STOCKTON POOL NEEDS ASSESSMENT UPDATE

JUNE 2024

AQUATIC DESIGN GROUP

CITY OF STOCKTON

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A. SCOPE & INTRODUCTION

Aquatic Design Group (ADG) visited the City of Stockton swimming pools in Stockton, California to perform an assessment of the swimming pools, as well as their systems and equipment. The swimming pools were not open for use but the systems were in operation during ADG's site visit. The City of Stockton has the following bodies of water:

- **Sherwood Park Pool:** 5-lane x 25-yard swimming pool and a 314 square foot wading pool
- **Holiday Park Pool:** 6-lane x 25-yard swimming pool and a 295 square foot wading pool
- **Brooking Park Pool:** 60-foot long trapezoid-shaped swimming pool
- **Oak Park Pool:** L-shaped 8-lane x 25-yard swimming pool and non-operational activity / wading pool
- **Sousa Park Pool:** 25-yard swimming pool

The following report includes a summary of the existing conditions, code concerns, deficiencies and proposed improvements for rehabilitation of the swimming pools and related equipment. The scope of this report includes the swimming pools, deck areas and pool mechanical equipment. It excludes the structural integrity of the swimming pool shells and appurtenances, and accessibility in the path of travel to the swimming pools and within the adjacent buildings. Note this also excludes evaluation of the building, building systems and building structural. Structural analysis of the pool structures, pool mechanical spaces, or other spaces may require destructive testing which is not included in the scope of this report. It is possible that these facilities could have underlying issues that have gone unnoticed by staff and are not apparent to a visual inspection. This report attempts to provide an accurate and realistic assessment of existing conditions. Our observations are based upon the conditions we could observe and information provided by staff. No drawings were provided. This report should be read in full with no excerpts to be fully representative of the findings and has been prepared exclusively for the City of Stockton. No liability is accepted for any use of or reliance on the report by third parties.

This report identifies any code concerns that were found. Some of these concerns may currently be operating on a grandfathered exemption, meaning they complied with code when they were built but code changes since make them not compliant with current code. It is important to note that though some grandfatherable exemptions by the County Environmental Health Services Department may allow the swimming pools to legally operate in non-compliance of current standards, liability of any health and safety risks to the public may still remain. We therefore recommend that these issues be reviewed on an individual basis to determine the disposition and possible remedies for each concern. Some concerns may be due to modifications to the code over the years. Providing that a violation is not deemed an immediate health or safety risk the County Environmental Health Services Department may allow the violation to exist as a "grandfatherable condition". These grandfathered conditions are normally allowed to exist until such time as when the facility is having work done in which the scope of the work will allow for the concern to be remedied. If such work were going to take place, then the County Environmental Health Services department would demand that the code concerns be brought into compliance.

In addition, code concerns may be of importance to the City's Risk Manager as well. If a facility is in non-compliance of the current code, the liability exposure alone may warrant the remedy. Given the subjective nature of the interpretation of the code, concerns that may be deemed grandfatherable at one point may not be allowed at another time or by a different inspector.

ADA accessibility for the swimming pools is covered in this report. To comply, every swimming pool must have a primary means of access into the water. This can include a wheelchair ramp or an accessible lift. The scope of this report is for the swimming pools and deck. Therefore, access from the street or parking areas to the swimming pools and the adjacent buildings are not covered herein.

B. PROGRAMMING

The following aquatics programs are offered at the City of Stockton swimming pools:

- Recreational Swimming
- Lap Swimming
- Adult, Teen, Youth, and Infant Swim Lesson Programs
- Lifeguard Training Classes

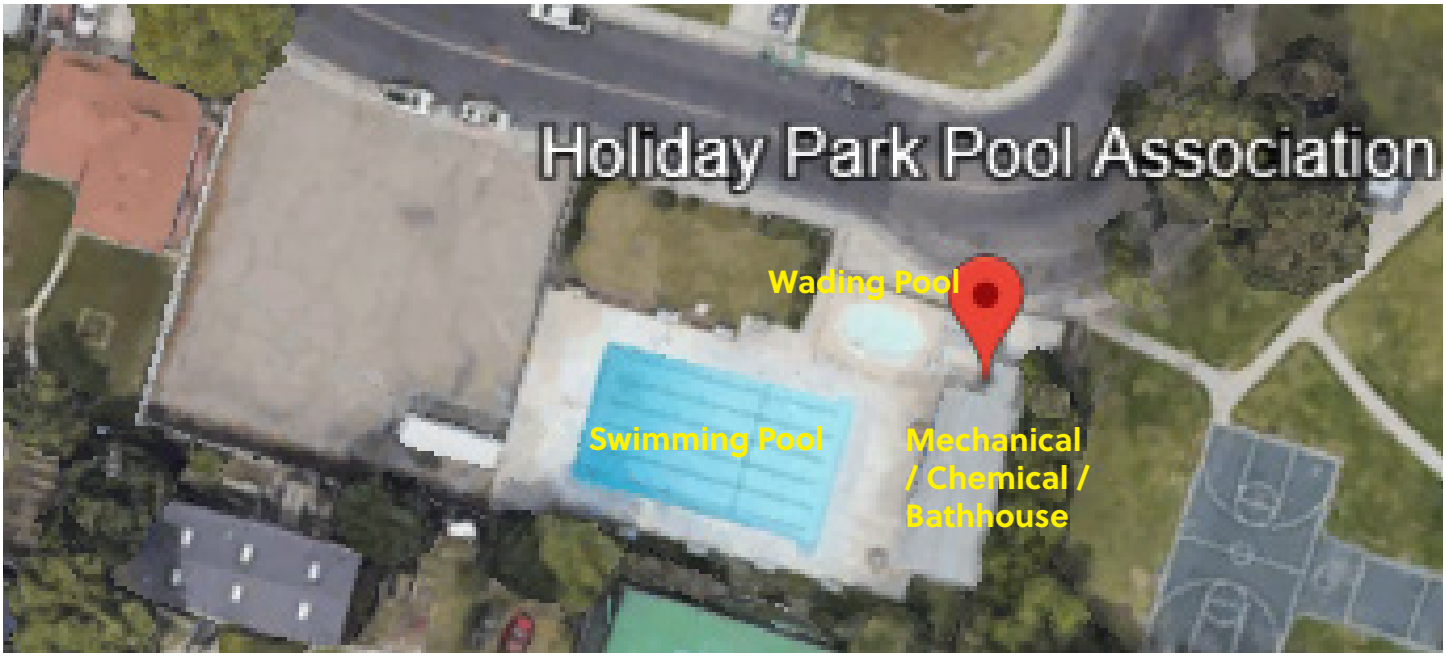
None of the City of Stockton swimming pools are heated or provide the amenities found at modern aquatic facilities or public swimming pools. The pools are typical for the old school neighborhood pools, which serve as seasonal summer plunge pools. These types of pools serve basic learn-to-swim programs and summer drop-off recreational swim. The existing pools do not support modern aquatics programs, which include the following:

- Aquatic Fitness Classes
- Youth and Local Club Water Polo Practices
- High School Swimming Practices
- High School Swimming Meets
- High School Water Polo Practices
- High School Water Polo Matches
- Lane Rentals
- Private Party Rentals

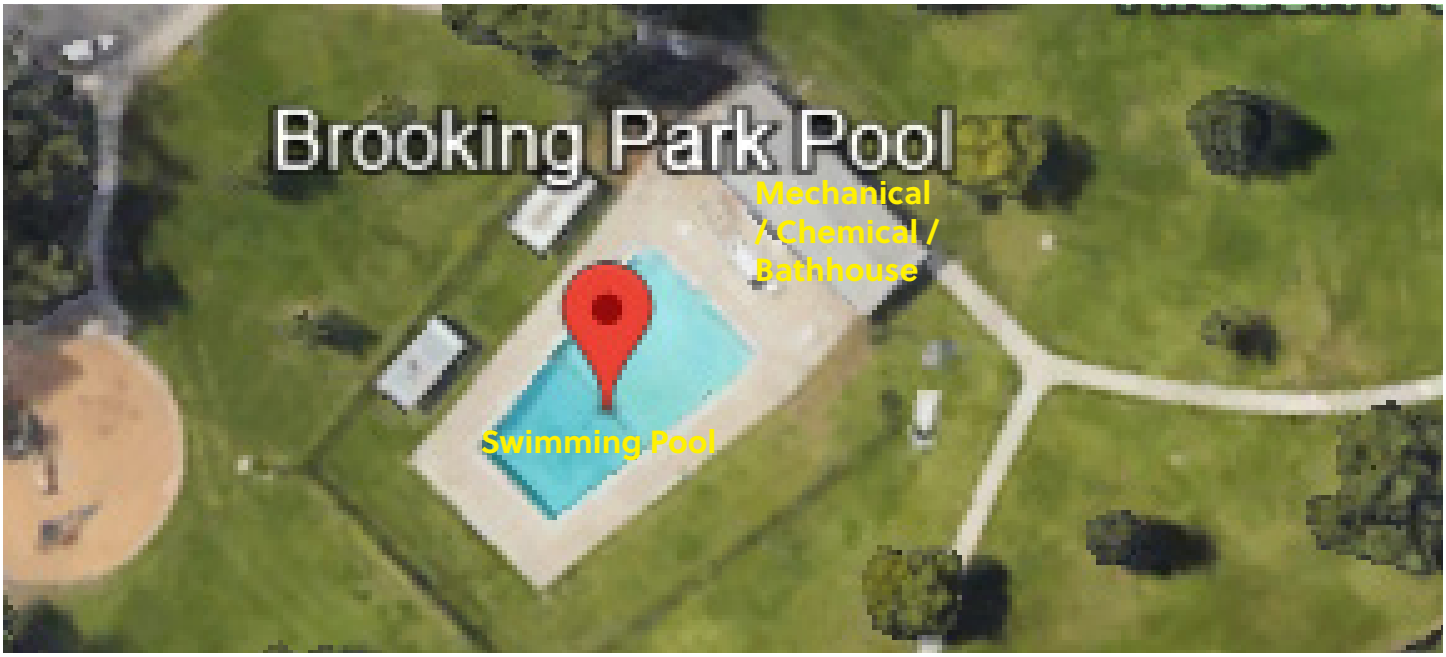
While no body that governs the City of Stockton pools requires the pools to be heated, it is standard in modern aquatic centers to have heated water. Heated water provides more comfortable swimming and a more welcoming swim learning environment for all ages and stages of life. Heated water improves blood circulation, keeps joints from getting stiff, aids breathing patterns while swimming and relieves stress and mental strain. For competitive use pools are typically heated to 78-80 degrees. For recreational use pools are typically heated to 80-86 degrees. Heated water benefits program participants and allows aquatic centers to have longer operating seasons, which can increase services to the community and revenue for the City. Having heated pools in Stockton would open up possibilities never explored before and positively impact the Stockton community.

