

**Emma Hood Swim Complex
at
Alameda High School**

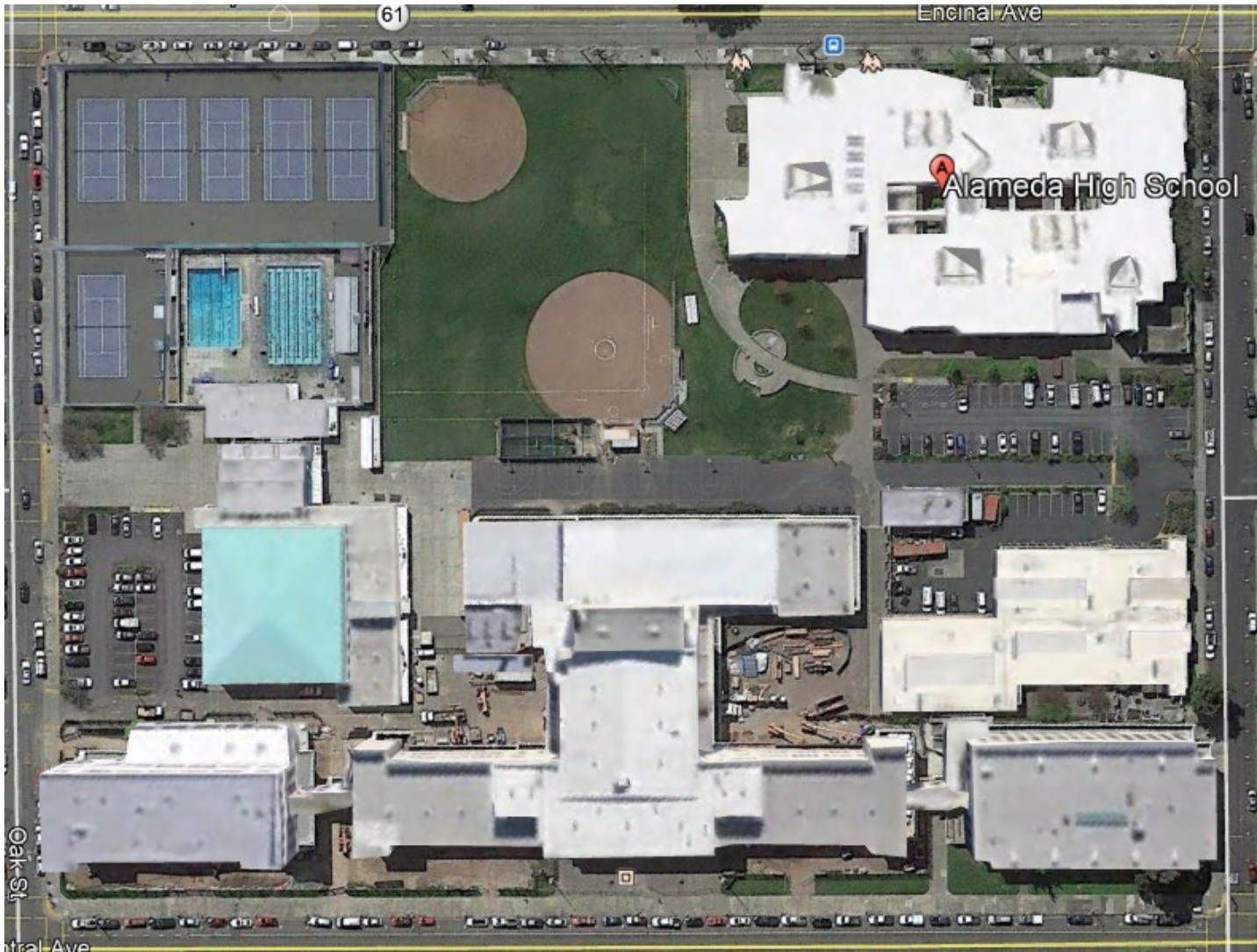
September 10, 2019

Emma Hood Swim Complex - Agenda

- 💧 Background
- 💧 Short-term fixes
- 💧 Long-term plan
 - 💧 Potential locations for a new swimming pool
 - 💧 Funding and land ownership
- 💧 Sale or lease process
- 💧 Staff recommendation



