this facility bring to the community?

1. It will bring a much needed water feature for families with young kids and a modern place to hold team competitions and classes, as well as a source of revenue from play, classes, admission, and party rentals. It's long overdue that a "beach town" like Alameda has more water safety and swim options!
2. Fun destination for family activity and physical activity
3. Access to healthy habits, cardio-movement exercise (water aerobics)
4. More opportunities for families to swim
5. A fun destination and learning space.
6. CIF regulation so we can host meets and tournaments
7. A lot! Year round recreation, community-sense of community, family fun, escape from rain/smoke/pollution.
8. A year-round center for fun, swimming, community.
9. Fun water activities, income, needed public lap swim during the day, updating our facilities.
10. Nice big space in central Alameda
11. Place to workout, community gathering.
12. More ways to exercise and room to play sports
13. Greater access to pool (longer hours)
14. Centralized facility for civic oriented gatherings.
15. More opportunities for year-round swimming.
16. Health, fitness, recreation, safety (Swim Lessons)
17. Modern architecture.
18. State of the art swim center, we don't have any decent swim facilities right now, and would like this to be available to the entire community.
19. Happiness and social connection.
20. Make swimming and water sports available to whole community, not just a few groups.
21. Will enhance the community. Alameda is an island surrounded by water without a facility!?
22. A place to gather, swim, have pride in their community.
23. It can bring possibility to have more space for sports, exercise and stretching.
24. Access to a pool for lap swim and competitions, also would be ADA compliant.
25. An essential facility needed for the city of Alameda.
26. Year-round water exercise and recreation for all ages.
27. Healthy activities for all ages, inspire all for wellness.
28. Not sure this is absolutely necessary.
29. A much needed pool for all sorts of activities.
30. Good swim/water options for non-swimmers.
31. A partial facilitation of the communities aquatic needs.
32. Not much - Emma Hood should be primary for the students and youth - with a separate city aquatic center for the public.

8. What is most concerning? Are there community priorities you feel the site plan iterations did not address?

1. I would love to see a splash pad option added for non-swimmers
2. The designs we saw are very modern - I would like it to be complementary to our historic High School and downtown area. Also, Parking.

3. Parking – “C” is best to make two changing areas- adults and swim team, and then kids
4. Not having enough fun water features. There are no places in Alameda that specifically are targeted to smaller children.
5. If we are going through the expense and trouble to build, we shouldn’t cut out indoor pool space. Indoor will greatly increase the year-round use and extended use hours.
6. Getting info out to the general citizenship so that positive momentum will build toward bond approval
7. Funding, 50M pool, parking, other sites?
8. The majority of people who would use the pool are the High Schoolers for the seasonal sports.
9. Shade! Seating for competition viewers. Senior accessibility?
10. If the pool complex includes slides and rec area to attract kids, then it makes sense to have a cover (natatorium) for that section.
11. Paying for the project, bringing people to downtown where they spend money, parking, what about parking? Wheelchair and handicap people.
12. Will the budget be able to get community approval? Important to get the information out to the community at large to secure funding.
13. Design should be compatible with Historic Alameda.
14. That the amount of kid stuff that would be added would not be used enough.
15. Design should be compatible with Historic Alameda High School and adjacent historic downtown. Put tennis courts on natatorium roof!
16. Orientation to sun for water polo, bleachers for both swim and polo.
17. Safety – avoid attractive nuisance.
18. Prefer separate locker rooms, play area pool, and less visibility. Depth of pool shallower to allow lessons for kids/toddlers.
19. Small visible sliver from the street, but not like a zoo for the public. I don’t have a great feel for community needs beyond the dire need for water to facilitate the current programs in town. Warm water lanes in the fun water pool only!
20. Most of my concerns are about how the facility is run (access to lanes for lap swimming).
21. Falls short of the communities aquatic needs, site does not allow for adequate facility.
22. Repair and renovate Emma Hood swim center for the students/youth (with off hours use by other youth/students and senior organizations thru ARPD). Design, fund through bond and build citywide public community/family center.

9. Any other thoughts you want to share?

1. While I hope that the swim center will serve as many people in the community as possible, I also worry that it will cause program limitations. If teams, lap swimmers, swim classes, water therapy classes, water training classes, and recreational use are all vying for time, it will be difficult to have adequate scheduling options for each. I’d like to see needs that are already met in some form in Alameda (lap swimming, Gators practice) given a lower priority than options that are currently entirely unavailable within the city.
2. I like having a rectangular pool and a covered fun pool for greatest flexibility. A covered pool will help to let the pool pay for itself. It will be harder to pass a bond with two rectangle pools.
3. Enclose everything but competition pool. During H2O season remove the diving boards so temporary bleachers go in for viewing polo games. Idea and bond wont pass if its NOT enclosed fun water. Need for talking/selling points.
4. Covered viewing space for competition pool. Sports are year round an sitting in the rain is not fun.
5. Option A best with bleachers to west. Important fast water pool orientation so polo field in north/ south.
6. Would like to make sure it is designed to accommodate expansion in the future incase we wait to expand to a full community rec center. I prefer a more modern, clean and open design as you showed (no need to match the existing architecture). Is it possible to have retractable/stowable bleachers to allow for more bleacher space?
7. Hours of operation. Early morning and/or late evening lap swim.

8. I want there to be an equal sharing of the pool because the majority of use is the high schoolers, and more majority based for the community during summertime and off season for sports.
9. Indoor pool is important for kids, not for adults.
10. Design should reflect looks/feel of the buildings in the area of Alameda. Some of the design seems a bit too modern.
11. Must allow early morning and late evening lap/team swims.
12. If we are going to have a fun kid play area I believe it needs to be indoors. If indoors is out of the question, then it should just be a lap pool. I think that would get more use being outside.
13. Maintenance – consistent!
14. I believe turning the pool into a park is not a great idea since it is on the site of a high school.
15. Parking accessibility for ADA.
16. Parking.
17. Thank you for working on this! Make window from street a translucent mural of people swimming. Like drippy-bird window painting at Oakland Airport Terminal 2.
18. Want outdoor showers near the competition pool, need gender neutral restrooms, where will teams set up their tents? Capacity?
19. As a masters swimmer, my needs are simple (indoor warm water could help attract lots of business/ fun, lessons, free play, slide time, etc.).
20. Indoor pool is very important for the small pool, not important for the big competition pool.
21. An outside splash fountain near the parking lot would be fun.
22. Community is desperately seeking alternatives for year-round swim lessons, more lap swimming. Competitive programs need more pool time and adequate facilities.
23. Indoor pool is not important for AHS and students, but is very important for public fun pool.

10. Comments from design schemes:

1. Enclose warm water if you can.
2. Fun pool and lap lanes!
3. Corner entrance.
4. Locker rooms family use and locker rooms for lap swim.
5. Parking?
6. Design A – but change locker rooms on both sides
7. Choosing C with retractable roof.
8. Choosing C – separate locker rooms provide a safe place for younger kids to feel safer from older persons. Rather not have a street entrance for optimal safety. Two storages to split objectives from kid time and competitive. Controlled privacy.
9. Dedicated maintenance staff.
10. Heated locker rooms.
11. Controlled visibility for multipurpose room.
12. Split locker rooms!