In a 2021 City of Stockton community aquatics survey the most desired aquatic competitive programs were swimming and water polo. For aquatic recreational programs the highest interest activities were open recreation, spraygrounds or splashpads, age group swim lessons and opportunities for those with special needs. For facility considerations the community was most interested in quality changing rooms that are ADA compliant as well as family friendly, and site lighting to serve expanded pool hours. The community vocalized the desire for future aquatic design work / facility improvements to incorporate a heated, year-round swimming pool and a warm water / instructional pool. Generally, the community of Stockton is looking for modern aquatics programming at more modern aquatic facilities that can serve individuals of all ages. To address the community's needs modernizations are in progress at Victory Park Pool and McKinley Park Pool. The modernization at Victory Park Pool includes a shallow 4-lane recreational pool, a 630 square foot sprayground and new building support amenities. The modernization at McKinley Park Pool includes a 7-lane L-shaped recreational pool and new building support amenities. Construction at McKinley Park Pool has recently begun in April 2024. Both of these pools are intended to operate seasonally, as they do not have heating systems.

Sherwood Park Pool



Holiday Park Pool

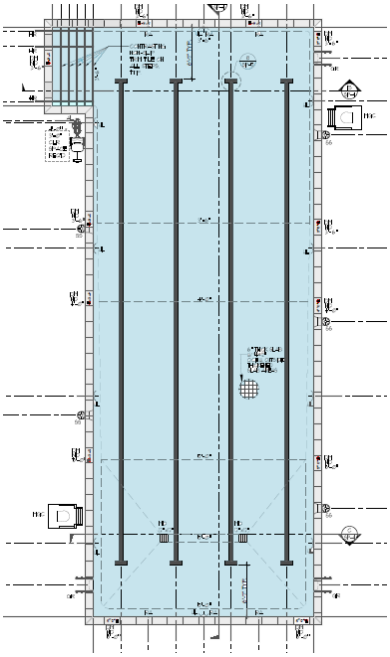


Brooking Park Pool

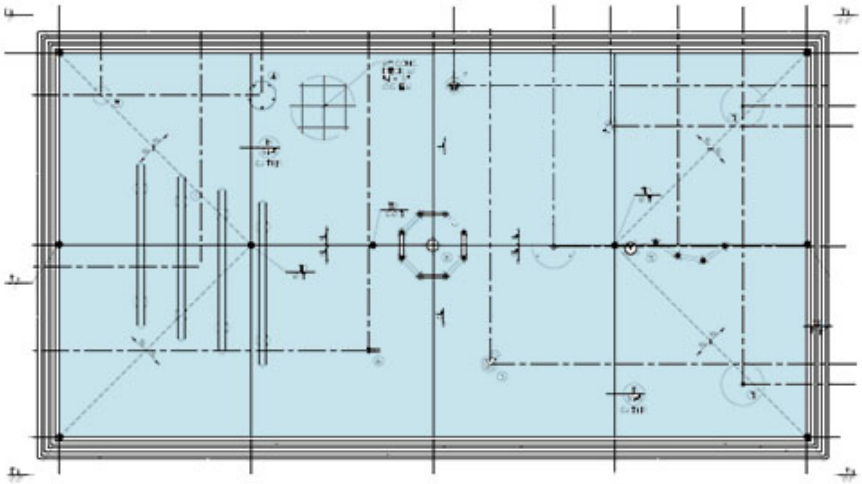
Oak Park Pool

Sousa Park Pool

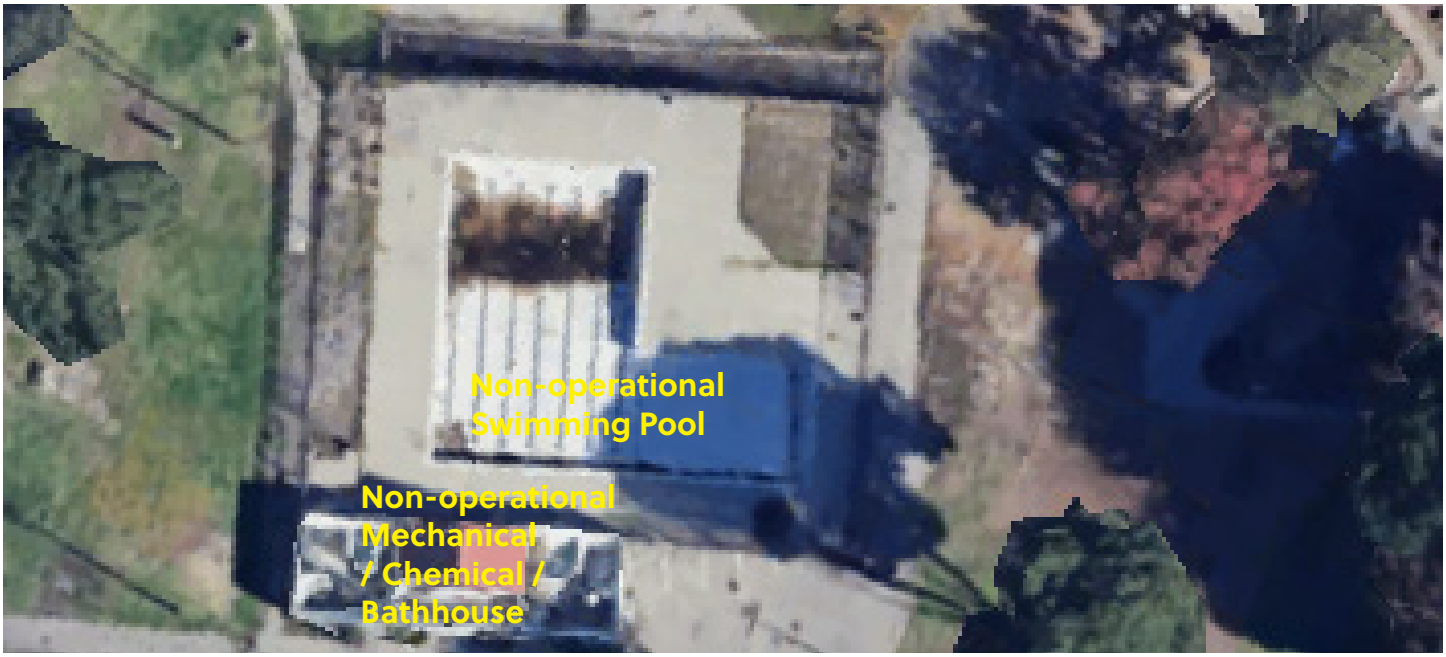
Victory Park Pool



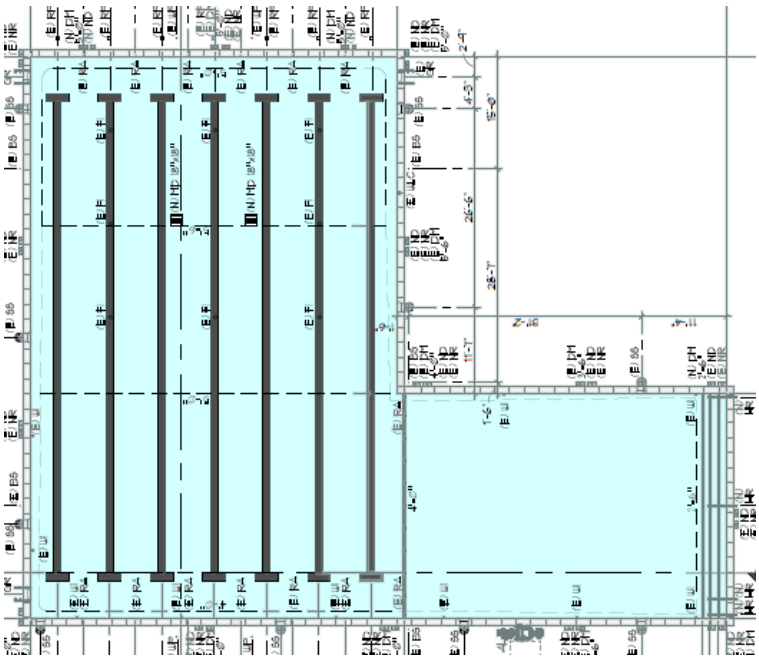
Design for Victory Park Pool



Design for Victory Park Sprayground



McKinley Park Pool



Design for McKinley Park Pool

C. CODE & MAINTENANCE ITEMS

The City of Stockton swimming pools proudly serve the Stockton community. The pools have provided many years of service and although they have been maintained well by City staff, they are in need of repairs to continue to safely and effectively serve the community. The proforma estimated opinions of probable cost that begin on the following page identify code and maintenance concerns for each aquatic facility. The Urgency or Level of Concern ratings for the code and maintenance items are listed in the table below. The ratings can be used to help the City prioritize and fiscally plan for repairs and replacements. With the correction of code concerns and the incorporation of the suggested maintenance items the pools will operate more efficiently and be safer for both patrons and staff.

