



BOARD OF SUPERVISORS
AGENDA LETTER

Agenda Number:

Clerk of the Board of Supervisors
105 E. Anapamu Street, Suite 407
Santa Barbara, CA 93101
(805) 568-2240

Department Name: Community Services
General Services
Department No.: 057/063
For Agenda Of: February 11, 2014
Placement: Departmental
Estimated Tme: 15 minutes
Continued Item: No
If Yes, date from:
Vote Required: Majority

TO: Board of Supervisors
FROM: Department Herman D. Parker, Director, Community Services (805) 568-2467
Director(s): Matthew P. Pontes, Director, General Services (805) 568-1011
Contact Info: Greg Chanis, Assistant Director, General Services (805) 568-3096
SUBJECT: Joseph Centeno Aquatics Center Cuyama Pool Update; First Supervisorial District.

County Counsel Concurrence

As to form: Yes

Auditor-Controller Concurrence

As to form: N/A

Risk Management

As to form: Yes

Recommended Actions:

That the Board of Supervisors:

1. Receive a presentation on the status of the New Cuyama Pool; and
2. Receive and file the "Addendum to Pre-Design Report and Joseph Centeno Cuyama Pool & Aquatics Complex Needs Assessment" for the New Cuyama Pool Reconstruction Project 8736, prepared by Westberg & White in conjunction with Rowley International (Attachment A).
3. Accept the determination that the proposed project is exempt from the provisions of CEQA pursuant to State CEQA Guidelines Section 15302(b),(c), and approve the filing of a categorical exemption on that basis.

Summary Text:

The Joseph Centeno Cuyama Pool and Aquatics Complex was completed in 2009, and includes a 25 meter pool, a wading pool, and a small building containing restrooms, outdoor showers, and the pool mechanical rooms. In October 2012, the complex experienced a sink event causing damage to the pools, deck areas, and the building. General Services has been working with the Community Services Department and the County's insurer in investigating the cause of the sink, and initiating preliminary design with the goal of a redesign and reconstruction project to enable the facility to reopen in the future.

Background:

On October 14, 2012, witnesses noticed evidence of a sink event affecting the Cuyama pool complex. Immediate action was taken to mitigate further damage, and ensure public safety by closing the facility until further notice. Damage was observed at the wading pool and surrounding areas of the deck, and exploratory demolition revealed voids beneath the deck, and damage to the underground piping. An investigative phase commenced, and was completed in 2013. In addition to partial demolition to expose utilities, several soil borings were taken in areas surrounding the site. The results confirmed the presence of hydrocollapsible soils, lending credence to the theory that a leak at one of the deck drains allowed moisture to penetrate the area surrounding the epicenter of the sink. With the insurer in receipt of the report and accepting the claim, staff was able to enter into a preliminary design phase.

General Services assembled a design team lead by Westberg & White, Inc. for the preliminary design and engineering services. The first step towards providing the engineers with the information they would need to scope the repairs, was to take a series of cores in the wading pool, large pool, decks, and within the building. Initial findings affirmed the extent of the sink was limited to the areas where the initial damage was observed, and the team initially estimated repairs could be made to only the affected areas, including a corner of the large pool, without engaging in a wholesale pool reconstruction.

Upon more detailed investigation and understanding of the damage, the consultant ultimately recommends replacement of both the wading pool and large pool, adding considerable cost and time to the initial projections.

General Services and Risk Management are working towards securing the Insurance Company's approval to reimburse the full revised projected claim total, and working with Community Services to assess the impacts the replacement of the larger pool will have on the Cuyama swim programs. The consultants have indicated the additional work will extend completion past the proposed 2015 opening date, and potentially delay the reopening into 2016.

Traditionally, during the summer months the pool provides aquatic programs for the community beginning on Memorial Day in May, and concludes with Labor Day in September. The aquatic program offers swim lessons, public swim hours and lap swim. Average attendance is approximately 55 patrons per day.

This past summer, the pool facility was not available for public use. However, the Community Services Department, Parks Division provided a series of 12 bus excursions to the Paul Nelson Aquatics Complex in Santa Maria from Cuyama. Residents of Cuyama were provided coach bus accommodations to and from the aquatics complex in Santa Maria. On average, approximately 16 residents participated in each excursion. The Community Services Department expended \$19,000 of to provide the summer bus excursion for the community in light of the pools disrepair. These funds were originally budgeted for the Cuyama aquatics program.

Risk:

The total cost of the original Aquatics Complex was \$2.4M, with \$2M funded by general fund, and the remaining \$.4M funded through Community Development Block Grants (CDBG). Those grants place restrictions on using a CDBG funded facility for purposes other than those intended in the original project scope, thus placing the County at risk of repayment of CDBG funds to HUD in the event the

complex were not to be rebuilt, and if there is no other use of the property that qualifies as meeting one of the national objectives under the CDBG regulations (See 24 CFR 570.505).

CEQA:

Based on scope of replacing existing components of the Joseph Centeno Aquatics Complex Cuyama Pool, General Services Capital Projects recommends a categorical exemption be filed for the proposed project pursuant to State CEQA Guidelines Section 15301(b),(c), as it consists of a replacement or reconstruction of an existing structure or facility on the same site having substantially the same purpose and capacity, in addition to replacement/reconstruction of existing utility systems with no expansions of capacity.

Fiscal and Facilities Impacts:

Budgeted: Yes

<u>Fiscal Analysis:</u> <u>Funding Sources</u>	<u>Current FY Cost:</u>	<u>Annualized</u> <u>On-going Cost:</u>	<u>Total One-Time</u> <u>Project Cost</u>
Insurance reimbursement	\$ 250,000.00		TBD
Total	\$ 250,000.00	\$ -	TBD

The County has received \$502,460 to date from insurance, which includes reimbursement for expenditures already incurred, projected redesign costs, and a partial payment towards construction. To date, approximately \$101,000 has been expended on services associated with the investigation, project management, soils reports, and preliminary design. Projections indicate the total project costs to be in the range of \$1.6M. Staff will work with insurance in securing the full amount of the total project costs prior to proceeding with additional design work.

Attachments:

Attachment 1 - Addendum to Pre-Design Report and Joseph Centeno Cuyama Pool & Aquatics Complex Needs Assessment” for the New Cuyama Pool Reconstruction Project 8736, prepared by Westberg & White in conjunction with Rowley International.

Attachment 2 – CEQA Exemption

Authored by:

Celeste Manolas & Herman Parker