

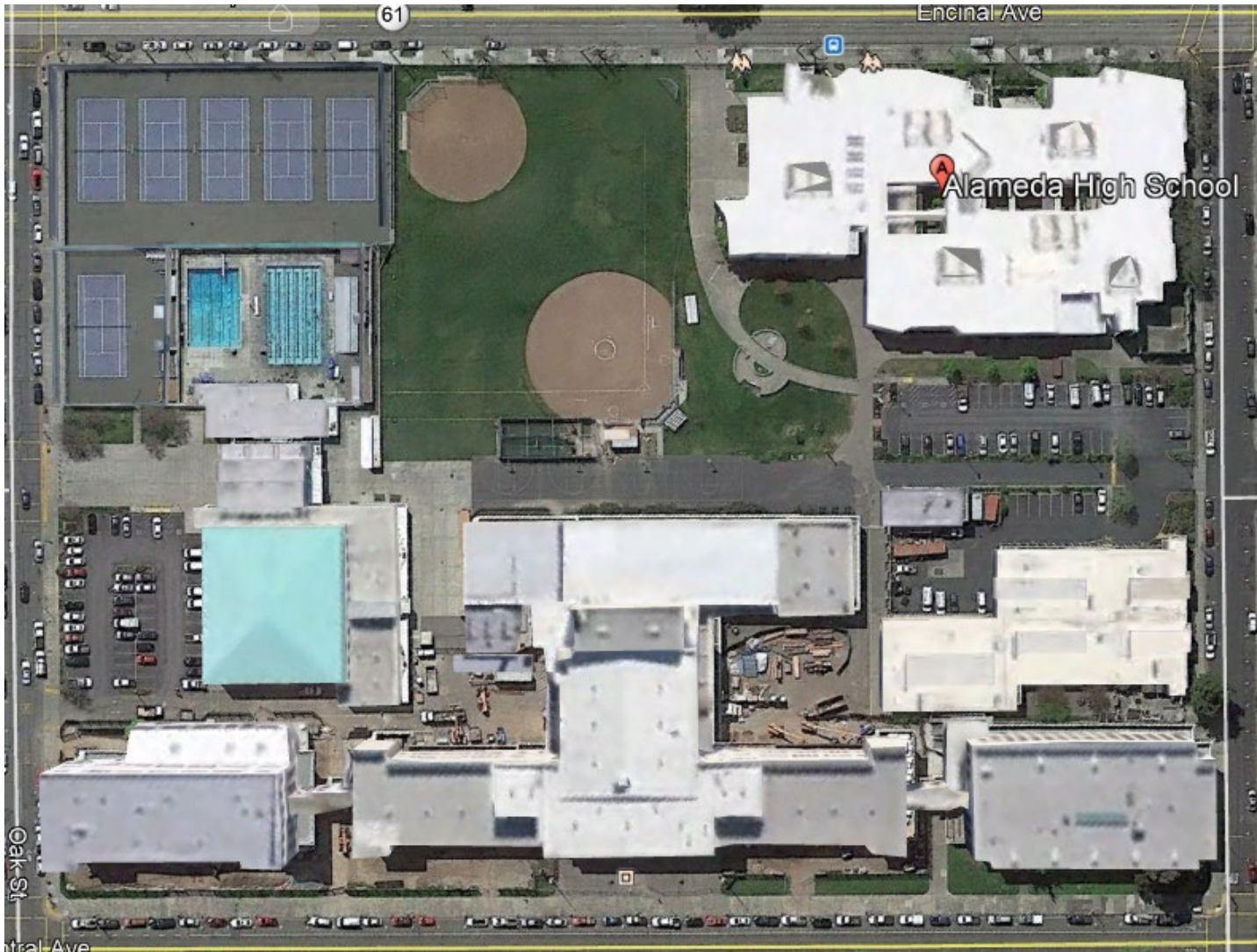
Emma Hood Swim Complex Lease Agreement with the City of Alameda

January 28, 2020

Emma Hood Swim Complex - Agenda

- 💧 Background
- 💧 Lease process
- 💧 Lease document
- 💧 Board action

Emma Hood Swim Complex – Background



Emma Hood Swim Complex – Background



Emma Hood Swim Complex - Background

- 💧 Pool Complex is approximately 60 years old.
- 💧 Jointly used by the District and the City of Alameda
- 💧 In January 2019, Alameda County Environmental Health Department (ACEHD) notified the District that usage of pools would be allowed up to May 2022 only if certain short-term repairs were performed.
- 💧 ACEHD would allow usage beyond May 2022 if the pools were brought up to current code.
- 💧 A Pool Ad-Hoc Committee was setup by the School Board and the City Council
 - 💧 Short-term repairs were addressed
 - 💧 Long-term replacement plan was developed

Emma Hood Swim Complex - Background

- 💧 Consensus was 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
 - 💧 Current Emma Hood location is the preferred site

Emma Hood Swim Complex - Background

- Existing infrastructure
- Close to parking and transit
- Bigger footprint
- Would require relocating one tennis court



Emma Hood Swim Complex - Funding and Land Ownership

- 💧 City of Alameda is interested in a new City-owned 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
- 💧 Emma Hood location is owned by the District and would require a lease agreement between the City and the District to grant access to the City to build and maintain a new swim complex.

Emma Hood Swim Complex – Lease Process

- 💧 The law provides an exemption to the general restrictions on public land use so school districts may lease "recreational real property" to another government entity.

The District Advisory Committee (DAC) recommended to the Board that:

a) the Emma Hood Pool Facility be leased to another entity willing to develop a new aquatic facility in its place and

b) 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.

- 💧 On September 10, 2019, the Board accepted the DAC recommendation and directed the District staff to negotiate a ground lease with the City of Alameda.

Emma Hood Swim Complex – The Lease

- 💧 60-year term, starting February 1, 2020
- 💧 City to construct, operate, and maintain a swim center at the current Emma Hood Swim Center
- 💧 Must conform with California Interscholastic Federation standards for high school sports
- 💧 Funding details still being worked out by the City
- 💧 Lease would terminate if the City is unable to build the pool

Emma Hood Swim Complex – The Lease

- 💧 In consideration of the District leasing the property to the City without charge, the City will waive fees for District aquatic teams' usage of the pool.
- 💧 District aquatic teams shall have priority use of the City Aquatic Center with 735 guaranteed annual hours for regular season games and practices and AHS-sponsored tournaments
 - 💧 Additional hours if teams qualify for post season
 - 💧 Exact hours of pool usage are not set in the lease
 - 💧 City and the District staff to meet twice a year to discuss scheduling
 - 💧 For example: later school start and dismissal

Emma Hood Swim Complex – The Lease

- 💧 The aquatic center would comply with California Building Code (CBC)
 - 💧 Almost identical requirements between CBC and DSA except
 - 💧 Foundations
 - 💧 DSA process
- 💧 Future changes may trigger DSA review
 - 💧 Costs for DSA review and changes would be paid by the party requiring changes that trigger the DSA review.
 - 💧 If neither party requests any changes and DSA determines that the City aquatic center falls under DSA's jurisdiction, the two parties will negotiate a cost-sharing arrangement.

Emma Hood Swim Complex – Board Action

💧 Board Action

1. Approve the lease
2. Approve the lease with changes
3. Take no action
4. Reject the lease

💧 Staff recommends approval of lease agreement without changes