



## STAFF REPORT

### TOWN COUNCIL MEETING OF MARCH 12, 2013

To: Town Council

From: Town Manager

Subject: Swim Program and Aquatic Center Update and Presentation

Date: March 1, 2013

#### **RECOMMENDATION:**

Hear Presentation, Discuss and Direct Staff

#### **DISCUSSION:**

Due to the uncertain timing of the construction of the new aquatic center at the Del Oro High School, there will not be a Town sponsored summer swim program this year. Staff began conversations with Del Oro High School concerning this summer's swim program in January of this year. After contacting and meeting with Doug Marquand, Assistant Superintendent, it was clear that the High School had hopes of beginning construction on the Aquatic Center this summer. With the likelihood that the existing pool would most likely not be available this summer, the Town posted the determination to cancel the Town sponsored swim program for this year and directed folks to a variety of other facilities to contact. These included:

- Sierra College,
- Roseville Parks and Recreation,
- Sea Otters Swim School,
- Starfish Swim School, and
- Auburn Parks and Recreation Aquatics Program

During discussions with Mr. Marquand, staff was informed that the design of the aquatic center had been scaled back to reduce costs and make construction of Phase "1" of the aquatic center a reachable goal this year. Staff felt it appropriate to schedule a presentation to the Council to update the Council on the changes in design, progress, next steps, and the possibility of a Town donation and Joint Use Agreement for Town use of the pool.

Attached is information submitted to staff regarding the update and changes to the aquatic center project, background and history of the Del Oro Aquatic Center campaign, the advantages that a new Del Oro Aquatic Center would provide for the community and request for financial support from the Town of Loomis which would be condition upon the execution of an agreed upon Joint Use Agreement between the Town and Placer Union High School District (PUHSD).

**CEQA :**

The proposed presentation and discussion is exempt from CEQA.

**FINANCIAL IMPLICATIONS:**

Should the Council wish to contribute to the aquatic center, staff will prepare a recommendation as to where the funds could be directed from and return with a proposed Joint Use Agreement.

**Attachments:**

Del Oro Aquatic Center Executive Summary  
Del Oro Aquatic Center Power Point

# DEL ORO AQUATIC CENTER

## Loomis Town Council Presentation For Del Oro Aquatic Center Executive Summary

At the March 12 meeting of the Loomis Town Council, the Friends of the Del Oro Pool, in conjunction with representatives from the Placer Union High School District, will present an update on the funding and plans for construction of the new Del Oro Aquatic Center.

### Background

The Del Oro pool was built in 1969 with community contributions. The facility has provided many years of usage as a high school competitive pool for swimming and (in the last 12 years) water polo and PE. It has also been utilized for community open swim, swim lessons, and the summer rec team, the Loomis Basin Dolphins. Not only is the facility showing its age with a constant need for repairs, it is being used more heavily than ever before due to an increased demand for swim and water polo programs. Furthermore, the original design of the pool is substandard for modern usage due to lack of gutters and a 3.5 foot shallow end.

### Del Oro Aquatic Center Campaign History

In the fall of 2009, a group of volunteers formed the Friends of the Del Oro Pool. They presented the concept of a capital campaign in order to finance a new aquatic center to the Placer Union High School District. They had approximately \$10,000 in seed capital thanks to the successful senior project of Liz Scherer which was the first fundraiser for the pool earlier that year. In the spring of 2010, this group was awarded a grant to hire a consulting company to perform a Program Feasibility Study which would 1) study the demographics and the other aquatic facilities in the area; 2) project programming revenues and maintenance expenses; and 3) finally determine several economically viable design options that would be suitable to the short and long term needs of the school district and the community. In September 2010 the Friends of the Del Oro Pool presented a summary of these findings to the PUHSD and proposed a new 14-lane competition pool and an aquatic therapy pool along with a new maintenance building and a new building for bathrooms, locker rooms, snack bar and life guard station. The Board gave its approval and tasked the FDOP to raise an initial \$60,000 in order to hire the architects for further design drawings. That money was raised by December 2010 and Williams + Paddon Architects were hired in January 2011. The preliminary drawings were complete in the spring of 2011 and the capital campaign kicked off with a Casino Night Fundraiser that May. In the past two years, contributions of all sizes have added up to over \$300,000. The Kamphefner Family has pledged a million dollar matching grant for every dollar that is raised. The initial target of raising \$2,000,000 was determined an achievable goal which would enable construction to start on Phase I of the facility.