Comments Received by Email – Workshop #2

My comments are as follows:

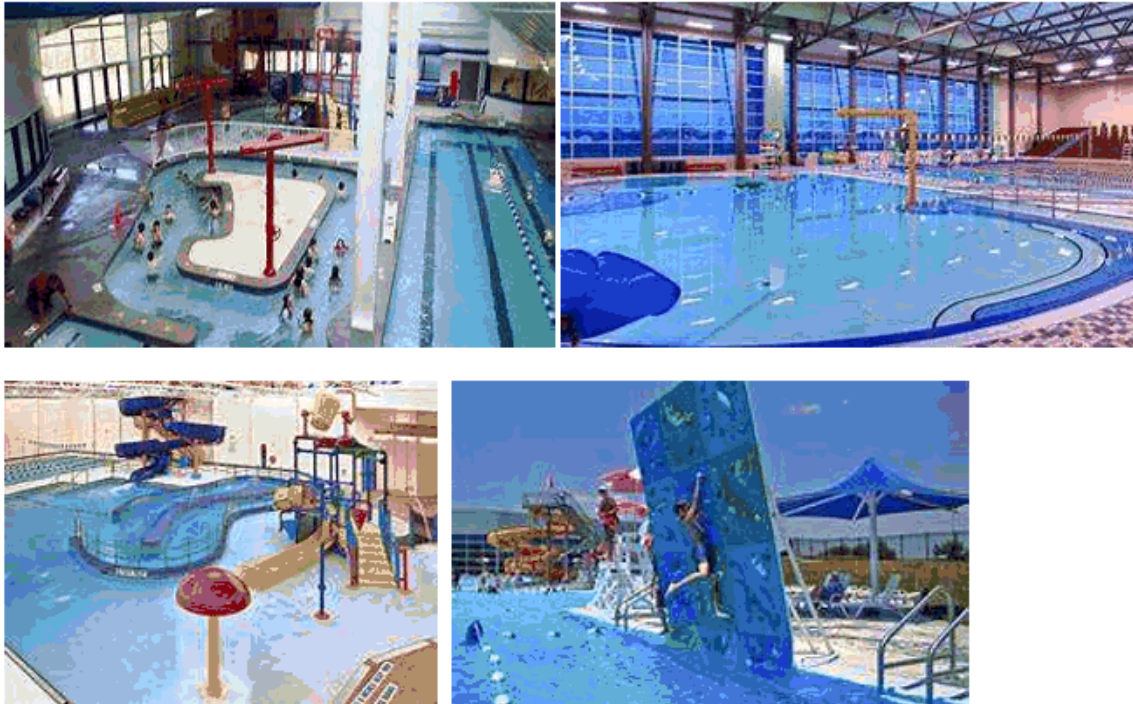
1. **Yes:** The City should repair both pools at the **Emma Hood Swim Center** located at Alameda High School for a cost of about \$3.6 million (per Alameda Journal article, dated March 15, 2019), given that the swim center at Encinal High was recently renovated. Funding the renovation of the Emma Hood Swim Center is a necessity and a matter of fairness. As one City Council Member was quoted in the Alameda Journal article, “We fell down as a city eight years ago when everybody identified this as a problem. We took care of one (pool – meaning Encinal High swim Center) and did not take care of the other.” (Meaning the Emma Hood swim center at Alameda High).

But: Both these improved swim centers and their facilities at the high schools should **primarily serve the students**, and when available continue to be available for other community groups serving students/youth and seniors as time permits – as scheduled through Alameda City Recreation and Park Department.

This site is **not appropriate for, or large enough, for a community aquatic center** that this community needs and wants.

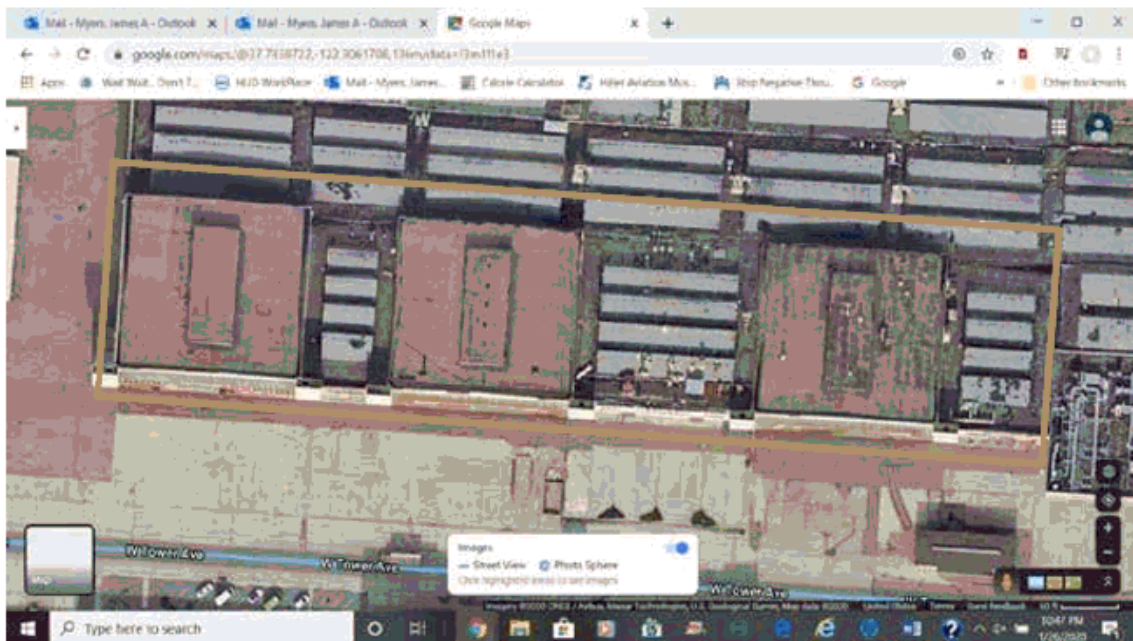
2. The City of Alameda’s effort to seek input from the community and have ELS design a **City Aquatic Center must be ambitious enough to meet the community wants and needs, and be on a site large enough to accommodate a large indoor and outdoor family aquatic center** similar to some of those shown at the January 15, 2020 Initial Input meeting that have been designed by ELS in other communities and similar to the City of Newark’s Silliman Activity and Family Aquatic Center (see images below).