DESCRIPTION	RATING
A code compliance issue that is considered a significant health and safety concern that should be addressed immediately.	9
A code compliance issue that may become a health or safety issue that should be addressed at the earliest possible time.	8
A condition that is not code compliant.	7
A condition that is directly affecting the operations of the pool negatively.	6
A maintenance condition which is about to fail or causes increased operating expenses.	5
A maintenance condition that causes extra labor or expenses.	4

Sherwood Park Pool
Code Repairs
Proforma Budget Estimated Opinion of Probable Cost

ITEM	REPAIRS TO MEET CURRENT CODE	CODE	ESTIMATE	LEVEL OF CONCERN	IMAGE (See Page 36)
1.1	The wading pool chlorine tablet feeder lacks interconnection with the flow for the pool's circulation system. A chemical control monitor, chemical metering pump and liquid chlorine feed system should be installed to rectify this code concern.	CBC, Chapter 31B: 3133B.1.	$15,000.00	9	Image 1
1.2	The wading pool is 18" deep at all areas. The pool lacks an ADA compliant means of entry and egress as required by code. An ADA compliant ramp should be installed in the pool during a pool finish replacement project.	ADA and ADAAG	$35,000.00	9	Image 2
1.3	The swimming pool ADA compliant lift is not affixed to the deck, which is required by code. It should be affixed to the deck.	ADA and ADAAG	$2,200.00	9	N/A
1.4	The bathhouse and bathroom fixtures are not ADA compliant. In addition, bathroom fixtures do not meet the minimum code requirements. The bathroom should be renovated.	CBC, Chapter 31B: 3116B.	$225,000.00	9	N/A
1.5	Liquid chlorine and acid are being stored near each other in the mechanical room. The cohabitation of these incompatible corrosives could create mustard gas and cause injury or death. International Fire Code requires at least 20 feet of distance between the chemicals or a noncombustible partition be installed. The City should relocate the storage of one of the chemicals or install a noncombustible partition. A price for a noncombustible partition is provided. In addition, the chemical drums should be stored on containment pallets to contain any incidental releases.	International Fire Code, Chapter 50 Section 5003.9.8.	$12,000.00	9	Image 3
1.6	The swimming pool and wading pool plaster finishes are stained and cracked. The pools are also leaking as a result of failing finishes. They are in need of replacement. A pool finish replacement project would include new tile. The existing tile is chipped and cracked in many locations.	CBC, Chapter 31B: 3108B.	$200,000.00	8	Image 4
1.7	The chemical metering pump for the swimming pool does not produce enough chlorine output per day to comply with code. A new chemical metering pump should be purchased and installed.	CBC, Chapter 31B: 3134B.	$4,000.00	8	Image 5
1.8	The pool deck at both pools is at the end of its life cycle and needs to be replaced. Many areas of the deck are cracked and creating safety hazards. The coping tile for both pools should be replaced at the same time. The deck depth markers that are not compliant with code (fractions) would be replaced in a deck replacement project.	CBC, Chapter 31B: 3114B and 3110B.4.	$550,000.00	8	Image 6

Sherwood Park Pool
Code Repairs Continued
Proforma Budget Estimated Opinion of Probable Cost

ITEM	REPAIRS TO MEET CURRENT CODE	CODE	ESTIMATE	LEVEL OF CONCERN	IMAGE (See Page 37)
1.9	The swimming pool lacks code required "No Diving" depth markers in all depth locations 6-feet or less. These can be added during a deck replacement project or retrofitted. A retrofitted price is provided.	CBC, Chapter 31B: 3110B.5.	$4,000.00	8	Image 7
1.11	The swimming pool's plastic grab rails are loose and not sustainable. These should be replaced with stainless-steel grab rails.	CBC, Chapter 31B: 3111B.	$6,000.00	8	Image 8
1.12	The facility is missing the code-required CPR sign. A CPR sign should be purchased and installed.	CBC, Chapter 31B: 3120B.5.	$350.00	7	Image 9
1.13	**SUBTOTAL CODE COMPLIANCE ISSUES**		**$1,053,550.00**		

Sherwood Park Pool
Maintenance and Operations Repairs
Proforma Budget Estimated Opinion of Probable Cost

ITEM	MAINTENANCE & OPERATIONS ISSUES	ESTIMATE	LEVEL OF CONCERN	IMAGE (See Page 37)
2.1	The filter tanks for the pools are 16 years old. The City may start to see more maintenance issues with these aging filters. A plan for replacement is advised. In recent years the sand media and piping were replaced. Good efforts have been made to lengthen their life cycle but filter tanks of this style typically last 10-12 years. Planning for replacement ahead of failure is advised.	$30,000.00	5	Image 10
2.2	The main drain PVC covers for the pools should be replaced at or near their expiration. Contractors replace them during replaster projects. An allowance is provided for new PVC covers during a replaster project.	$5,000.00	5	Image 11
2.3	The wading pool is in need of a new finish and is leaking. In addition, it needs new chemical equipment and the deck surrounding the wading pool is in very poor condition. ADA access is also a concern. Lastly, it is not highly used. The City should consider eliminating the wading pool. An allowance for filling it in with new concrete is provided.	$25,000.00	3 & 2	Image 12
2.4	The City may want to add variable frequency drives to the pumps / motors for the pools. VFDs increase energy savings and extend the life of pumps / motors. An allowance for two (2) new VFDs is provided.	$60,000.00	4	N/A
2.5	**SUBTOTAL MAINTENANCE & OPERATIONS ISSUES**	**$120,000.00**		

Sherwood Park Pool
Proforma Budget Estimated Opinion of Probable Cost

3.0	SOFT COSTS	%	ESTIMATE
3.1	Design & Engineering	10%	$117,355.00
3.2	Contractor Markup & Overhead	15%	$176,032.50
3.3	Testing & Inspection	2%	$23,471.00
3.4	Contingency	15%	$176,032.50
3.5	**TOTAL SOFT COSTS**		**$492,891.00**

4.0	**TOTAL PROJECT COST (Based on Above)**		**$1,666,441.00**

Holiday Park Pool
Code Repairs
Proforma Budget Estimated Opinion of Probable Cost

ITEM	REPAIRS TO MEET CURRENT CODE	CODE	ESTIMATE	LEVEL OF CONCERN	IMAGE (See Pages 38-39)
1.1	The chlorine tablet feeders for both pools lack interconnection with the flow for the pools' circulation systems. Two chemical control monitors, chemical metering pumps and liquid chlorine feed systems should be installed to rectify this code concern.	CBC, Chapter 31B: 3133B.1.	$25,000.00	9	Images 13 & 14
1.2	The wading pool is 18" deep at all areas. The pool lacks an ADA compliant means of entry and egress as required by code. An ADA compliant ramp should be installed in the pool during a pool finish replacement project.	ADA and ADAAG	$35,000.00	9	Image 15
1.3	The swimming pool does not have a fixed ADA means of access. An ADA compliant lift should be installed.	ADA and ADAAG	$12,500.00	9	N/A
1.4	The pool deck at both pools is at the end of its life cycle and needs to be replaced. Many areas of the deck are cracked and creating safety hazards. The coping tile for both pools should be replaced at the same time. The deck depth markers that are not compliant with code (fractions, missing units of measure) would be replaced in a deck replacement project. In addition, a portion of the deck around the wading pool has a slope greater than 2% in violation of ADA standards.	CBC, Chapter 31B: 3114B and 3110B.4. ADA and ADAAG	$300,000.00	9	Image 16
1.5	The gates inside the facility and on the perimeter fence line are not self-closing and self-latching as required by code. In addition, the chain link fencing itself has holes larger than allowed by code. The chain link fence and gates should be replaced.	CBC, Chapter 31B: 3119B.	$100,000.00	9	Image 17
1.6	The pools do not have pH control as required by code. An acid feed system and associated pumps should be installed and interconnected with the chemical control monitors mentioned in item 1.1 to rectify this code concern.	CBC, Chapter 31B: 3133B.1.	$10,000.00	9	N/A
1.7	Some of the underwater lights in the swimming pool are falling out of their niches. The lights should be properly secured as soon as possible to ensure the safety of patrons.	CBC, Chapter 31B: 3108B.4.	$4,500.00	9	Image 18
1.8	Both pools lack code required "No Diving" depth markers in all depth locations 6-feet or less. These can be added during a deck replacement project or retrofitted. A retrofitted price is provided.	CBC, Chapter 31B: 3110B.5.	$6,000.00	8	Image 19

Holiday Park Pool
Code Repairs Continued
Proforma Budget Estimated Opinion of Probable Cost

ITEM	REPAIRS TO MEET CURRENT CODE	CODE	ESTIMATE	LEVEL OF CONCERN	IMAGE (See Page 39)
1.9	The plaster finishes for the pools are stained and cracked. The pools are also leaking as a result of failing finishes. They are in need of replacement. A pool finish replacement project would include new tile. The existing tile is chipped, missing and cracked in many locations.	CBC, Chapter 31B: 3108B.	$175,000.00	8	Images 20 & 21
1.10	The swimming pool's flow velocity (10.03 feet per second) exceeds the code allowance of 6 feet per second on suction and 8 feet per second on return. If an opportunity to redo the suction and return piping arises the piping can be upsized from 4-inches to achieve code compliance.	CBC, Chapter 31B: 3125B.1.	$50,000.00	7	N/A
1.11	The pump pit lacks access for maintenance staff as required by OSHA. A ladder should be installed.	OSHA	$3,500.00	7	Image 22
1.12	The pump pit lacks safety railing to prevent someone from falling and getting injured as required by OSHA. A safety railing should be installed.	OSHA	$8,500.00	7	Image 22
1.13	The piping for the pools is not labeled with the direction of flow as required by code. The piping should be labeled.	CBC, Chapter 31B: 3120B.17.	$350.00	7	Image 23
1.14	**SUBTOTAL CODE COMPLIANCE ISSUES**		**$730,350.00**		

Holiday Park Pool
Maintenance & Operations Repairs
Proforma Budget Estimated Opinion of Probable Cost

ITEM	MAINTENANCE & OPERATIONS ISSUES	ESTIMATE	LEVEL OF CONCERN	IMAGE (See Pages 39-40)
2.1	The pump for the wading pool is aging. A plan for replacement is advised.	$4,500.00	5	Image 24
2.2	The main drain PVC covers for the pools should be replaced at or near their expiration. Contractors replace them during replaster projects. An allowance is provided for new PVC covers during a replaster project.	$5,000.00	5	Images 25 & 26
2.3	The mechanical room needs replacement light bulbs for the overhead lights. New light bulbs should be purchased and installed.	$100.00	5	N/A
2.4	The wading pool is in need of a new finish and is leaking. In addition, it needs new chemical equipment and the deck surrounding the wading pool is in very poor condition. ADA access is also a concern. Lastly, it is not highly used. The City should consider eliminating the wading pool. An allowance for filling it in with new concrete is provided.	$20,000.00	3 & 2	Image 27
2.5	The City may want to add variable frequency drives to the pumps / motors for the pools. VFDs increase energy savings and extend the life of pumps / motors. An allowance for two (2) new VFDs is provided.	$60,000.00	4	N/A
2.6	**SUBTOTAL MAINTENANCE & OPERATIONS ISSUES**	**$89,600.00**		