Del Oro Aquatic Center Giving Campaign, c/o Placer Union High School District  
P.O. Box 5048, Auburn, CA 95604

## **Breaking Ground in 2013**

Fundraising for the capital campaign has gained momentum. In addition to planning several fundraisers this spring, there is a high likelihood of a considerable corporate donation what will bring the fund close to the goal required for Phase I of construction. Therefore, the FDOP has been working with the PUHSD, architects, and contractors to take a second look at the drawings to see where money can be saved in order to make this happen. These details include: 1) keeping the pool deck at the current grade instead of dropping it down six feet; 2) bringing the maintenance building up to the current grade; 3) installing a portable building for bathrooms and locker rooms on a slab foundation on grade; 4) eliminating the therapy pool. Even with these cost cutting measures, the cost estimate of Phase I is closer to \$2.5 million.

Because of the rapidly deteriorating physical condition of the Del Oro pool, the District feels the renovation needs to begin during the summer of 2013. In order to begin Phase I of this exciting project this summer, there are fundraising milestones that must be achieved before construction documents can be executed. At this time, we are soliciting an investment of \$250,000 from the Town of Loomis to reach this vital fundraising milestone. This amount reflects only 10% of the total cost of the project. Eighty percent of this project is being financed by private and corporate funding, donated to the school district. District staff are facilitating a future meeting with Placer County to request the remaining 10%. Not included in the overall cost of the project is the value of the land which is being contributed by PUHSD for the continued use of the pool. Had funds not been raised for a new pool, this land would have been converted to another use for Del Oro.

## **Financial Impact**

### **1. Joint Use Agreement**

If the Town of Loomis has a desire to continue the current win-win summer swim relationship with the PUHSD and have an Aquatic Center within the Town, the Del Oro Aquatic Center Fundraising Committee would respectfully request the Town Council to assign staff to find available funding sources in the amount of \$250,000 to contribute towards this renovation project. In addition, we request the Council delegate staff to work with PUHSD staff on developing a formal Joint Use Agreement that can be brought before the Town Council for approval. Some components of this Joint Use Agreement might include:

1. Exclusive summer swim use of the two shallow-depth swim lanes. The facility use rate would be guaranteed at the current PUHSD Direct Cost rate versus the public use rate.
2. Upon coordination of the pool use schedule with Del Oro High School and the Loomis Basin Dolphins, provide the Town of Loomis priority reservation opportunities to book additional lanes at the Direct Cost rate. Due to the expanded size of the pool, it may be desirable for the community to offer adult swim, senior swim, water safety, lifeguarding certification classes, etc.
3. Provisions for the Town of Loomis to subcontract out the management of the summer swim program to a third party administrator.
4. Set up an escrow account that would guarantee the contribution from the Town of Loomis to the District if certain goals and commitments are achieved.

### **2. Growth in Visitors Patronizing Loomis Businesses**

In addition to the benefits of the joint use agreement cited above, the Town of Loomis will benefit from the new aquatic center in other ways. Because of its increased size, it will be an attractive venue for larger water polo and swim events which will draw the public to Loomis where they will patronize local businesses. Despite its current condition, a Junior Varsity water polo tournament has been hosted at the existing pool for the last 10 years. Typically 8-12 teams attend, however, a larger venue will enable this existing event to grow. There already has been an expressed interest in being the exclusive host of the Suburban Swim League Championship Meet (approximately 1,500 athletes). Because of its

close proximity to Sierra College, even larger events that require multiple pool venues can be hosted with the addition of the new and improved Del Oro Pool. One example is the Big Eight Swim Conference (Junior College level competition). Furthermore, there is demand for invitational meets during the high school swim season.

### **3. Growth in Demand for Aquatic Programs**

The facility will help to promote water safety for children and health and fitness for all ages. The facility will therefore improve the quality of life in the Loomis Basin area making a positive impact on land values. There is a proven demand for increased pool space for programs in the community. These programs include swim lessons, competitive swim and water polo, and adult swim.