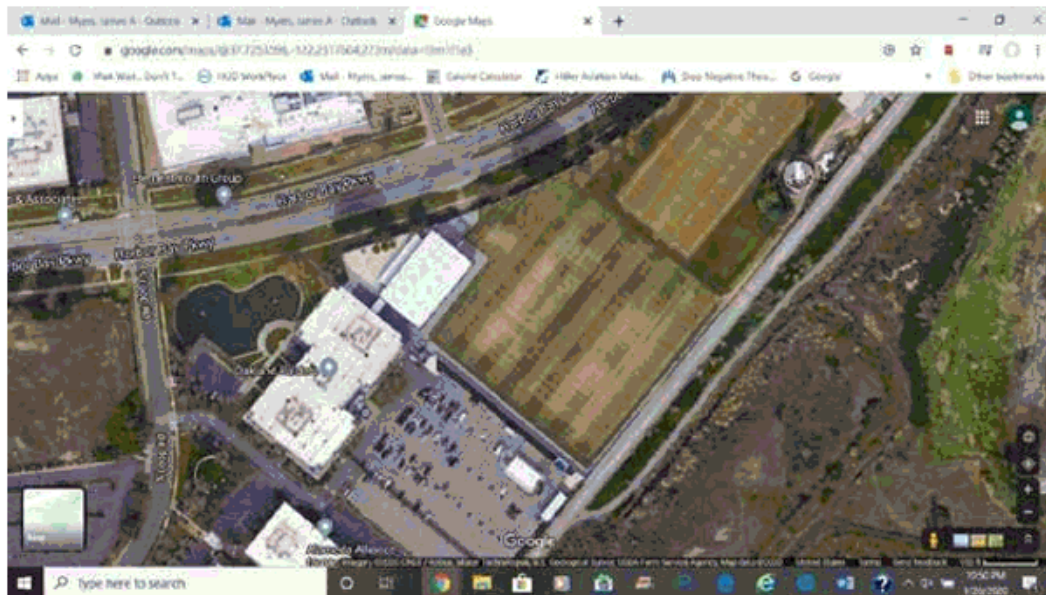
This type of City Aquatic Center will take much more time, design, planning and resources to achieve. This will require a campaign to pass a bond measure, but will be well worth the time and effort.

Recommend the ELS team evaluate the existing facilities at the Alameda Point/Former Naval Air Base. For example the existing hangers along W. Tower Avenue, such as those shown below or the larger hangers across the street?



3. Encourage the City of Alameda and AUSD to approach the Raiders about acquiring their Alameda facility, now that they are leaving for Las Vegas. Seek the facility as a donation or below market value sale (for Raiders a tax write off), so that the City of Alameda can create an Alameda High School Sports Facility for both high school and junior high athletic programs. This facility could house the athletic departments and related offices, classrooms and AUSD educational programs for PE,

sports medicine and other sports and health related courses, and include career development in sports/ health related fields. City and ASUD can then invest in shuttle busses running along the island from end to end (Bay Farm to the Point) for all students, since the AC Transit buses do not – running perpendicular and into Oakland.





entertainment



CITY OF ALAMEDA
Recreation and Parks
Department

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APPENDIX

I. Cost Estimates

II. Community Input

III. Meeting Minutes and Presentations

III. Meeting Minutes and Presentations



architecture+
urban design

Meeting Minutes

To:	File	Date:	November 19, 2019
From:	William Gordon	Project:	Alameda City Aquatics Center
Subject:	Concept Design Meeting #1	Project No:	201928.00
Meeting Date:	November 12, 2019	Location:	Alameda Recreation & Parks Department (ARPD)
Attending:	City of Alameda Amy Wooldridge (AW) ELS Architecture & Urban Design Clarence Mamuyac (CM) William Gordon (WG)		
		Distribution:	Amy Wooldridge

Item	Discussion	Action
1.	The purpose of this meeting was to discuss project agreement, scope, budget, data collection, stakeholders, schedule, and public process.	
2.	Project Agreement:	
	A. The Project Agreement will not need City Council approval as the fee is less than \$75K.	
	B. To complete the agreement ELS will provide a revised work plan which will become Exhibit A to the agreement.	ELS
	C. ELS has forwarded the agreement to their attorney for review.	ELS
3.	Scope and Budget: The following scope refinements were discussed.	
	A. Instruction Pool Enclosure- Study options including permanent enclosure and lightweight or temporary structure.	



- B. Tennis Court and Storage- New Tennis Court and Storage to be provided at the Sports Field adjacent to the Tennis Courts. ELS has not included this effort in their current fees.
- C. LEED- City funded projects are required to be LEED certified.
- D. Cost Estimates- ELS will provide estimates of hard costs including 15% Design Contingency. As discussed, ELS can also add 20-30% increase to cover soft cost and a 10% Owner's Project Contingency, if so directed by the City.

4. Data Collection:

- A. Budget- The current project hard cost budget is approximately \$12 million.
- B. Soils Report- Amy Wooldridge can provide the soils report that was created in preparation for the High School renovation. City – AW
- C. Survey- AW will provide the design team with a topographic, boundary, and utility survey. ELS will prepare scope diagram and would like to have the survey before the end of the year. City – AW

5. Stakeholders:

- A. Stakeholders will include Alameda Council Members, Recreation & Parks Department (ARPD) Staff, Recreation and Parks Commissioners, Pool Ad-Hoc Committee and Alameda Aquatics Alliance members, Alameda Unified School District representatives, and City Staff attending Design Review meetings.

6. Schedule: A preliminary calendar is attached to these notes.

- A. November & December '19
 - a. Team to gather background information relevant to the project.
 - b. Team to meet with Design Review City Staff on Dec 12th.
 - c. ARPD to advertise upcoming Workshops. This could be done through community emails, an announcement in the City – AW



Winter/Spring Activities Guide, flyers on City Bulletin Boards, a project page on the City's website, and advertisements in local publications.

- B. January & Feb '20
 - a. Workshops on Jan. 15th, 29th, and Feb. 12th.
 - b. Pre-workshop Stakeholder Prep Meetings- on a consistent day during the weeks prior to the workshops, date to be determined. City - AW
 - C. March & April '20
 - a. Recreation and Parks Commission Meeting, date to be determined.
 - D. June '20
 - a. City Council -Vote to include project on '20 bond measure.
7. **Public Process:** Clarence Mamuyac recommended scheduling three workshops every other week as follows.
- A. Workshop 1- Introduction
 - a. Recap of work to date.
 - b. In addition to members of these groups and current aquatics uses, this workshop and the two subsequent gatherings will aim to reach a broader audience.
 - c. Approximately six gallery stations will be positioned around the workshop room with a team representative at each location to allow participants to discuss various project issues. ELS to forward "drafts" of each board before printing.
 - d. There will also be an "Ideas Tree" board where participants can write ideas and concerns on post-its and attach them to the board.
 - B. Workshop 2- Charette
 - a. After a formal introduction, a brief presentation of 3 to 5 "base ideas" will be presented. These will provide the foundation of the Charette.
 - b. Participants will break out into different groups each with their own table to discuss multiple site plan options.