3.0	SOFT COSTS	%	ESTIMATE
3.1	Design & Engineering	10%	$81,995.00
3.2	Contractor Markup & Overhead	15%	$122,992.50
3.3	Testing & Inspection	2%	$16,399.00
3.4	Contingency	15%	$122,992.50
3.5	**TOTAL SOFT COSTS**		**$344,379.00**

4.0	**TOTAL PROJECT COST (Based on Above)**		**$1,164,329.00**

Brooking Park Pool
Code Repairs
Proforma Budget Estimated Opinion of Probable Cost

ITEM	REPAIRS TO MEET CURRENT CODE	CODE	ESTIMATE	LEVEL OF CONCERN	IMAGE (See Page 41)
1.1	The chlorine tablet feeder for the pool lacks interconnection with the flow for the pool's circulation system. A chemical control monitor, chemical metering pump and liquid chlorine feed system should be installed to rectify this code concern.	CBC, Chapter 31B: 3133B.1.	$15,000.00	9	Image 28
1.2	The swimming pool does not have a fixed ADA means of access. An ADA compliant lift should be installed.	ADA and ADAAG	$12,500.00	9	N/A
1.3	The pool does not have pH control as required by code. An acid feed system and associated pump should be installed and interconnected with the chemical control monitor mentioned in item 1.1 to rectify this code concern.	CBC, Chapter 31B: 3133B.1.	$10,000.00	9	N/A
1.4	The power supply for the pool's circulation pump is not GFCI protected as required by code. GFCI protection should be installed to rectify this code concern.	CBC, Title 24: Article 680	$2,500.00	9	Image 29
1.5	The diatomaceous earth pool filter system lacks a separation tank to prevent the dumping of the spent filter media into the sewer. A separation tank should be installed or the filter system changed out to a sand filter that can backwash directly to a sanitary sewer. The following estimate assumes a new sand filter system.	CBC, Chapter 31B: 3128B.	$45,000.00	8	Image 30
1.6	The swimming pool's flow velocity (10.31 feet per second) exceeds the code allowance of 8 feet per second on return. If an opportunity to redo the return piping arises the piping can be upsized from 3-inches to achieve code compliance.	CBC, Chapter 31B: 3125B.1.	$25,000.00	7	N/A
1.7	The piping for the pool is not labeled with the direction of flow as required by code. The piping should be labeled.	CBC, Chapter 31B: 3120B.17.	$175.00	7	Image 31
1.8	The pool deck, outside of an area that was just redone, is near the end of its life cycle and needs to be replaced.	CBC, Chapter 31B: 3114B and 3110B.4.	$120,000.00	6	Image 32
1.9	**SUBTOTAL CODE COMPLIANCE ISSUES**		**$230,175.00**		

Brooking Park Pool
Maintenance and Operations Repairs
Proforma Budget Estimated Opinion of Probable Cost

ITEM	MAINTENANCE & OPERATIONS ISSUES	ESTIMATE	LEVEL OF CONCERN	IMAGE (See Pages 41-42)
2.1	The mechanical room is missing concrete in front of the existing filters. Concrete should be poured in this area. In addition, concrete should fill in the pit behind the filters. The combination of the added concrete and the addition of a new concrete housekeeping pad will provide an acceptable surface to receive a new sand filtration system.	$10,000.00	6	Images 33 & 34
2.2	The circulation pump for the pool may be more than 8 years old, based on a 2016 Kitchell conditions assessment. The City may start to see more maintenance issues with this aging circulation pump. A plan for replacement is advised. A circulation pump of this style typically lasts 4-5 years. Planning for replacement ahead of failure is advised.	$10,000.00	5	Image 28
2.3	The City may want to add a variable frequency drive to the pump / motor for the pool. VFDs increase energy savings and extend the life of pumps / motors. An allowance for one (1) new VFD is provided.	$30,000.00	4	N/A
2.4	**SUBTOTAL MAINTENANCE & OPERATIONS ISSUES**	**$50,000.00**		

3.0	SOFT COSTS	%	ESTIMATE
3.1	Design & Engineering	10%	$28,017.50
3.2	Contractor Markup & Overhead	15%	$42,026.25
3.3	Testing & Inspection	2%	$5,603.50
3.4	Contingency	15%	$42,026.25
3.5	**TOTAL SOFT COSTS**		**$117,673.50**

4.0	**TOTAL PROJECT COST (Based on Above)**		**$397,848.50**

Oak Park Pool
Code Repairs
Proforma Budget Estimated Opinion of Probable Cost

ITEM	REPAIRS TO MEET CURRENT CODE	CODE	ESTIMATE	LEVEL OF CONCERN	IMAGE (See Page 43)
1.1	The pool's ADA compliant lift is not affixed to the deck, which is required by code. It sits inside the building. It should be affixed to the deck. In addition, the swimming pool is greater than 300 perimeter feet and per code needs an additional ADA compliant means of access. A second ADA compliant lift should be installed on the deck.	ADA and ADAAG	$25,000.00	9	N/A
1.2	The pool has racing platforms installed with a water depth of 5'-0". Code requires no diving at depths of 6'-0" or less. The racing platforms should be removed. Code-compliant "No Diving" deck depth markers are installed in the area of the platforms.	CBC, Chapter 31B: 3110B.5.	-	9	Image 35
1.3	The pool gate is not self-closing and self-latching as required by code. This should be rectified immediately.	CBC, Chapter 31B: 3119B.	$2,000.00	9	Image 36
1.4	The chlorine tablet feeder for the pool lacks interconnection with the flow for the pool's circulation system. A chemical control monitor, chemical metering pump and liquid chlorine feed system should be installed to rectify this code concern.	CBC, Chapter 31B: 3133B.1.	$15,000.00	9	Image 37
1.5	The pool does not have pH control as required by code. An acid feed system and associated pump should be installed and interconnected with the chemical control monitor mentioned in item 1.4 to rectify this code concern.	CBC, Chapter 31B: 3133B.1.	$10,000.00	9	N/A
1.6	The pool's plaster finish is harboring black algae. If scrubbing and cleaning methods cannot remove the black algae the pool finish will need to be replaced. A cost for pool finish replacement is provided. Tile would be replaced during a pool finish replacement project.	CBC, Chapter 31B: 3108B.	$250,000.00	8	Image 38
1.7	The pool has 14 floor inlets. Based on the volume of the pool and code requirements, there should be 16 floor inlets. Additional floor inlets can be added and the floor inlet piping reconfigured during a pool finish replacement project (item 1.6).	CBC, Chapter 31B: 3137B.2.	$100,000.00	7	N/A
1.8	**SUBTOTAL CODE COMPLIANCE ISSUES**		**$402,000.00**		

Oak Park Pool
Maintenance and Operations Repairs
Proforma Budget Estimated Opinion of Probable Cost

ITEM	MAINTENANCE & OPERATIONS ISSUES	ESTIMATE	LEVEL OF CONCERN	IMAGE (See Pages 43-44)
2.1	Some of the pool's underwater lights have water in them. The fixtures might need to be replaced. An allowance is provided.	$10,000.00	6	N/A
2.2	The mechanical room ceiling is failing. Some of the concrete is missing and a lot of the rebar is exposed. The ceiling leaks frequently. A structural consultant would need to be hired to develop repair solutions.	-	6	Images 39, 40 & 41
2.3	The pool does not have a heating system, which means it cannot be used year-round and relies on the power of the sun to warm it during operational months. Further investigation should be done to determine the feasibility of bringing a natural gas line to the facility to provide a heating system. Alternative heating systems could also be explored if desired.	-	6	N/A
2.4	The activity / wading pool has been abandoned. At minimum the equipment for it should be cleared out of the mechanical room. Even if the City decided to restore that pool the equipment would not function due to lack of use and degradation. New equipment would need to be purchased and installed.	-	6	Image 42
2.5	The main drain PVC covers for the pool should be replaced at or near their expiration. Contractors replace them during replaster projects. An allowance is provided for new PVC covers during a replaster project.	$5,000.00	5	Image 43
2.6	The filter tank for the main pool may be more than 8 years old, based on a 2016 Kitchell conditions assessment. The City may start to see more maintenance issues with this aging filter. A plan for replacement is advised. The sand media was replaced 6 years ago. Good efforts have been made to lengthen the life cycle. Filter tanks of this style typically last 20-25 years. Planning for replacement ahead of failure is advised.	$50,000.00	5	Image 44
2.7	The City may want to add a variable frequency drive to the pump / motor for the pool. VFDs increase energy savings and extend the life of pumps / motors. An allowance for one (1) new VFD is provided.	$30,000.00	4	N/A
2.8	**SUBTOTAL MAINTENANCE & OPERATIONS ISSUES**	**$95,000.00**		

Oak Park Pool
Proforma Budget Estimated Opinion of Probable Cost

3.0	SOFT COSTS	%	ESTIMATE
3.1	Design & Engineering	10%	$49,700.00
3.2	Contractor Markup & Overhead	15%	$74,550.00
3.3	Testing & Inspection	2%	$9,940.00
3.4	Contingency	15%	$74,550.00
3.5	**TOTAL SOFT COSTS**		**$208,740.00**

4.0	**TOTAL PROJECT COST (Based on Above)**		**$705,740.00**

Sousa Park Pool
Code Repairs
Proforma Budget Estimated Opinion of Probable Cost

ITEM	REPAIRS TO MEET CURRENT CODE	CODE	ESTIMATE	LEVEL OF CONCERN	IMAGE (See Pages 45-46)
1.1	The chlorine tablet feeder for the pool lacks interconnection with the flow for the pool's circulation system. A chemical control monitor, chemical metering pump and liquid chlorine feed system should be installed to rectify this code concern.	CBC, Chapter 31B: 3133B.1.	$15,000.00	9	Image 45
1.2	The pool does not have pH control as required by code. An acid feed system and associated pump should be installed and interconnected with the chemical control monitor mentioned in item 1.1 to rectify this code concern.	CBC, Chapter 31B: 3133B.1.	$10,000.00	9	N/A
1.3	The pool gate is not self-closing and self-latching as required by code. This should be rectified immediately.	CBC, Chapter 31B: 3119B.	$2,000.00	9	Image 46
1.4	The swimming pool does not have a fixed ADA means of access. An ADA compliant lift should be installed.	ADA and ADAAG	$12,500.00	9	N/A
1.5	The plaster finish for the pool is stained, cracked and missing in several places. Tiles are also missing from the waterline. In addition, the pool is leaking as a result of potential joint failure and return line leaks. The pool finish is in need of replacement. A pool finish replacement project would include new tile.	CBC, Chapter 31B: 3108B.	$160,000.00	8	Images 47 & 48
1.6	The pool deck is at the end of its life cycle and needs to be replaced. Many areas of the deck are cracked and creating safety hazards. The coping tile for the pool should be replaced at the same time.	CBC, Chapter 31B: 3114B and 3110B.4.	$260,000.00	8	Image 49
1.7	The pool lacks code required "No Diving" depth markers in all depth locations 6-feet or less. These can be added during a deck replacement project or retrofitted. A retrofitted price is provided.	CBC, Chapter 31B: 3110B.5	$4,000.00	8	Image 50
1.8	The circulation pump lacks a pressure and a vacuum gauge as required by code. Both gauges should be installed.	CBC, Chapter 31B: 3125B.2.	$400.00	7	N/A
1.9	The piping for the pool is not labeled with the direction of flow as required by code. The piping should be labeled.	CBC, Chapter 31B: 3120B.17.	$175.00	7	Image 51

