

**RANCHO SIMI RECREATION AND PARK DISTRICT
INTEROFFICE MEMORANDUM**

DATE: January 17, 2008

TO: General Manager

FROM: Assistant General Manager

SUBJECT: Authorization to Solicit Bids for the Sequoia Pool Demolition and Removal Project

The District acquired Sequoia Pool in 1971. The complex consists of a swimming pool (75 feet x 42 feet), adjacent wading pool (22 feet x 22 feet), pool building/mechanical space, and surrounding fencing and landscape. Between 1971 and 2004, the pool was open mid-June through August each summer and closed the remainder of the year. The primary uses were the Sequoia Summer Day Camp (attended by 250 youth each summer), adult aquatic exercise classes (30 adults), and youth swimming lessons (approximately 600 youth each summer).

On January 11, 2005, the District's Board of Directors reviewed the future of Sequoia Pool. The Board's review included the following:

- A study completed in January 2004 showed that the pool generated approximately \$56,300 in revenue against \$90,000 in expenses, resulting in an annual net loss of \$33,700. This did not include the constant repairs which were required to keep the pool operational due to its age and condition.
- A comprehensive study completed by Aquatics Design Group, *Needs Assessment – Sequoia Park Pool (January 2003)*, documented the following deficiencies:
 - ADA issues (pool building, site access, and swimming pool).
 - Water Leaks – losing approximately 2-4 inches per day.
 - Pool decking cracked in numerous places, lateral separation has occurred, and deck lacks proper drainage, creating slip, trip, and fall hazards.
 - Pool and pool gutter severely out of level, which does not allow the surface water to overflow into the circulation systems.
 - Pool lacks no-running and no-diving deck signs and wading pool lacks depth markings.

- Wading pool has underwater pool light that is located too close to the water surface and stair handrail is missing.
 - Perimeter tubular steel fencing does not meet code.
 - Wading pool skimmer needs to be replaced.
 - Swimming pool heater inefficient and does not meet air quality standards.
 - Backwash line needs to be replumbed with direct connect to sewer line.
 - Sequoia Park lacks off-street parking. It should be assumed that at some point upgrades would generate a requirement for a parking lot.
 - The estimated cost to complete all code violations and recommended upgrades was \$512,865. Estimated cost to remodel the pool building to meet ADA Standards was \$200,000, and construction of a new parking lot was estimated at \$90,000, bringing the total cost of the project to over \$800,000.
- Corrective notices were issued by the County of Ventura Environmental Health Division requiring that the pool gutter system, backwash line, and pool heater be repaired or replaced by May 30, 2005, or the pool could not reopen. Concurrently, the County Inspector cited the District for deficiencies at Rancho Simi Community Pool and required those upgrades to be completed by Summer 2005, or that pool needed to be shut down.

Based upon this information, the Board of Directors elected to direct all available resources toward a complete renovation of the Rancho Simi Community Pool (then estimated to be \$750,000). The Board further directed staff to budget funds for the eventual demolition and removal of the Sequoia Pool.


In January-April 2005, the Rancho Simi Community Pool received the comprehensive renovation. The pool reopened on April 23, 2005. The Sequoia Pool was permanently closed on April 24, 2005. The existing programs at Sequoia Pool (summer camp, senior swim, and swimming lessons) were successfully relocated to Rancho Simi Community Pool. Since its closure in 2005, the Sequoia Pool complex has received considerable vandalism and graffiti.

Staff is now recommending that the District proceed with demolition and removal of the pool complex. Plans (completed in-house) are complete. The District recently awarded a contract for the relocation of the park's existing electrical panel (currently housed on the pump building). District staff is scheduled to install a new irrigation controller in the park (current controller is housed in the pool building). Utilities (telephone, gas, and water) have been disconnected. Once the project is complete, District staff will proceed with landscaping of the site. All work shall be complete by June 30, 2008.

Fiscal Impact: The District's adopted budget for FY 2007-08 includes \$150,000 for demolition and removal of the Sequoia Pool.

Board Action Requested:

That the Board approve the Authorization to Solicit Bids for the Sequoia Pool Demolition and Removal Project.



Ed Hayduk
Assistant General Manager

EH:bjm