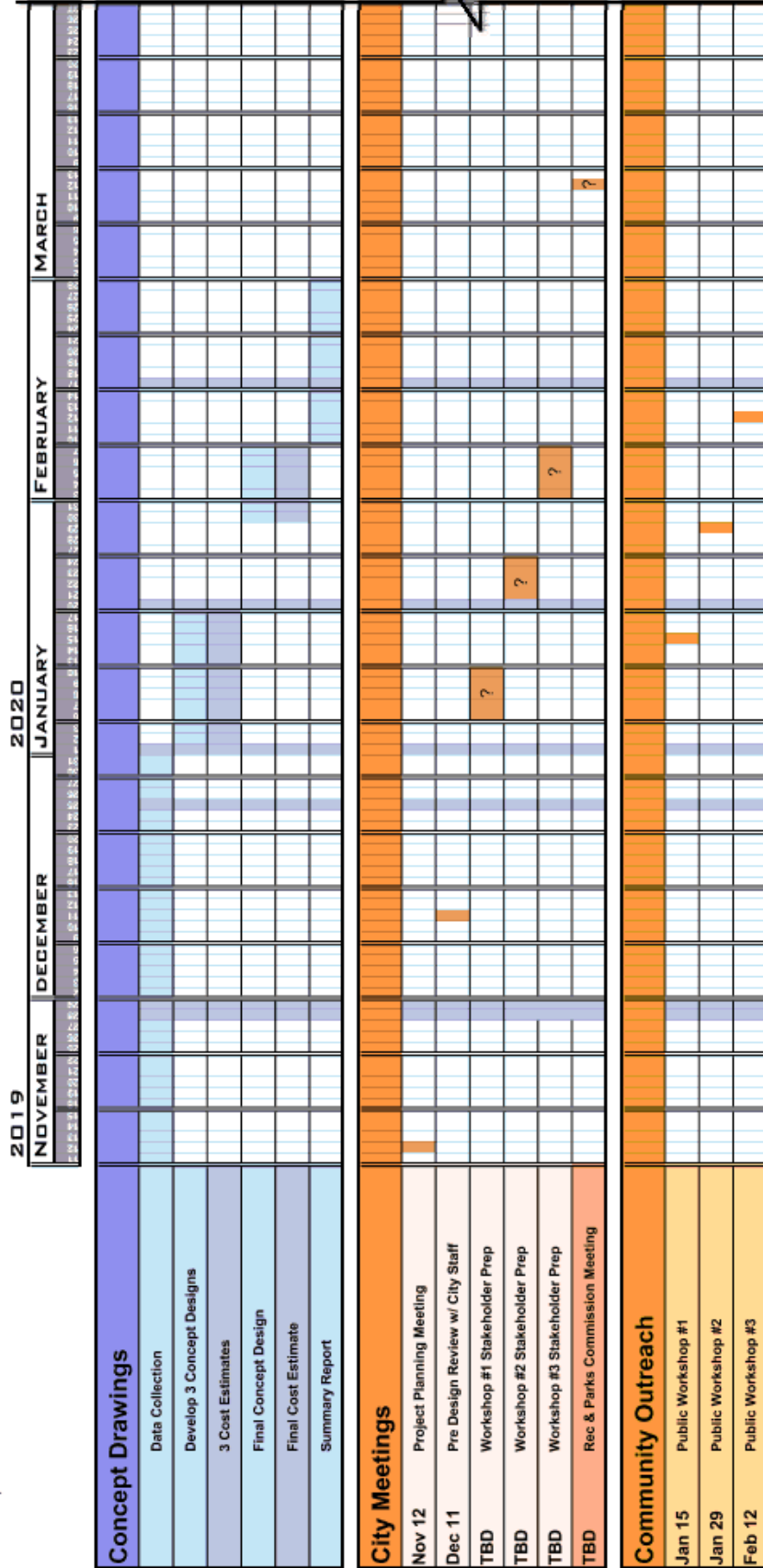
- c. At the end of the evening, a selected participant at each table will present their comments to the larger group.
- d. ELS will prepare a report of the evening's results for publication on the City's website.
- e. ELS will use the evening's feedback to prepare a "preferred concept" and cost estimate to be presented at the final session.
- C. Workshop 3- Preferred Scheme
 - a. A summary of the process followed by a presentation of the preferred scheme will be presented to the participants.
 - b. Participants will have the opportunity to share any final feedback.
- D. Feedback- ELS will collate a summary of comments received at each workshop for publication on the City website.
- E. Final Concept- Based upon the results of the evening, ELS will begin final concept presentation effort, along with a final concept for presentation to the Recreation and Parks Commission.

These minutes summarize the conclusions of the subject meeting. If there are any substantial errors or omissions, please contact ELS immediately.

Alameda City Aquatics Center

CONCEPT DESIGN SCHEDULE

Nov 13, 2019





Meeting Minutes

To:	File	Date:	December 16, 2019
From:	William Gordon	Project:	Alameda City Aquatics Center
Subject:	Concept Design Meeting #2	Project No:	201928.00
Meeting Date:	December 11, 2019	Location:	Alameda City Hall
Attending:	City of Alameda Amy Wooldridge (AW) Representatives from various City Departments ELS Architecture & Urban Design Clarence Mamuyac (CM) William Gordon (WG)		
		Distribution:	Amy Wooldridge

Item	Discussion	Action
1.	The purpose of this meeting was to present the project to representatives from various City Departments and allow them to have an opportunity to provide their recommendations and feedback during the initial planning stages of the project.	
2.	Prevailing Wind: A. The prevailing winds are from the West for nine months of the year and from the north for the remaining 3 months.	
3.	On-site Storm Water Treatment: A. The City has Storm water treatment guidelines. Following the meeting Amy Wooldridge sent ELS the City's Storm Water Treatment Checklist.	



4. Vehicular Drop-off and Pick-up:

- B. Provide area for vehicular drop-off and pick-up.

5. Recreation Pool Location:

Since it is a revenue generator the Recreation Pool needs to be visible from the street.

6. Fire Access:

- A. If a Natatorium over 30' is constructed then a fire apparatus route to a location adjacent to the building needs to be provided so that the fire truck ladder can access the roof.

7. Parking:

- A. The project will heavily rely on a nearby parking lot and existing street parking.

Amy Woodridge (AW) is currently negotiating the use of existing school parking adjacent to the pool to meet ADA parking requirements.

8. Bike Racks:

- A. Bike Racks adjacent to the building entry need to be provided.

9. LEED Rating

- A. The project needs to be LEED equivalent.

These minutes summarize the conclusions of the subject meeting. If there are any substantial errors or omissions, please contact ELS immediately.



Meeting Minutes

To:	File	Date:	January 24, 2020
From:	William Gordon	Project:	Alameda City Aquatics Center
Subject:	Key Stakeholder Meeting– Meeting #3	Project No:	201928.00
Meeting Date:	January 08, 2020	Location:	Alameda Recreation & Parks Department (ARPD)
Attending:	City of Alameda Amy Wooldridge (AW) Dennis McDaniels Christina Bailey John McDonald Community Key Stakeholders Lani Molina Marshall Dortsch Jane Grimaldi Jim Wheeler Amelia Busenitz Kelly Scott ELS Architecture & Urban Design Clarence Mamuyac (CM) William Gordon (WG)	Distribution:	Amy Wooldridge

Item	Discussion	Action
I.	The purpose of this meeting was to give the Key Stakeholder Group an overview of the public engagement process during Concept Design, including the three Pre-workshop meetings and three Workshops. Also, the subsequent Concept Design City review process and project funding were discussed.	



2. Pre-workshop #1 Meeting:

- A. The 8 draft Gallery Walk presentation boards were presented to the group. No additional comments were provided.
- B. Key Stakeholder Group Table- The group agreed to staff a table at the first Workshop. AW will email a staffing signing up sheet to the group to fill in time slots when they will be available to sit at the table.

3. Workshop #1: Jan 15th 6-8pm at the O'Club

- A. Gallery Walk- Will include 7 boards plus and a board with an Ideas Tree. Community members will be able to share their ideas, comments, and concerns with Amy Wooldridge (AW) and ELS team members as well as post notes of the "Tree".
- B. Sign-in Table- Will be located near the entry to the room next to first board and participants will sign in and provide their email address so that they can receive future notices about the project.
- C. Key Stakeholder Group Table- Will also be located near the entry and will be staffed by the Key Stakeholder Group. This will be an opportunity to inform participants of how they can support the project moving forward and begin the campaigning effort to get the project funded.
- D. Presentation- Around 6:15 There will be a brief presentation. AW will provide a few introductory remarks followed by Clarence Mamuyac (CM) presenting ELS's Aquatic experience as well as an overview of the public engagement, City review, and funding process.