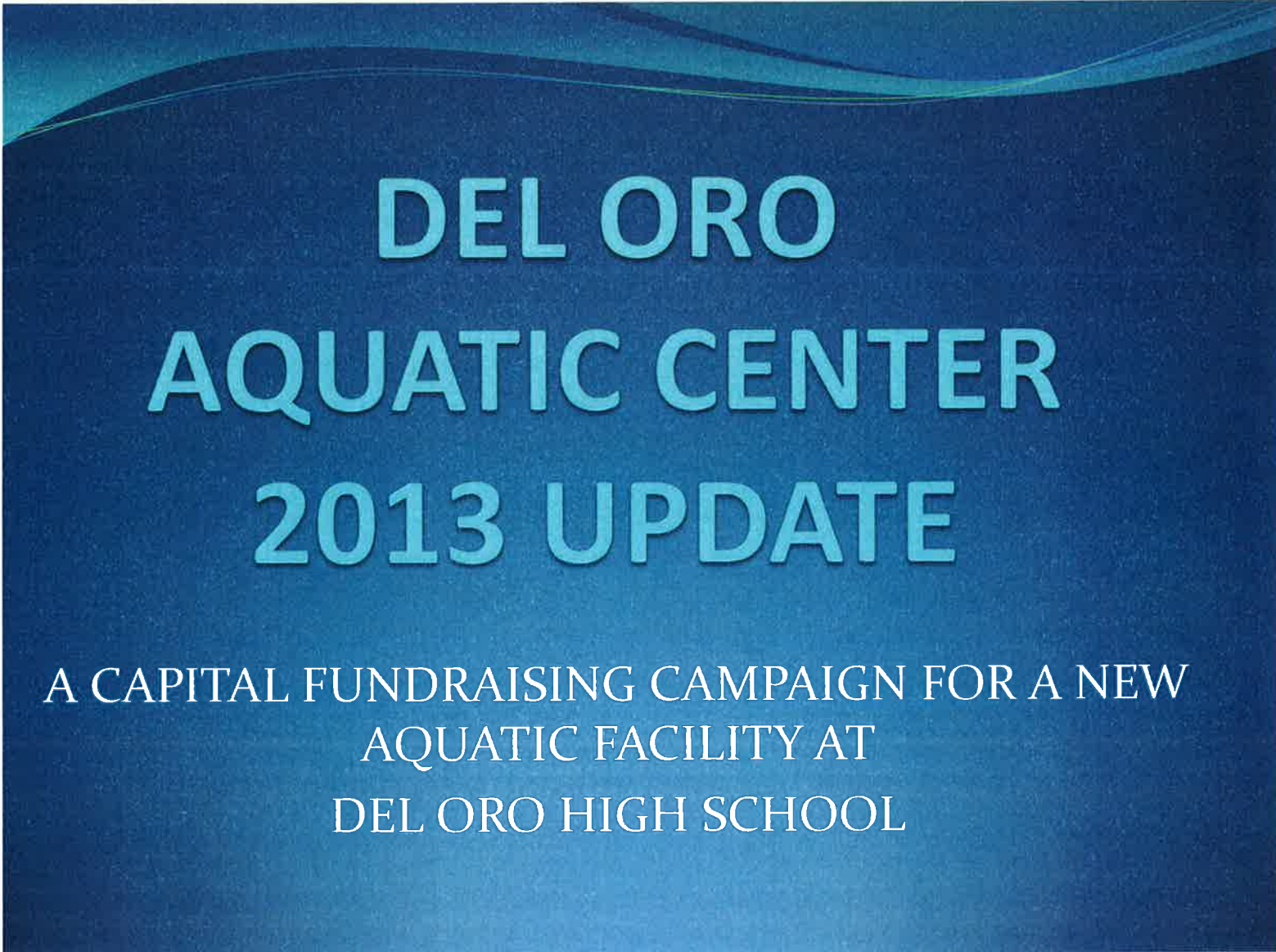
**Swim Lessons:** According to the Centers for Disease Control and Prevention, "Every day, about ten people die from unintentional drowning. Of these, two are children aged 14 or younger. Drowning ranks fifth among the leading causes of unintentional injury death in the United States. For every child who dies from drowning, another five receive emergency department care for nonfatal submersion injuries. Among those 1-14, fatal drowning remains the second-leading cause of unintentional injury-related death behind motor vehicle crashes." The best way to prevent these tragic losses is to have an access to affordable swim and water safety lessons. Without a public pool, this is not possible.