Emma Hood Swim Complex – Existing Pools





Emma Hood Swim Complex – Existing Pools





Emma Hood Swim Complex - Background

- 💧 Pool is approximately 60 years old.
- 💧 Since 2005, Alameda County Environmental Health Department(ACEHD) has cited the pool multiple times for health and safety violations.
- 💧 Per directions from ACEHD, the Emma Hood Pool was closed in late May, 2019, and will be re-opened after repairs are completed.
 - 💧 Design-related code violations
 - 💧 Maintenance-related code violations
- 💧 ACEHD has communicated that they will allow usage of the Emma Hood pool if certain short-term fixes are made and a long-term replacement plan is submitted.

Emma Hood Swim Complex – Short-Term Repairs

- 💧 Contract to repair following items has been signed:
 - 💧 Dive pool plaster
 - 💧 Pool deck repair
 - 💧 Air leaks and other minor issues
- 💧 Estimated cost may reach \$195K
 - 💧 City willing to pay up to 70% of the cost, with 30% (\$58K) coming from AUSD.

Emma Hood Swim Complex - Long-Term Planning

- 💧 Consensus has been reached on building a new facility:
 - 💧 Two pools – bigger in size than the current Emma Hood Pools
 - 💧 Suitable for water polo, swimming, and diving
 - 💧 Modernized lockers and seating
- 💧 Potential locations were discussed based on parking, traffic, community impact, size, infrastructure, student access, and time needed to complete the project.
- 💧 Committee narrowed options down to Thompson Field and the current Emma Hood location, with the current Emma Hood location as the preferred site.
 - 💧 Broader community discussion is needed.

Emma Hood Swim Complex - Long-Term Planning – Alameda High

- Existing infrastructure
- Close to parking and transit
- Tighter fit
- Would require relocating one tennis court



Emma Hood Swim Complex - Funding and Land Ownership

- 💧 City representatives have shared that the City is looking for a new facility.
 - 💧 Completely funded by the City – upfront capital and on-going maintenance costs
 - 💧 Serves the District's needs in addition to catering to Recreation & Park programs and the Alameda swim community
- 💧 Sites identified are owned by the District and would require an agreement between the City and the District.



Emma Hood Swim Complex – Sale / Lease Process

- 💧 The law provides an exemption to the general restrictions on public land use so school districts may sell or lease "recreational real property" to another government entity. (See Educ. Code §17485.)
- 💧 The Legislature recognizes – as is the case here – that such property can fall into such disrepair as to be unusable, and other government entities may have an interest in maintaining the property for the benefit of the surrounding community.
- 💧 The District believes the pool facility plainly qualifies as recreational real property and could be sold or leased under this statute since it is a space by which the community may enjoy swimming and other leisurely activities.

Emma Hood Swim Complex – Sale / Lease Process

- 💧 A District Advisory Committee (DAC) must convene before the sale, lease, or long-term rental of any surplus District property (EC § 17388).
- 💧 The current DAC was established in 2017 by the Board of Education (BOE) to provide input on whether any District assets are not needed for current purposes and how existing assets should be used.
- 💧 DAC met on June 19, 2019, and August 14, 2019, and recommended:
“The Committee recommends the Pool Facility be leased to another entity willing to develop a new aquatic facility in its place which complies with all applicable codes and regulations. Prior to the lease of the site, the District should create a suitable plan to ensure students continue to have access to and use of any aquatic facility developed on the site.”

Emma Hood Swim Complex – Staff Recommendation and Guidance

💧 Staff recommends:

- 💧 That the Board adopt the recommendations of the DAC and declare the Emma Hood Pool Facility surplus property.
- 💧 That the Emma Hood Pool Facility be considered an outdoor recreation property.
- 💧 That the Board direct the staff to negotiate a ground lease with the City of Alameda contingent on the City developing a new aquatic facility at the Emma Hood Pool Complex site.