4. Pre-workshop #2 Meeting: Jan 22nd 9-11am

- A. ELS will present 3-5 schemes showing various layouts of the program elements for an initial review and opportunity to comment in advance of Workshop #2.
- B. Based on the feedback, ELS may reduce the number of schemes or create an additional scheme.

5. Workshop #2: Jan 29th 6-8pm at the O'Club



- A. Presentation- Close to 6pm there will be a presentation. AW will provide a few introductory remarks. CM will follow by presenting 3-5 schemes and explaining the charrette process.
 - B. Charette- Participants will break out into different groups each with their own table to discuss multiple site plan options.
 - C. At the end of the evening, a selected participant at each table will present their comments to the larger group.
- 6. **Pre-workshop #3 Meeting:** Feb 5th
 - A. Based on input from Workshop #2 a single concept design with a possible alternate will be presented for discussion and feedback.
- 7. **Workshop #3:** Feb 12th 6-8pm at the O'Club
 - A. Presentation- A summary of the process followed by a presentation of the preferred scheme will be presented to the participants.
 - B. Participants will have the opportunity to share any final feedback.
- 8. **Post-workshop #3 Meeting:**
 - A. A post-workshop meeting will occur soon after the last workshop if needed.
- 9. **Recreation & Parks Commission Meeting**
 - A. AW will need presentation materials for the Recreation & Parks Commission Meeting by March 4th if the meeting is to occur on March 12th.
- 10. **City Council Meeting**
 - A. Following the Recreation & Parks Commission Meeting the Concept Design and project cost estimate will be presented for Council approval in April or May.

These minutes summarize the conclusions of the subject meeting. If there are any substantial errors or omissions, please contact ELS immediately.



Meeting Minutes

To:	File	Date:	February 5, 2020
From:	William Gordon	Project:	Alameda City Aquatics Center
Subject:	Key Stakeholder Meeting-Meeting #4	Project No:	201928.00
Meeting Date:	January 22, 2020	Location:	Alameda Recreation & Parks Department (ARPD)
Attending:	City of Alameda Amy Wooldridge (AW) Dennis McDaniels Christina Bailey John McDonald Community Key Stakeholders Jane Grimaldi Jim Wheeler Amelia McDonald Kelly Scott ELS Architecture & Urban Design Clarence Mamuyac (CM) William Gordon (WG) Dana Vollmer-Grant (DV)		
		Distribution:	Amy Wooldridge

Item	Discussion	Action
1.	The purpose of this meeting was to give the Key Stakeholder Group an opportunity to review a draft of the six site plan schemes that will be presented at Workshop #2 and provide comments.	
2.	Budget:	



- A. The preliminary cost of the proposed schemes is 15 to 17 million dollars. The buildings are approximately \$700-\$750/sf. Cost information will be further refined moving forward.
- B. The additional cost of an enclosed Natatorium would be approximately 7 million dollars.

3. Comments:

- A. Multi-Purpose Space- Amy Wooldridge (AW) mention that this space could be reduced in size from 2900 sf.
- B. Pool Mechanical Space- Dennis McDaniel (DM) mentioned that ideally the placement of this space would not move from its current location. The gas line currently runs to this location and access to the current space for weekly deliveries of pool chemicals is convenient.
- C. Locker Rooms- High Schoolers will use the Pool Locker Rooms.
- D. Fun Water Pool Lap Swimming- AW prefers four lanes to three.
- E. Concession- Provide a space for concessions.
- F. Vehicular Gate- Provide a vehicular gate onto the deck.
- G. Fun Water Activities- Provide options for Workshop participants to choose from.
- H. Light weight Natatorium Structures- Present Natatorium enclosure options at the workshop.

4. Workshop #2: Jan 29th 6-8pm at the O'Club

- A. Presentation- Close to 6pm there will be a presentation. AW will provide a few introductory remarks. CM will follow by presenting 5-6 schemes and explaining the charrette process.
- B. Charrette- Participants will break out into different groups each with their own table to discuss multiple site plan options.
- A. At the end of the evening, a selected participant at each table will present their comments to the larger group.

Community Workshop #2 – Alameda CAC.pdf slide show attached.

These minutes summarize the conclusions of the subject meeting. If there are any substantial errors or omissions, please contact ELS immediately.



Meeting Minutes

To:	File	Date:	February 13, 2020
From:	William Gordon	Project:	Alameda City Aquatics Center
Subject:	Key Stakeholder Meeting-Meeting #5	Project No:	201928.00
Meeting Date:	February 05, 2020	Location:	Alameda Recreation & Parks Department (ARPD)
Attending:	City of Alameda Amy Wooldridge (AW) Dennis McDaniels Christina Bailey John McDonald Community Key Stakeholders Jim Wheeler Kelly Scott ELS Architecture & Urban Design Clarence Mamuyac (CM) William Gordon (WG) Dana Vollmer-Grant (DV)		
		Distribution:	Amy Wooldridge

Item	Discussion	Action
1.	The purpose of this meeting was to give the Key Stakeholder Group an opportunity to review a draft of the site plan scheme that will be presented at Workshop #3 and provide comments.	
2.	Comments:	
	A. Locker Rooms adjacent to the Competition Pool are to be used by anyone using the pool and will not be solely used by High School students or team members.	



- B. More Pool Storage could be added.
- C. Reduce number of diving boards at Competition Pool from four to two.
- D. Provide alternate Activities Pool design with no lazy river and a larger Zero Beach Entry with a play structure.

3. Workshop #3: Feb 12th 6-8pm at the O'Club

- A. Presentation- A summary of the process followed by a presentation of the preferred scheme will be presented to the participants.
- B. Participants will have the opportunity to ask questions and share any final feedback.

Community Workshop 3 Sm.pdf slide show attached.

These minutes summarize the conclusions of the subject meeting. If there are any substantial errors or omissions, please contact ELS immediately.



Meeting Minutes

To:	File	Date:	February 25, 2020
From:	William Gordon	Project:	Alameda City Aquatics Center
Subject:	Concept Design Meeting #6	Project No:	201928.00
Meeting Date:	February 20, 2020	Location:	Alameda Recreation & Parks Department (ARPD)
Attending:	City of Alameda Amy Wooldridge (AW) ELS Architecture & Urban Design Clarence Mamuyac (CM) William Gordon (WG)	Distribution:	Amy Wooldridge

Item	Discussion	Action
1.	The purpose of this meeting was to discuss any remaining design and cost estimate issues in preparation to wrap up this phase of work, as well as any final preparations for the upcoming Recreation and Parks Commission Meeting on March 12, 2020.	
2.	Amy Wooldridge (AW) had the following Design Comments: <ul style="list-style-type: none"> A. Provide Backup for Plumbing Fixture Count- Count is based on pool surface area for all building areas that are accessory uses to the Pools. The Multi-Purpose space also has additional restroom facilities as the Building Department may consider these spaces non-accessory uses. See attached agenda with Fixture Analysis. B. Clarify Small Exterior Facing Rooms adjacent to the Mechanical Room- These rooms are for pool chemical storage and electrical equipment. C. Activities Pool Layout- Provide an alternate Activities Pool that has a larger Lazy River without a wide central island and no slide. 	