There is a proven demand for summer swim lessons in the area. Last summer, when the Town considered cutting their summer swim lesson program and open swim hours, there was widespread protest and lessons were offered as usual. There are two privately run learn to swim programs in the area: The All American Swim Academy at Sierra College (250 kids in a 2 month period in 2-3 kids per lesson) and Sea Otter Swim School in Loomis. Each of these programs fills quickly and sometimes has a waiting list.

**Competitive Swim:** The Loomis Basin Dolphins, a summer recreational swim team for kids aged 4-18, was established in 1971. Recreational swim teams offer the opportunity for children of all ability levels to compete. There has been a waiting list to be on the team in certain age groups for the past 11 years simply due to lack of pool space, not swimming ability. Nonetheless, the team has grown steadily overall in that time period from 170 to last year's all time high of 280 swimmers. Once a larger pool is built, there has been an expressed interest in a year-round swim club team that would move to the facility and draw families not only from the Loomis area, but also from the greater region.

**Competitive Water Polo:** Placer County Water polo club, a new year-round water polo club team, was formed in November 2012 at Del Oro. The club currently serves kids from 3<sup>rd</sup> grade through high school level but has plans to add "noodle ball" (introductory water polo) to younger ages by summer. In addition to serving athletes in the Loomis Basin community, club water polo draws athletes from as far as Reno on a weekly basis. Tournaments draw teams from as far as Reno, Redding, Santa Cruz, the central valley and the greater Bay area.

**Adult Swim:** Opportunities for Adult Recreational and Masters Swim are limited in the area. During the summer, the current Del Oro pool is busy from 6:00 a.m. until 9:00 p.m. The closest Masters Swim program available is at Sierra College (RAMS). Membership in United States Masters Swim is required. With the expansion of the Del Oro Aquatic Center, new programs for adults and seniors can be added. According to the Centers for Disease Control and Prevention, "Water-based exercise can help people with chronic diseases. For people with arthritis, it improves use of affected joints without worsening symptoms. People with rheumatoid arthritis have more health improvements after participating in hydrotherapy than with other activities. Water-based exercise also improves the use of affected joints and decreases pain from osteoarthritis. Swimming can improve mental health in both men and women. For people with fibromyalgia, it can decrease anxiety and exercise therapy in warm water can decrease depression. Water-based exercise can improve the health of mothers and their unborn children and has a positive effect on the mothers' mental health. Water-based exercise can benefit older adults by improving the quality of life and decreasing disability. It also improves or maintains the bone health of post-menopausal women."