Sousa Park Pool
Code Repairs Continued
Proforma Budget Estimated Opinion of Probable Cost

ITEM	REPAIRS TO MEET CURRENT CODE	CODE	ESTIMATE	LEVEL OF CONCERN	IMAGE (N/A)
1.10	**SUBTOTAL CODE COMPLIANCE ISSUES**	**N/A**	**$464,075.00**	**N/A**	**N/A**

Sousa Park Pool
Maintenance and Operations Repairs
Proforma Budget Estimated Opinion of Probable Cost

ITEM	MAINTENANCE & OPERATIONS ISSUES	ESTIMATE	LEVEL OF CONCERN	IMAGE (See Page 46)
2.1	Abandoned chemical equipment is in various rooms at the pool. The abandoned equipment should be cleared out.	-	6	Images 52 & 53
2.2	The valves for the main drain suction and skimmer suction piping are failing and need to be replaced.	$2,000.00	5	N/A
2.3	The main drain PVC covers for the pool should be replaced at or near their expiration. Contractors replace them during replaster projects. An allowance is provided for new PVC covers during a replaster project.	$4,000.00	5	N/A
2.4	The City may want to add a variable frequency drive to the pump / motor for the pool. VFDs increase energy savings and extend the life of pumps / motors. An allowance for one (1) new VFD is provided.	$30,000.00	4	N/A
2.5	**SUBTOTAL MAINTENANCE & OPERATIONS ISSUES**	**$36,000.00**		

Sousa Park Pool
Proforma Budget Estimated Opinion of Probable Cost

3.0	SOFT COSTS	%	ESTIMATE
3.1	Design & Engineering	10%	$50,007.50
3.2	Contractor Markup & Overhead	15%	$75,011.25
3.3	Testing & Inspection	2%	$10,001.50
3.4	Contingency	15%	$75,011.25
3.5	**TOTAL SOFT COSTS**		**$210,031.50**

4.0	**TOTAL PROJECT COST (Based on Above)**		**$710,106.50**

City of Stockton
Aquatic Facilities - Code and Maintenance Repairs
Proforma Budget Estimated Opinion of Probable Cost

ITEM	FACILITY	ESTIMATE
1.1	Sherwood Park Pool	$1,666,441.00
1.2	Holiday Park Pool	$1,164,329.00
1.3	Brooking Park Pool	$397,848.50
1.4	Oak Park Pool	$705,740.00
1.5	Sousa Park Pool	$710,106.50
1.6	**TOTAL PROJECT COST (Based on Above)**	**$4,644,465.00**

The $4.6 million in project costs previously described brings the pools up to current code and maintenance but still only supports existing programs. To modernize each facility and its programs would require another $32 million. This section will show what a modernization at each facility could consist of and cost.

Sherwood Park Pool
Facility Modernization Project
Proforma Budget Estimated Opinion of Probable Cost

The bathrooms at the Sherwood Park Pool are lacking the proper number of fixtures and are not ADA compliant. ADG recommends eliminating the wading pool and expanding the swimming pool at Sherwood Park. In addition to pool updates it is ADG's recommendation to reconstruct the support building. The swimming pool can go from a trapezoid shape to a rectangle and can add three (3) lanes to be an 8-lane x 25-yard pool. The support building can be 2,600 square feet, up from 2,400 square feet. The new mechanical equipment can include a heater for year-round usage. Below are recommended facility modernization project costs to update the facility and its programs.

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE		EXTENSIONS
1.0	CONSTRUCTION COSTS					
1.1	Site Preparation / Demolition / Mobilization / Bonding Allowance	1	Allow.	$175,000.00	$	175,000.00
1.2	Utility Allowance	1	Allow.	$150,000.00	$	150,000.00
1.3	New Swimming Pool and Mechanical Equipment	5,175	SF	$315.00	$	1,630,125.00
1.4	New Surge Tank	1	LS	$60,000.00	$	60,000.00
1.5	New Pool Deck and Deck Drainage (*Elimination of Wading Pool Included*)	1	LS	$500,000.00	$	500,000.00
1.6	New Site Sports Lighting Allowance	1	Allow.	$100,000.00	$	100,000.00
1.7	New Shade Structure Allowance	1	Allow.	$100,000.00	$	100,000.00
1.8	New Support Building	2,600	SF	$800.00	$	2,080,000.00
1.9	Landscape / Site Allowance	1	Allow.	$100,000.00	$	100,000.00
1.10	**TOTAL CONSTRUCTION COSTS**				**$**	**4,895,125.00**
2.0	EQUIPMENT COSTS (FF&E)					
2.1	Deck Equipment	1	Allow.	$65,000.00	$	65,000.00
2.2	Competitive Equipment	1	Allow.	$100,000.00	$	100,000.00
2.3	**TOTAL EQUIPMENT (FF&E) COSTS**				**$**	**165,000.00**
3.0	SOFT COSTS					
3.1	General Contractor Mark-Up / Overhead	15%			$	759,018.75
3.2	Construction Contingency Costs	10%			$	489,512.50
3.3	Design Contingency	10%			$	506,012.50
3.4	Time / Inflation Escalation Index	0%			$	-
3.5	**TOTAL CONSTRUCTION FEES**					**$1,754,543.75**
4.0	NONCONSTRUCTION FEES					
4.1	**FEES, INSPECTION / TESTING, GEOTECH, ETC.**	**5%**			**$**	**244,756.25**
5.0	**TOTAL ESTIMATED PROJECT COST**				**$**	**7,059,425.00**

EXCLUSIONS:

1. Path of travel, egress, egress lighting, etc. excluded.

2. Parking excluded.

The following programs could easily be supported by the updated facility:

- Lap Swimming
- Recreational Swimming
- Learn-to-Swim Classes
- High School Swimming (Practices and Meets)
- Club Swimming
- Recreational Water Polo
- Aquatic Fitness Classes
- Junior Lifeguards
- Public Safety Training
- Lane Rentals
- Private Party Rentals

Sherwood Park Pool
Facility Modernization Project
Conceptual Image

Facility Modernization Project at Sherwood Park Pool

- Eliminate wading pool
- Expand 5-lane x 25-yard pool to 8-lane x 25-yard pool
- Remove and replace support building with larger building
- Remove and replace all mechanical and chemical equipment for pool

The following table shows a comparison of the project options and associated costs from sections C and D of this report for Sherwood Park Pool.

CODE REPAIRS	MAINTENANCE & OPERATION REPAIRS	*TOTAL CODE AND M & O REPAIRS PROJECT	*FACILITY MODERNIZATION PROJECT
$1,053,550.00	$120,000.00	$1,666,441.00	$7,059,425.00

* Cost shown includes 40% soft costs.

Holiday Park Pool
Facility Modernization Project
Proforma Budget Estimated Opinion of Probable Cost

The bathrooms at the Holiday Park Pool are not ADA compliant. ADG recommends eliminating the wading pool and reconstructing the aging support building. The support building can be 2,600 square feet, up from 1,600 square feet. It can also be relocated on the site. The new mechanical equipment can include a heater for year-round usage. Below are recommended facility modernization project costs to update the facility and its programs.

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSIONS
1.0	CONSTRUCTION COSTS				
1.1	Site Preparation / Demolition / Mobilization / Bonding Allowance	1	Allow.	$100,000.00	$ 100,000.00
1.2	Utility Allowance	1	Allow.	$125,000.00	$ 125,000.00
1.3	New Swimming Pool Plaster and Tile	3,190	SF	$50.00	$ 159,500.00
1.4	New Swimming Pool Mechanical and Chemical Equipment	1	LS	$400,000.00	$ 400,000.00
1.5	New Pool Deck and Deck Drainage (*Elimination of Wading Pool Included*)	1	LS	$425,000.00	$ 425,000.00
1.6	New Site Sports Lighting Allowance	1	Allow.	$100,000.00	$ 100,000.00
1.7	New Shade Structure Allowance	1	Allow.	$100,000.00	$ 100,000.00
1.8	New Support Building	2,600	SF	$800.00	$ 2,080,000.00
1.9	Landscape / Site Allowance	1	Allow.	$100,000.00	$ 100,000.00
1.10	**TOTAL CONSTRUCTION COSTS**				**$ 3,589,500.00**
2.0	EQUIPMENT COSTS (FF&E)				
2.1	Deck Equipment	1	Allow.	$65,000.00	$ 65,000.00
2.2	Competitive Equipment	1	Allow.	$75,000.00	$ 75,000.00
2.3	**TOTAL EQUIPMENT (FF&E) COSTS**				**$ 140,000.00**
3.0	SOFT COSTS				
3.1	General Contractor Mark-Up / Overhead	15%			$ 559,425.00
3.2	Construction Contingency Costs	10%			$ 358,950.00
3.3	Design Contingency	10%			$ 372,950.00
3.4	Time / Inflation Escalation Index	0%			$ -
3.5	**TOTAL CONSTRUCTION FEES**				**$1,291,325.00**
4.0	NONCONSTRUCTION FEES				
4.1	**FEES, INSPECTION / TESTING, GEOTECH, ETC.**	**5%**			**$ 179,475.00**
5.0	**TOTAL ESTIMATED PROJECT COST**				**$ 5,200,300.00**

EXCLUSIONS:

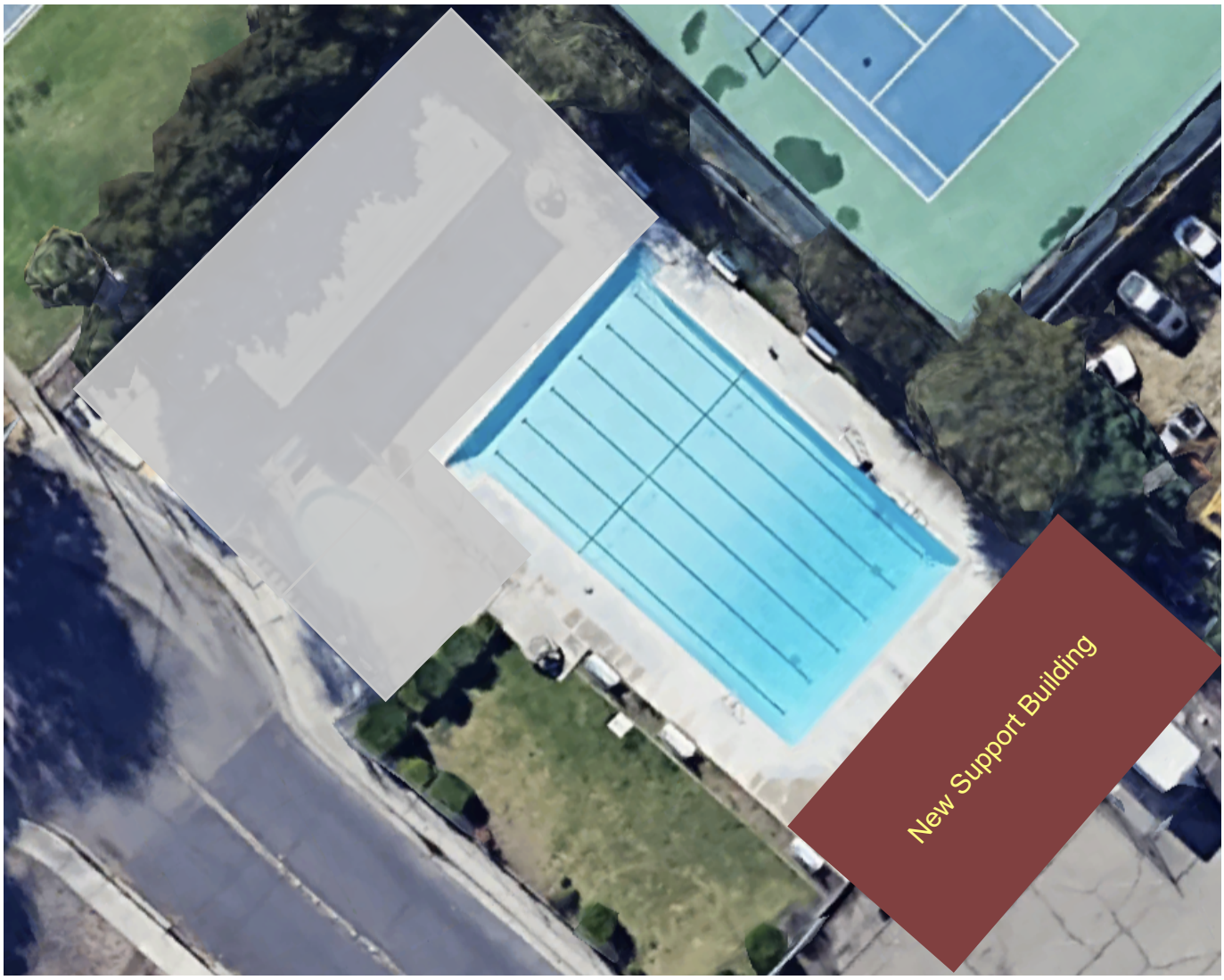
1. Path of travel, egress, egress lighting, etc. excluded.
2. Parking excluded.

The following programs could easily be supported by the updated facility:

- Lap Swimming
- Recreational Swimming
- Learn-to-Swim Classes
- High School Swimming (Practices and Meets)
- Club Swimming
- Recreational Water Polo
- Aquatic Fitness Classes
- Junior Lifeguards
- Public Safety Training
- Lane Rentals
- Private Party Rentals

D. FACILITY MODERNIZATION PROJECTS

Holiday Park Pool
Facility Modernization Project
Conceptual Image



Facility Modernization Project at Holiday Park Pool

- Eliminate wading pool
- Remove and replace support building with larger building
- Remove and replace all mechanical and chemical equipment for pool

The following table shows a comparison of the project options and associated costs from sections C and D of this report for Holiday Park Pool.

CODE REPAIRS	MAINTENANCE & OPERATION REPAIRS	*TOTAL CODE AND M & O REPAIRS PROJECT	*FACILITY MODERNIZATION PROJECT
$730,350.00	$89,600.00	$1,164,329.00	$5,200,300.00

* Cost shown includes 40% soft costs.

Brooking Park Pool
Facility Modernization Project
Proforma Budget Estimated Opinion of Probable Cost

The Brooking Park Pool was recently resurfaced. The bathrooms at the Brooking Park Pool are not ADA compliant and the mechanical and chemical equipment is in need of modernization. ADG recommends that improvements be made to the support building. A newly reconstructed support building can be 2,200 square feet, up from 1,300 square feet. The new mechanical equipment can include a heater for year-round usage. In addition, a recirculating sprayground can be added to the site. Below are recommended facility modernization project costs to update the facility and its programs.

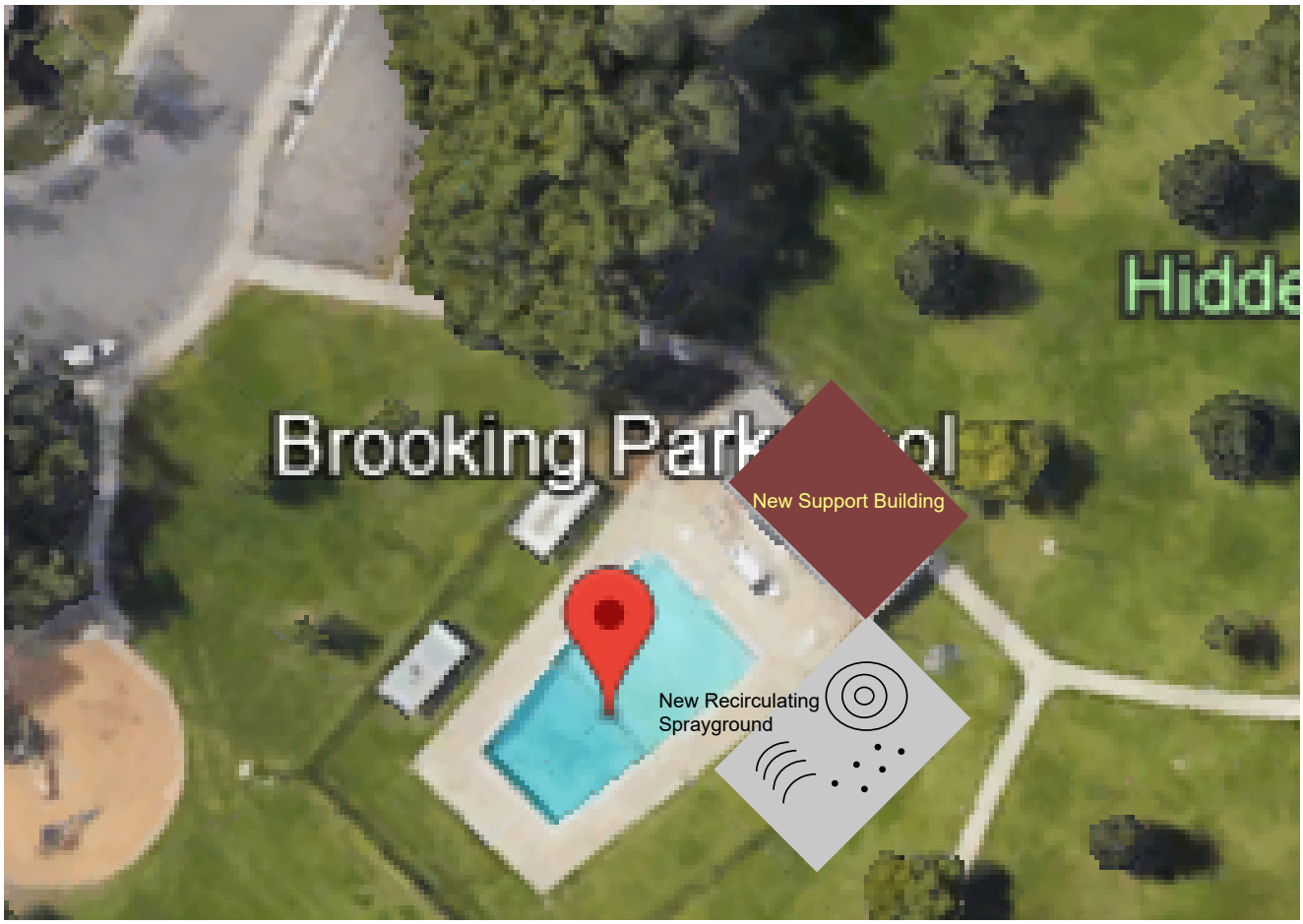
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE		EXTENSIONS
1.0	CONSTRUCTION COSTS					
1.1	Site Preparation / Demolition / Mobilization / Bonding Allowance	1	Allow.	$100,000.00	$	100,000.00
1.2	Utility Allowance	1	Allow.	$125,000.00	$	125,000.00
1.3	New Recirculating Sprayground	1	LS	$1,000,000.00	$	1,000,000.00
1.4	New Mechanical and Chemical Equipment	1	LS	$650,000.00	$	650,000.00
1.5	New Pool Deck and Deck Drainage	1	LS	$120,000.00	$	120,000.00
1.6	New Site Sports Lighting Allowance	1	Allow.	$100,000.00	$	100,000.00
1.7	New Shade Structure Allowance	1	Allow.	$100,000.00	$	100,000.00
1.8	New Support Building	2,200	SF	$800.00	$	1,760,000.00
1.9	Landscape / Site Allowance	1	Allow.	$100,000.00	$	100,000.00
1.10	**TOTAL CONSTRUCTION COSTS**				**$**	**4,055,000.00**
2.0	EQUIPMENT COSTS (FF&E)					
2.1	Deck Equipment	1	Allow.	$55,000.00	$	55,000.00
2.2	**TOTAL EQUIPMENT (FF&E) COSTS**				**$**	**55,000.00**
3.0	SOFT COSTS					
3.1	General Contractor Mark-Up / Overhead	15%			$	616,500.00
3.2	Construction Contingency Costs	10%			$	405,500.00
3.3	Design Contingency	10%			$	411,000.00
3.4	Time / Inflation Escalation Index	0%			$	-
3.5	**TOTAL CONSTRUCTION FEES**					**$1,433,000.00**
4.0	NONCONSTRUCTION FEES					
4.1	**FEES, INSPECTION / TESTING, GEOTECH, ETC.**	**5%**			**$**	**202,750.00**
5.0	**TOTAL ESTIMATED PROJECT COST**				**$**	**5,745,750.00**

EXCLUSIONS:
1. Path of travel, egress, egress lighting, etc. excluded.
2. Parking excluded.