In the alternate scheme it is also desirable to have a larger zero beach entry. 25 yard lap swimming lanes were not removed but could be, resulting in a pool that is 525 sf smaller per lane removed. In both Preferred Schemes A & B the Activities Pool has also moved north and Storage has been added. See attached revised Preferred Scheme A and B.

- D. **Multi-Purpose Rooms**–Provide space that is divisible into three separate rooms instead of four.
- E. **Water Toys**– Options for a selection of small manipulative water toys in the Activities Pool will be study during the next phase of the project.

3. Cost Estimate

- A. A cost estimate for an all outdoor facility and a facility with a enclosed Activities Pool where presented. Cost estimates are attached herewith and will be included in the final Concept Design Project Manual.
- B. AW asked about pre-fabricated natatoria systems. ELS shared that they had investigated information previously provided by AW and will research one other possibility for a pre-engineered building. ELS raised concern over the durability of such a structure in a corrosive environment. ELS will advise AW on findings in advance of Recreation and Park Commission presentation.
- C. AW requested ELS research construction costs for East Oakland, Dublin Wave, and San Leandro Washington Manor Aquatics Centers. AW needs information in advance of the Recreation and Park Commission presentation.

- 4. **Final Report**– ELS is assembling a Concept Design Project Manual to document the design process and final product.



architecture+
urban design

Attachments:

Meeting 6 Agenda with Plumbing Fixture Analysis, Revised Preferred Site Plan Schemes A & B, and cost estimate are attached.

These minutes summarize the conclusions of the subject meeting. If there are any substantial errors or omissions, please contact ELS immediately.



February 20, 2020

3:00pm – Recreation and Parks Department

City Aquatics Center

City of Alameda

Meeting No. 6

- **Design Issues based on 2/13 email**

- o What expected capacity are you basing the fixture count? It seems small. In particular there appears to be two showers for each. Instead of individual shower stalls can we get more shower capacity by doing a shower “tower” with 4-5 spray spigots? And if more locker room space is needed or desired could we expand the comp pool locker room back out toward the east by deleting the short arm of the grass L on the south side, move the bleachers back toward the fence and then move the whole pool south to make room again for expanded locker rooms. **See analysis below.**
- o What are the e small exterior facing rooms for? **Pool Chemical Storage and Electrical**
- o I’m not a fan at all of the lazy river “donut”. We also determined that it would add two lifeguards whenever the pool is open. Given that the slide pooled so much lower than the lazy river, I had an idea that I’d like to review with you to get a proper lazy river in the design. What if we delete the slide and its pool and instead put a lazy river in its place that’s a similar configuration as East Oakland. If needed, consider pushing the whole pool north since there seems to be a very large space between the rec pool and mechanical room. In talking to lots of folks about the lazy river, it’s very popular especially since it’s truly for all ages and has more programming options. A slide is limited in who it serves. And then use the layout with the play structure and the above adjustments **Yes, there are options that we can discuss.**
- o I’d prefer to have the multipurpose room be 3 segments rather than four with the commensurate doors. **We can easily make that adjustment.**
- o Dana had a great idea last night about small manipulative water toys that don’t take up much space. Sounds intriguing and I’d love to see any examples. **Yes, there are options that we can discuss.**

- **Cost Estimate**

- **Recreation and Parks Commission Meeting-** March 12th 7pm

- **City Council Meeting-** date TBD

- **Final Report-** complete by February 28th

- o **Executive Summary**
- o **Concept Design-** Architectural Narrative, Plans and Renderings
- o **Cost Estimate**
- o **Meeting Minutes and Presentations**
- o **Community Input**

Click here & type Mr./Ms. Last Name
 February 19, 2020
 Page 2 of 2

Fixture Count Analysis

A) Building Area that is considered an accessory use to the Pools

Most or all of the building will be covered by the following fixture analysis.

PLUMBING FIXTURE REQUIREMENTS

Plumbing Fixture calculations are based on Pool surface area only per
 California Building Code Chapter 31 B Section 3116B and 3117B
 Total Pool Surface Area = 7,730sf + 4,260sf = 11,990sf
 Total Number of Pool Users = 11,990sf/15sf/occ = 800 Occupants
 Total Number of Males & Females = 800/2 or 400 Males and 400 Females

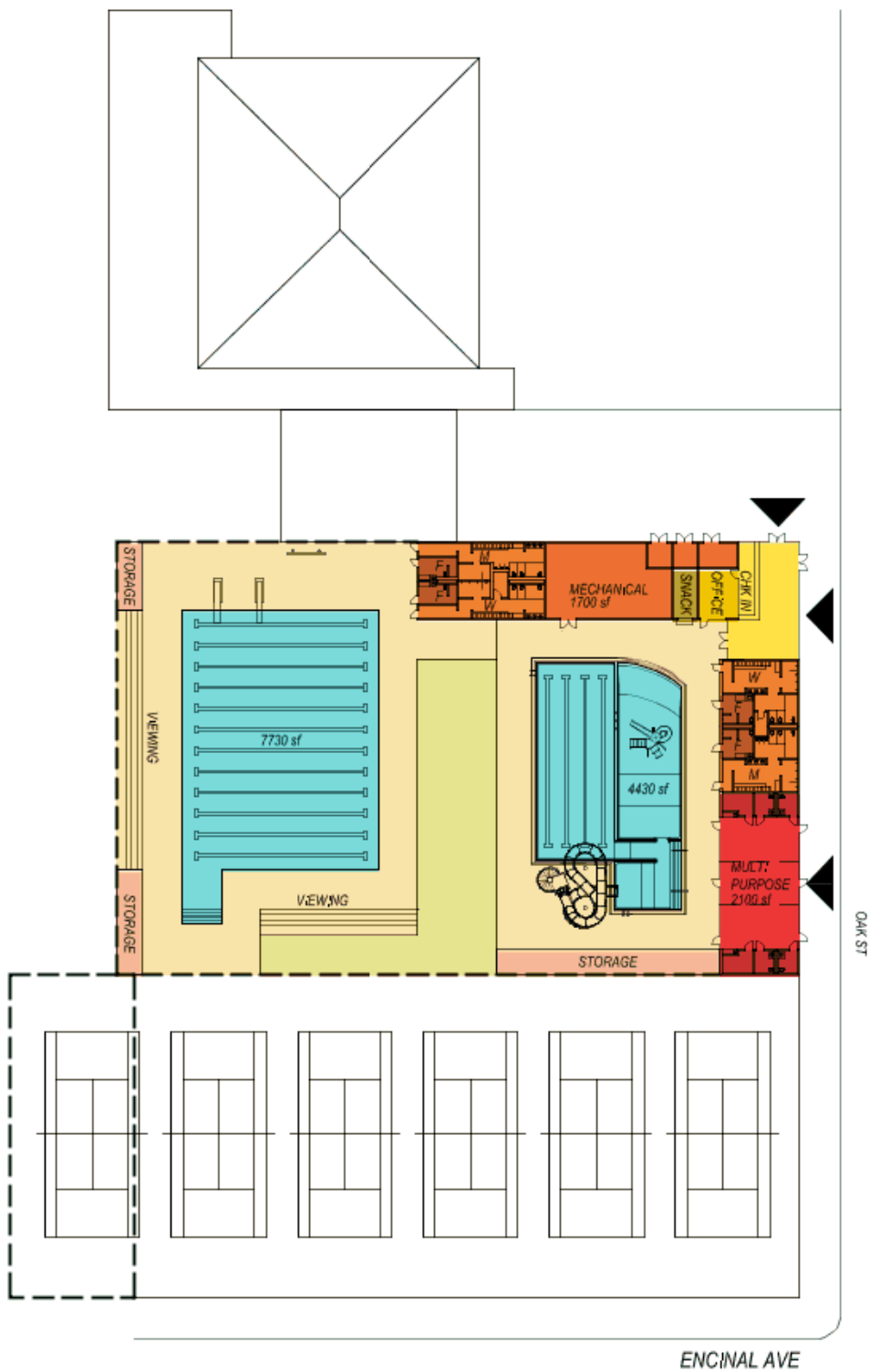
Code Requirements	Fixtures Provided			
		Male	Female	Additional Fixtures in Family Changing Rooms
1 toilet/60 females = 400/60 = 7	Water Closets	6	6*	4
1 toilet + 1 urinal/75 males = 400/75 = 6	Urinals	6	-	-
1 lavatory/80 pool users = 800/80 = 10	Lavatories	6	6	4
1 shower/50 pool users = 800/50 = 16	Showers Inside	8	8	4
	Showers Outside	Can add on Pool Deck	Can add on Pool Deck	
1 Fountain per 1st 250 pool users. 1 fountain for each additional 200 pool users = 1 + 550/200 = 4	Drinking Fountains	TBD	TBD	