# DEL ORO AQUATIC CENTER 2013 UPDATE

A CAPITAL FUNDRAISING CAMPAIGN FOR A NEW  
AQUATIC FACILITY AT  
DEL ORO HIGH SCHOOL

















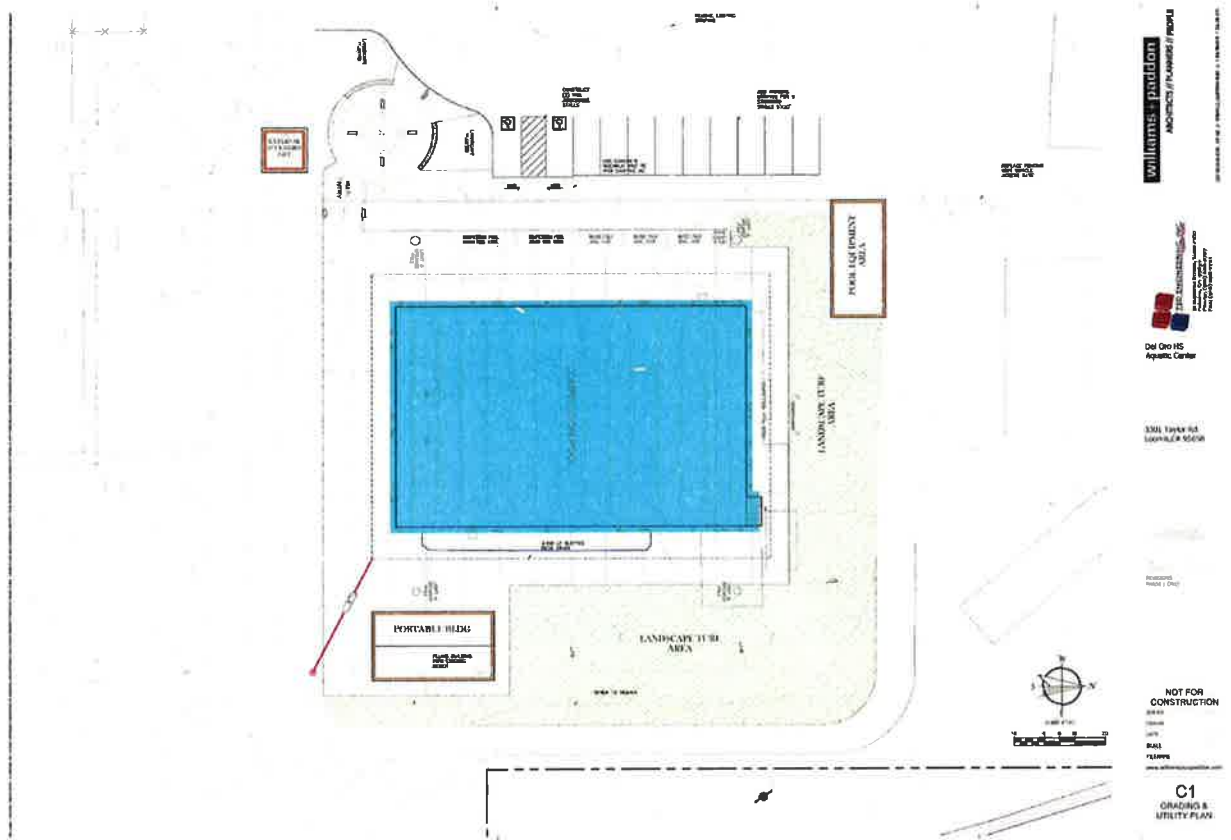


# FUNDRAISING 2013 UPDATE

- Where we stand today
  - Approximately \$800,000 in the bank.
  - \$500,000 is from the million dollar match.
- Upcoming Fundraisers
  - Dollars for Del Oro/Save our Pool Campaign (1/16)
  - Putting for the Pool (5/5)
  - 3<sup>rd</sup> Annual Casino Night (6/15)
- Other Capital Campaign Donations
  - The Orchards of Penryn Donation (\$75,000)
  - Corporate Donations (\$700,000)
  - Mail Campaign to previous Donors



# PHASE 1 SITE PLAN



**williams + padgett**  
ARCHITECTS / PLANNERS / ENGINEERS

**Del Oro HS**  
Athletic Center

3301 Taylor Rd.  
Suwanee, GA 30086

PROJECT  
Phase 1 Only

NOT FOR  
CONSTRUCTION

**C1**  
GRADED &  
UTILITY PLAN

# CURRENT PHASE 1 LAYOUT

1. Plan a phase 1 that would support a \$2.5m budget.
2. Changes
  1. Leave pool at grade ( $\pm$ \$500,000 savings)
  2. No permanent building a this time ( $\pm$ \$3M savings)
  3. Move mechanical building to current grade ( $\pm$ \$150,000 savings)
  4. Eliminate pedestrian ramp ( $\pm$ \$200,000 savings)
  5. No therapy pool with phase 1 ( $\pm$ \$250,000 savings)
  6. Pre-manufactured Bathrooms
  7. Pre-manufactured Office
  8. Accessible Lift