The following programs could easily be supported by the updated facility:

- Lap Swimming
- Recreational Swimming
- Learn-to-Swim Classes
- Aquatic Fitness Classes
- Junior Lifeguards
- Public Safety Training
- Lane Rentals
- Private Party Rentals

Brooking Park Pool
Facility Modernization Project
Conceptual Image



Facility Modernization Project at Brooking Park Pool

- Add recirculating sprayground
- Remove and replace support building with larger building
- Remove and replace all mechanical and chemical equipment

The following table shows a comparison of the project options and associated costs from sections C and D of this report for Brooking Park Pool.

CODE REPAIRS	MAINTENANCE & OPERATION REPAIRS	*TOTAL CODE AND M & O REPAIRS PROJECT	*FACILITY MODERNIZATION PROJECT
$230,175.00	$50,000.00	$397,848.50	$5,745,750.00

* Cost shown includes 40% soft costs.

Oak Park Pool
Facility Modernization Project
Proforma Budget Estimated Opinion of Probable Cost

The bathrooms at the Oak Park Pool are lacking the proper number of fixtures and a roof. In addition, the bathrooms are not ADA compliant. ADG recommends eliminating the wading pool, deepening the existing pool and reconstructing the support building. The pool needs to be deepened to support safe diving from racing platforms. The support building can be 3,000 square feet. The new mechanical equipment, located in the new building, can include a heater for year-round usage. Below are recommended facility modernization project costs to update the facility and its programs.

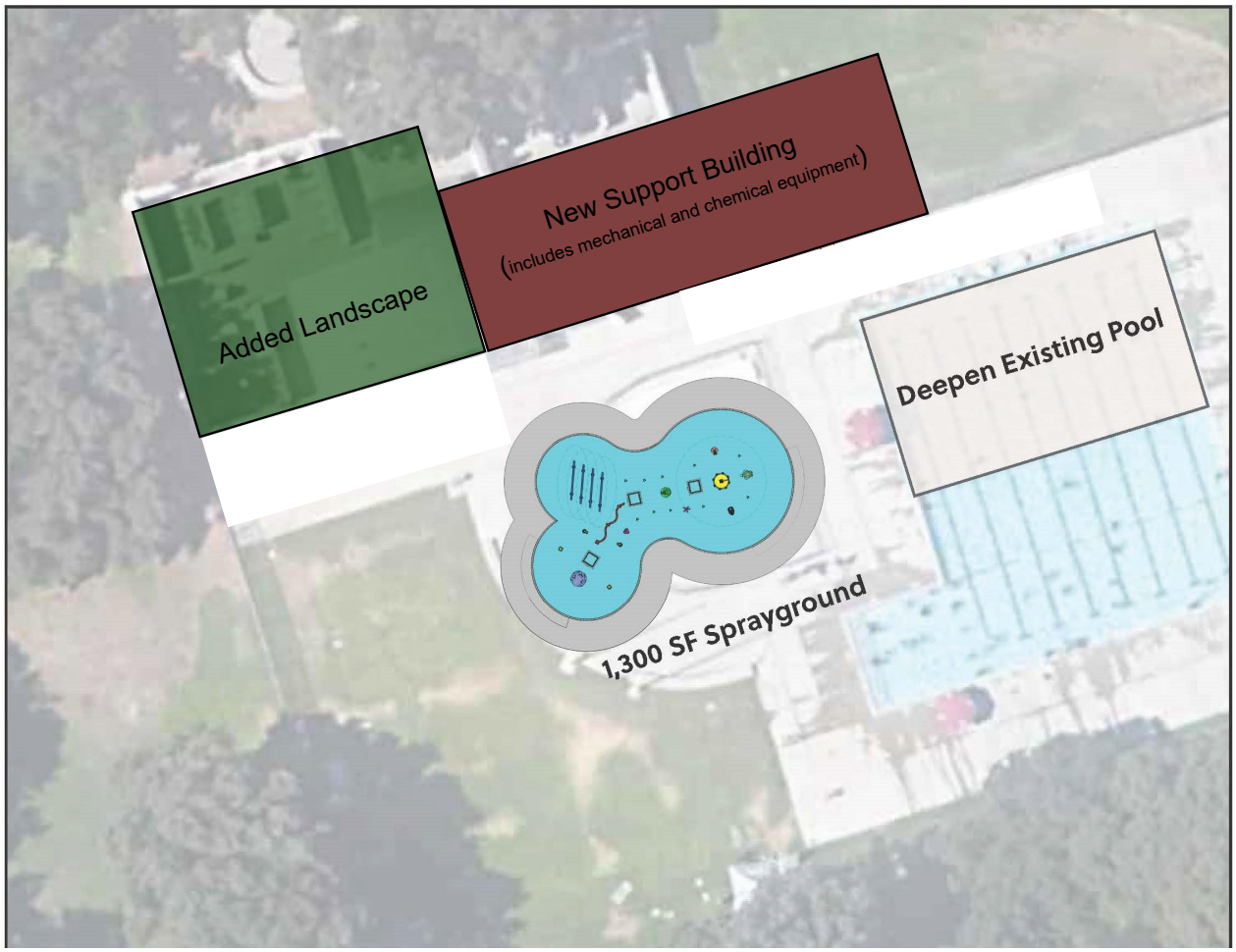
ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE		EXTENSIONS
1.0	CONSTRUCTION COSTS					
1.1	Site Preparation / Demolition / Mobilization / Bonding Allowance	1	Allow.	$250,000.00	$	250,000.00
1.2	Utility Allowance	1	Allow.	$300,000.00	$	300,000.00
1.3	New Recirculating Sprayground	1	LS	$1,200,000.00	$	1,200,000.00
1.4	Existing Pool Renovation	1	LS	$650,000.00	$	650,000.00
1.5	New Mechanical and Chemical Equipment	1	LS	$850,000.00	$	850,000.00
1.6	Pool Deck Repairs	1	LS	$150,000.00	$	150,000.00
1.7	New Site Sports Lighting Allowance	1	Allow.	$150,000.00	$	150,000.00
1.8	New Shade Structure Allowance	1	Allow.	$100,000.00	$	100,000.00
1.9	New Support Building	3,000	SF	$800.00	$	2,400,000.00
1.10	Landscape / Site Allowance	1	Allow.	$200,000.00	$	200,000.00
1.11	**TOTAL CONSTRUCTION COSTS**				**$**	**6,250,000.00**
2.0	EQUIPMENT COSTS (FF&E)					
2.1	Deck Equipment	1	Allow.	$100,000.00	$	100,000.00
2.2	Competitive Equipment (includes timing and scoreboard)	1	Allow.	$250,000.00	$	250,000.00
2.3	**TOTAL EQUIPMENT (FF&E) COSTS**				**$**	**350,000.00**
3.0	SOFT COSTS					
3.1	General Contractor Mark-Up / Overhead	15%			$	990,000.00
3.2	Construction Contingency Costs	10%			$	625,000.00
3.3	Design Contingency	10%			$	660,000.00
3.4	Time / Inflation Escalation Index	0%			$	-
3.5	**TOTAL CONSTRUCTION FEES**					**$2,275,000.00**
4.0	NONCONSTRUCTION FEES					
4.1	**FEES, INSPECTION / TESTING, GEOTECH, ETC.**	**5%**			**$**	**312,500.00**
5.0	**TOTAL ESTIMATED PROJECT COST**				**$**	**9,187,500.00**

EXCLUSIONS:
1. Path of travel, egress, egress lighting, etc. excluded.
2. Parking excluded.

The following programs could easily be supported by the updated facility:

- Lap Swimming
- Recreational Swimming
- Learn-to-Swim Classes
- High School Swimming (Practices and Meets)
- High School Water Polo (Practices and Games)
- Club Swimming
- Club Water Polo
- Recreational Water Polo
- Aquatic Fitness Classes
- Junior Lifeguards
- Public Safety Training
- Lane Rentals
- Private Party Rentals

Oak Park Pool
Facility Modernization Project
Conceptual Image



Facility Modernization Project at Oak Park Pool

- Eliminate wading pool and replace it with a recirculating sprayground
- Deepen swimming pool
- Remove and replace support building
- Remove and replace all mechanical and chemical equipment

The following table shows a comparison of the project options and associated costs from sections C and D of this report for Oak Park Pool.

CODE REPAIRS	MAINTENANCE & OPERATION REPAIRS	*TOTAL CODE AND M & O REPAIRS PROJECT	*FACILITY MODERNIZATION PROJECT
$402,000.00	$95,000.00	$705,740.00	$9,187,500.00

* Cost shown includes 40% soft costs.

Sousa Park Pool
Facility Modernization Project
Proforma Budget Estimated Opinion of Probable Cost

The bathrooms at the Sousa Park Pool are not ADA compliant and the mechanical and chemical equipment is in need of modernization. ADG recommends that improvements be made to the support building. A newly reconstructed support building can be 2,600 square feet, up from 1,500 square feet. The new mechanical equipment can include a heater for year-round usage. Below are recommended facility modernization project costs to update the facility and its programs.