*We can make the case that the additional toilets in the Family Changing Rooms will more than cover the requirement for 1 additional female toilet

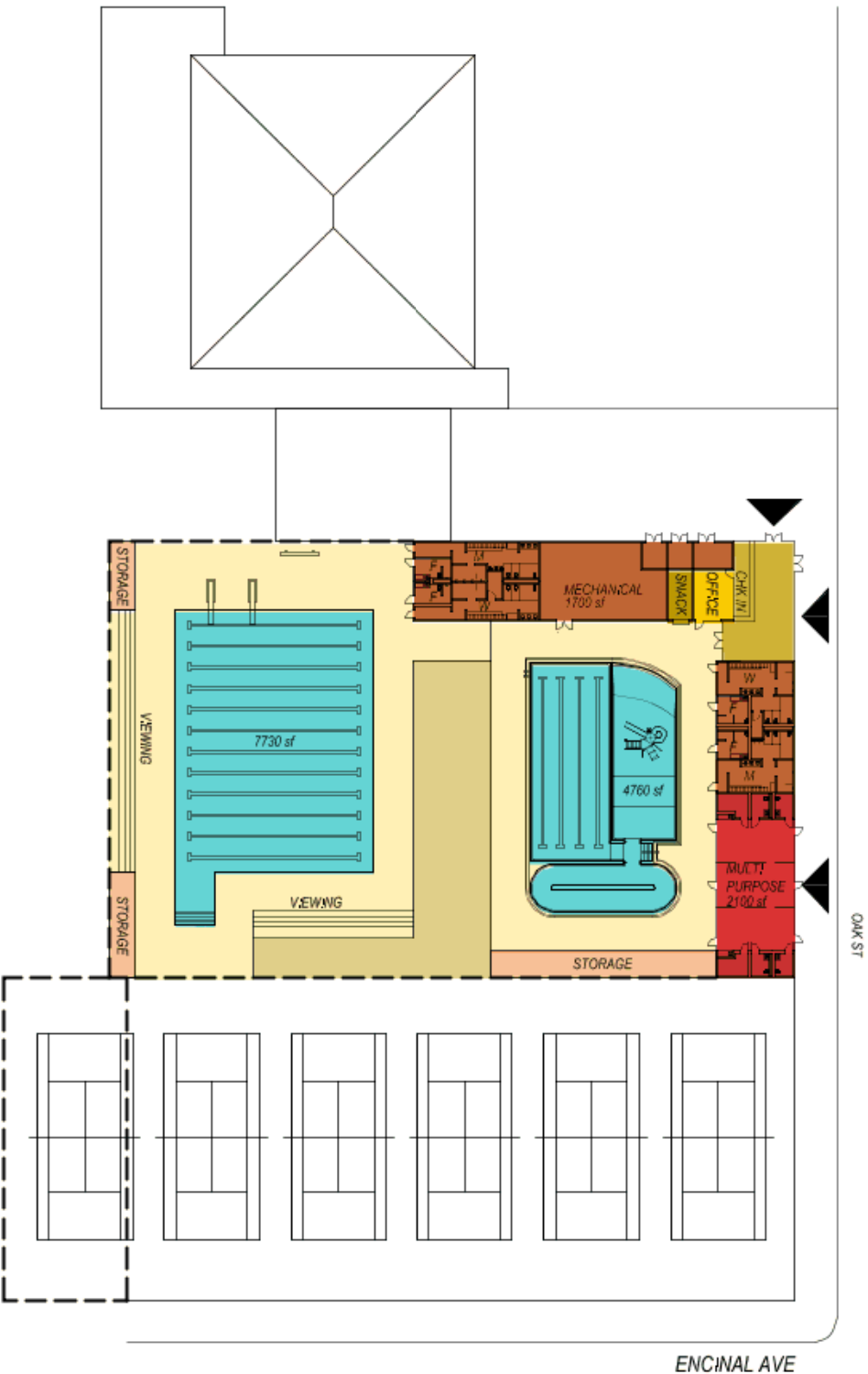
As you can see from the chart above we have more than enough fixtures to cover the code requirements. Some clients do choose to add more fixtures.

B) Building Area that is possibly not considered an accessory use to the Pools

It is possible that the Building Department may want us to analyze the Multi-Purpose space separately. If that is the case then if there is a 1500sf space (that can be divisible into separate rooms plus 600sf for storage and toilets as we showed last night) then we are covered with the four restrooms show as long as the Building Department allows for single use restrooms. Also, they might need to be expanded in size if urinals are required.