# SUMMARY OF PHASE 1 COST ESTIMATE

Competition Pool, Equipment, & Decking - \$1,450,000

Demolition - \$100,000

Pre-manufactured Bathroom - \$80,000

Site Work - \$125,000

Landscaping - \$55,000

Accessible Lift & Stairs - \$270,000

General Contractor - \$240,000

Design Fees - \$100,000

Permits/Bonds/Insurance - \$80,000

**TOTAL ESTIMATED FEE: \$2,500,000**

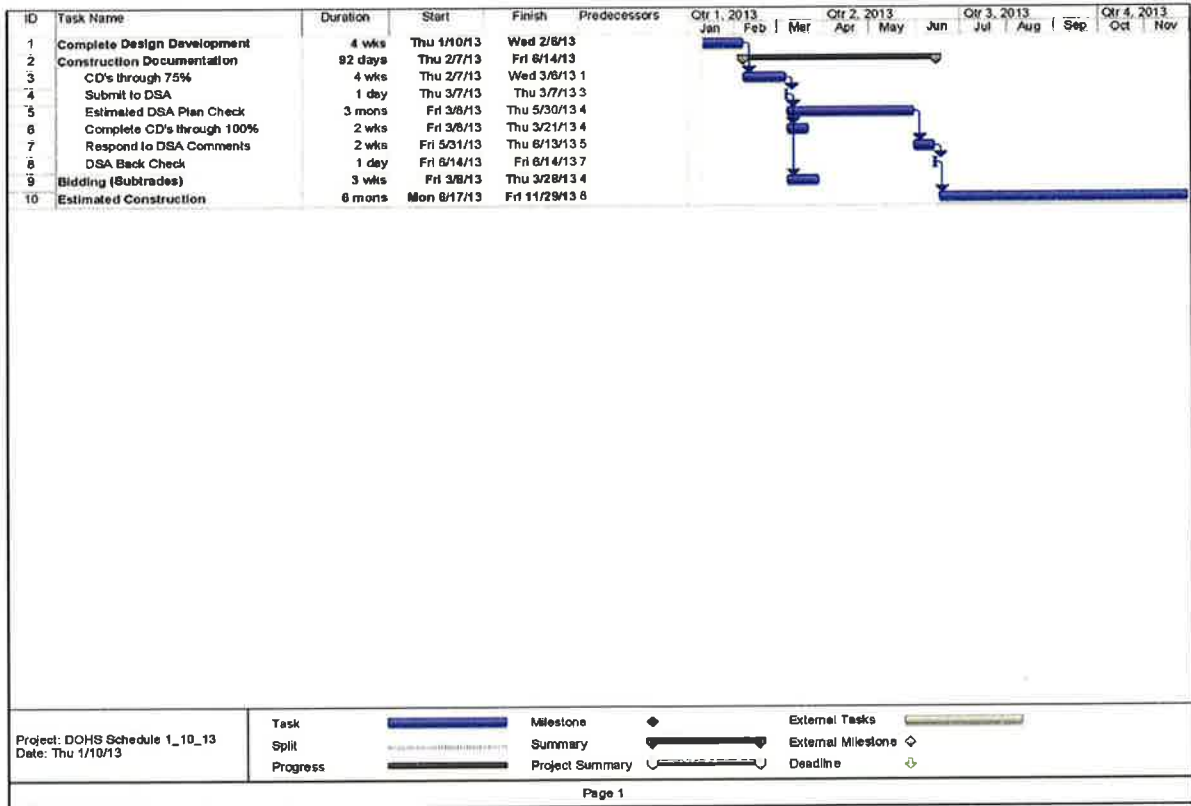


# DEL ORO POOL AS COMMUNITY POOL

1. Benefits of joint use agreement
  - a. Preferred rates
  - b. Guaranteed space
  - c. Opportunity to expand programs and add programs (seniors, water rescue, water safety, etc)
2. Benefits of the new Aquatic Center
  - a. New opportunities for water polo and swim events drawing public to Loomis
  - b. Promotes water safety for children and health and fitness for all ages
  - c. Improves quality of life in the Loomis Basin area making a positive impact on land values



# TENTATIVE PHASE 1 SCHEDULE





# PROPOSAL OF \$250,000 INVESTMENT FROM TOWN OF LOOMIS

Represents only 10% of total cost (\$2.5M) of Phase 1. Balance of funds needed is coming from corporate and private donations to the PUHSD.

1. Joint Use agreement which would include exclusive summer swim use of the two shallow-depth swim lanes. The facility use rate would be guaranteed at the current PUHSD Direct Cost rate versus the public use rate. Upon coordination of the pool se schedule wit Del Oro High School and the Loomis Basin Dolphins, the Town of Loomis would be given priority reservation opportunities to book additional lanes at the Direct Cost rate. Due to the expanded size of the pool, it may be desirable for the community to offer adult swim, senior swim, water safety, lifeguarding certification classes, etc.
2. Benefit to local business from increased traffic flow due to expansion of water polo and swim programs. The facility will also be able to host larger competitions which would draw visitors from Reno, Redding, Santa Cruz, the central valley and the greater Bay area.
3. The facility will help to promote water safety for children and health and fitness for all ages. The facility will therefore improve the quality of life in the Loomis Basin area making a positive impact on land values. There is a proven demand for increased pool space for programs in the community. These programs include swim lessons, competitive swim and water polo, and adult swim.