PREFERRED SCHEME A



PREFERRED SCHEME B

CITY AQUATIC CENTER
ALAMEDA, CA

Alameda City Aquatic Center

HIGH

Preferred Concept Scheme Estimate

2/20/2020

Building					
	SF/Quant	\$/Unit			
Natatorium	10,625	\$	800.00	\$	8,500,000
Main Building	8,400	\$	800.00	sf	6,720,000
Storage - Enclosed Outdoor Area	660	\$	150.00	sf	99,000
				SUBTOTAL	\$ 15,319,000
Pools					
30M x 25 yd Competition Pool	7,730	\$	235.00	sf	1,816,550
Activities Pool with 4 Lanes	4,260	\$	250.00	sf	1,065,000
Pool Decking	15,760	\$	45.00	sf	709,200
Competition Pool Surge Tank	1	\$	50,000.00	sf	50,000
Activities Pool Surge Tank	1	\$	45,000.00	sf	45,000
Activity Pool Water Slide	1	\$	300,000.00	sf	300,000
Activity Pool Interactive Play Equipment	1	\$	95,000.00	sf	95,000
Deck Equipment	1	\$	95,000.00	sf	95,000
Competition Equipment	1	\$	225,000.00	sf	225,000
				SUBTOTAL	\$ 4,400,750
Site					
Demolition of Building	3,240	\$	10.00	sf	32,400.00
Demolition of Pools and Deck	1	\$	150,000.00	sf	150,000.00
Demolition of Tennis Courts	15,330	\$	2.00	sf	30,660.00
Demolition of Site Paving	4,600	\$	2.00	sf	9,200.00
Site Preparation	42,900	\$	5.00	sf	214,500.00
Site Utilities	42,900	\$	5.00	sf	214,500.00
Site Bleachers	1,590	\$	20.00	sf	31,800.00
Site Lawn and Irrigation	4,505	\$	5.00	sf	22,525.00
Site Perimeter Fencing	372	\$	145.00	lf	53,940.00
Site Lighting	1	\$	200,000.00	lf	200,000.00
New Concrete Walkway around Building	2,150	\$	20.00	sf	43,000.00
				SUBTOTAL	\$ 1,002,525
				TOTAL	\$ 20,722,275
OH&P	7% +	\$	1,450,559		
				\$	22,172,834
Design Contingency	12% +	\$	2,660,740		
				\$	24,833,574
Escalation (To midpoint of construction - Assumes 6%/yr)	12% +	\$	2,980,029		
				\$	27,813,603
Construction Budget				\$	27,813,603
Soft Cost	25%	\$	6,953,400.82	\$	34,767,004.10

Notes:

- Cost estimate does not include new tennis court.
- Cost estimate does not include revisions to parking lot.

Alameda City Aquatic Center

HIGH

Preferred Concept Scheme Estimate

2/20/2020

Building		SF/Quant	\$/Unit			
Main Building	8,400	\$	800.00	sf	\$	6,720,000
Storage - Enclosed Outdoor Area	660	\$	150.00	sf	\$	99,000
SUBTOTAL						\$ 6,819,000
Pools						
30M x 25 yd Competition Pool	7,730	\$	235.00	sf	\$	1,816,550
Activities Pool with 4 Lanes	4,260	\$	250.00	sf	\$	1,065,000
Pool Decking	15,760	\$	45.00	sf	\$	709,200
Competition Pool Surge Tank	1	\$	50,000.00	sf	\$	50,000
Activities Pool Surge Tank	1	\$	45,000.00	sf	\$	45,000
Activity Pool Water Slide	1	\$	300,000.00	sf	\$	300,000
Activity Pool Interactive Play Equipment	1	\$	95,000.00	sf	\$	95,000
Deck Equipment	1	\$	95,000.00	sf	\$	95,000
Competition Equipment	1	\$	225,000.00	sf	\$	225,000
SUBTOTAL						\$ 4,400,750
Site						
Demolition of Building	3,240	\$	10.00	sf	\$	32,400.00
Demolition of Pools and Deck	1	\$	150,000.00	sf	\$	150,000.00
Demolition of Tennis Courts	15,330	\$	2.00	sf	\$	30,660.00
Demolition of Site Paving	4,600	\$	2.00	sf	\$	9,200.00
Site Preparation	42,900	\$	5.00	sf	\$	214,500.00
Site Utilities	42,900	\$	5.00	sf	\$	214,500.00
Site Bleachers	1,590	\$	20.00	sf	\$	31,800.00
Site Lawn and Irrigation	4,505	\$	5.00	sf	\$	22,525.00
Site Perimeter Fencing	372	\$	145.00	lf	\$	53,940.00
Site Lighting	1	\$	200,000.00	lf	\$	200,000.00
New Concrete Walkway around Building	2,150	\$	20.00	sf	\$	43,000.00
SUBTOTAL						\$ 1,002,525
TOTAL						\$ 12,222,275
OH&P	7% +	\$	855,559		\$	13,077,834
Design Contingency	12% +	\$	1,569,340		\$	14,647,174
Escalation (To midpoint of construction - Assumes 6%/yr)	12% +	\$	1,757,661		\$	16,404,835
Construction Budget						\$ 16,404,835
Soft Cost	25%	\$	4,101,208.82		\$	20,506,044.10

Notes:

- Cost estimate does not include new tennis court.
- Cost estimate does not include revisions to parking lot.

Alameda City Aquatic Center

LOW

Preferred Concept Scheme Estimate

2/20/2020

Building					
	SF/Quant	\$\$/Unit			
Main Building	8,400	\$	800.00	sf	\$ 6,720,000
Storage - Enclosed Outdoor Area	660	\$	150.00	sf	\$ 99,000
				SUBTOTAL	\$ 6,819,000
Pools					
30M x 25 yd Competition Pool	7,730	\$	235.00	sf	\$ 1,816,550
Activities Pool with 2 Lanes	3,210	\$	250.00	sf	\$ 802,500
Pool Decking	15,760	\$	45.00	sf	\$ 709,200
Competition Pool Surge Tank	1	\$	50,000.00	sf	\$ 50,000
Activities Pool Surge Tank	1	\$	45,000.00	sf	\$ 45,000
Activity Pool Water Slide	1	\$	300,000.00	sf	\$ -
Activity Pool Interactive Play Equipment	1	\$	95,000.00	sf	\$ -
Deck Equipment	1	\$	95,000.00	sf	\$ -
Competition Equipment	1	\$	225,000.00	sf	\$ -
				SUBTOTAL	\$ 3,423,250
Site					
Demolition of Building	3,240	\$	10.00	sf	\$ 32,400.00
Demolition of Pools and Deck	1	\$	150,000.00	sf	\$ 150,000.00
Demolition of Tennis Courts	15,330	\$	2.00	sf	\$ 30,660.00
Demolition of Site Paving	4,600	\$	2.00	sf	\$ 9,200.00
Site Preparation	42,900	\$	5.00	sf	\$ 214,500.00
Site Utilities	42,900	\$	5.00	sf	\$ 214,500.00
Site Bleachers	1,590	\$	20.00	sf	\$ -
Site Lawn and Irrigation	5,555	\$	5.00	sf	\$ 27,775.00
Site Perimeter Fencing	372	\$	145.00	lf	\$ 53,940.00
Site Lighting	1	\$	200,000.00	lf	\$ 200,000.00
New Concrete Walkway around Building	2,150	\$	20.00	sf	\$ -
				SUBTOTAL	\$ 932,975
				TOTAL	\$ 11,175,225
OH&P	7% +	\$	782,266		\$ 11,957,491
Design Contingency	10% +	\$	1,195,749		\$ 13,153,240
Escalation (Bid immediately following Nov Vote)	8% +	\$	986,493		\$ 14,139,733
Construction Budget					\$ 14,139,733
Soft Cost	25%	\$	3,534,933.20		\$ 17,674,666.01

Notes:

- Cost estimate does not include new tennis court.
- Cost estimate does not include revisions to parking lot.

ACKNOWLEDGEMENTS

City of Alameda

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ARPD Director

Key Stakeholders Group

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Alameda Masters Coach

MARSHALL DORTSCH

Coach for Gators, Neptune and Alameda High School

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AHS Athletic Booster Parent Representative and Alameda Aquatic Alliance (AAqA)

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