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE		EXTENSIONS
1.0	CONSTRUCTION COSTS					
1.1	Site Preparation / Demolition / Mobilization / Bonding Allowance	1	Allow.	$80,000.00	$	80,000.00
1.2	Utility Allowance	1	Allow.	$125,000.00	$	125,000.00
1.3	New Swimming Pool Plaster and Tile	3,150	SF	$50.00	$	157,500.00
1.4	New Swimming Pool Mechanical and Chemical Equipment	1	LS	$400,000.00	$	400,000.00
1.5	New Pool Deck and Deck Drainage	1	LS	$260,000.00	$	260,000.00
1.6	New Site Sports Lighting Allowance	1	Allow.	$100,000.00	$	100,000.00
1.7	New Shade Structure Allowance	1	Allow.	$100,000.00	$	100,000.00
1.8	New Support Building	2,600	SF	$800.00	$	2,080,000.00
1.9	Landscape / Site Allowance	1	Allow.	$100,000.00	$	100,000.00
1.10	**TOTAL CONSTRUCTION COSTS**				**$**	**3,402,500.00**
2.0	EQUIPMENT COSTS (FF&E)					
2.1	Deck Equipment	1	Allow.	$65,000.00	$	65,000.00
2.2	Competitive Equipment	1	Allow.	$75,000.00	$	75,000.00
2.3	**TOTAL EQUIPMENT (FF&E) COSTS**				**$**	**140,000.00**
3.0	SOFT COSTS					
3.1	General Contractor Mark-Up / Overhead	15%			$	531,375.00
3.2	Construction Contingency Costs	10%			$	340,250.00
3.3	Design Contingency	10%			$	354,250.00
3.4	Time / Inflation Escalation Index	0%			$	-
3.5	**TOTAL CONSTRUCTION FEES**					**$1,225,875.00**
4.0	NONCONSTRUCTION FEES					
4.1	**FEES, INSPECTION / TESTING, GEOTECH, ETC.**	**5%**			**$**	**170,125.00**
5.0	**TOTAL ESTIMATED PROJECT COST**				**$**	**4,938,500.00**

EXCLUSIONS:

1. Path of travel, egress, egress lighting, etc. excluded.

2. Parking excluded.

The following programs could easily be supported by the updated facility:

- Lap Swimming
- Recreational Swimming
- Learn-to-Swim Classes
- High School Swimming (Practices and Meets)
- Club Swimming
- Recreational Water Polo
- Aquatic Fitness Classes
- Junior Lifeguards
- Public Safety Training
- Lane Rentals
- Private Party Rentals

Sousa Park Pool
Facility Modernization Project
Conceptual Image

Facility Modernization Project at Sousa Park Pool

- Remove and replace support building with larger building
- Remove and replace all mechanical and chemical equipment for pool

The following table shows a comparison of the project options and associated costs from sections C and D of this report for Sousa Park Pool.

CODE REPAIRS	MAINTENANCE & OPERATION REPAIRS	*TOTAL CODE AND M & O REPAIRS PROJECT	*FACILITY MODERNIZATION PROJECT
$464,075.00	$36,000.00	$710,106.50	$4,938,500.00

* Cost shown includes 40% soft costs.

D. FACILITY MODERNIZATION PROJECTS

City of Stockton
Aquatic Facility Modernization Projects
Proforma Budget Estimated Opinion of Probable Cost

ITEM	FACILITY	ESTIMATE
1.1	Sherwood Park Pool	$7,059,425.00
1.2	Holiday Park Pool	$5,200,300.00
1.3	Brooking Park Pool	$5,745,750.00
1.4	Oak Park Pool	$9,187,500.00
1.5	Sousa Park Pool	$4,938,500.00
1.6	**TOTAL PROJECT COST (Based on Above)**	**$32,131,475.00**

The following is a recap of project options and associated costs from sections C and D of this report for all five (5) City of Stockton pools.

Sherwood Park Pool

CODE REPAIRS	MAINTENANCE & OPERATION REPAIRS	*TOTAL CODE AND M & O REPAIRS PROJECT	*FACILITY MODERNIZATION PROJECT
$1,053,550.00	$120,000.00	$1,666,441.00	$7,059,425.00

Holiday Park Pool

CODE REPAIRS	MAINTENANCE & OPERATION REPAIRS	*TOTAL CODE AND M & O REPAIRS PROJECT	*FACILITY MODERNIZATION PROJECT
$730,350.00	$89,600.00	$1,164,329.00	$5,200,300.00

Brooking Park Pool

CODE REPAIRS	MAINTENANCE & OPERATION REPAIRS	*TOTAL CODE AND M & O REPAIRS PROJECT	*FACILITY MODERNIZATION PROJECT
$230,175.00	$50,000.00	$397,848.50	$5,745,750.00

Oak Park Pool

CODE REPAIRS	MAINTENANCE & OPERATION REPAIRS	*TOTAL CODE AND M & O REPAIRS PROJECT	*FACILITY MODERNIZATION PROJECT
$402,000.00	$95,000.00	$705,740.00	$9,187,500.00

Sousa Park Pool

CODE REPAIRS	MAINTENANCE & OPERATION REPAIRS	*TOTAL CODE AND M & O REPAIRS PROJECT	*FACILITY MODERNIZATION PROJECT
$464,075.00	$36,000.00	$710,106.50	$4,938,500.00

* Cost shown includes 40% soft costs.

Sherwood Park Pool
Images

Image 1: Wading Pool Chlorine Tablet Feeder

Image 2: Wading Pool

Image 3: Cohabitating Chemicals

Image 4: Stained Plaster in Swimming Pool

Image 5: Chlorine Metering Pump for Swimming Pool

Image 6: Failing Pool Deck

Sherwood Park Pool
Images

Image 7: Missing "No Diving" Marker at Swimming Pool

Image 8: Plastic Grab Rails

Image 9: Missing CPR Sign

Image 10: Swimming Pool Filters

Image 11: Main Drain Cover in Swimming Pool

Image 12: Wading Pool

Holiday Park Pool
Images

Image 13: Chlorine Tablet Feeder for Swimming Pool

Image 14: Chlorine Tablet Feeder for Wading Pool

Image 15: Wading Pool

Image 16: Failing Deck

Image 17: Chain Link With Wide Opening

Image 18: Underwater Light in Swimming Pool

Holiday Park Pool
Images

Image 19: Missing "No Diving" Marker at Swimming Pool

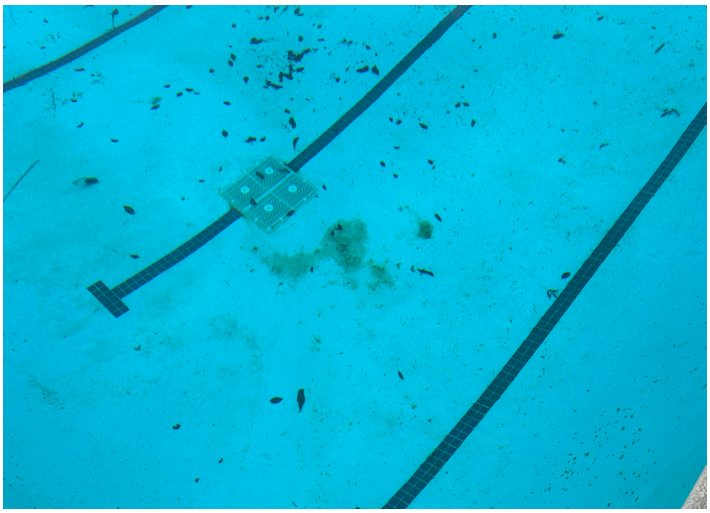


Image 20: Stained Plaster in Swimming Pool

Image 21: Cracked Plaster in Wading Pool

Image 22: Poor Acces to Pump Pit

Image 23: Piping Missing Directional Flow Labeling

Image 24: Wading Pool Pump

Holiday Park Pool
Images

Image 25: Main Drain Cover in Swimming Pool

Image 26: Main Drain Cover in Wading Pool

Image 27: Failing Wading Pool Finish

Brooking Park Pool
Images

Image 28: Chlorine Tablet Feeder for Swimming Pool

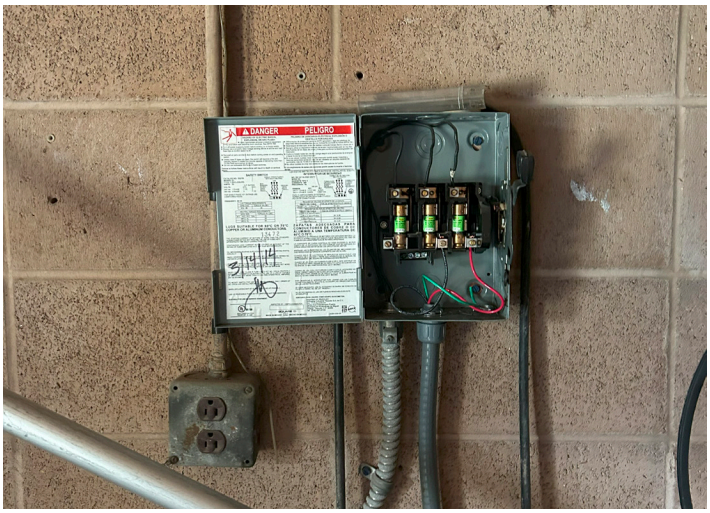


Image 29: Power for Pump Needing GFCI Protection

Image 30: DE Filter Tanks

Image 31: Piping Missing Directional Flow Labeling

Image 32: Failing Deck

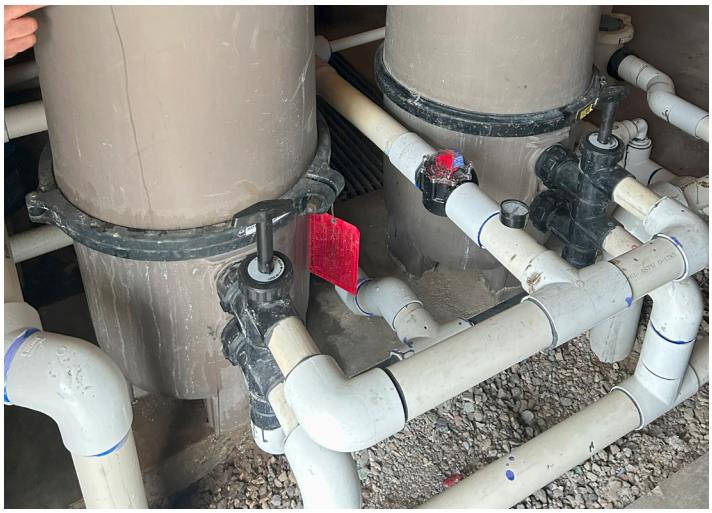


Image 33: Concrete Missing By Filters

Brooking Park Pool
Images

Image 34: Concrete Missing Behind Filters

Oak Park Pool
Images

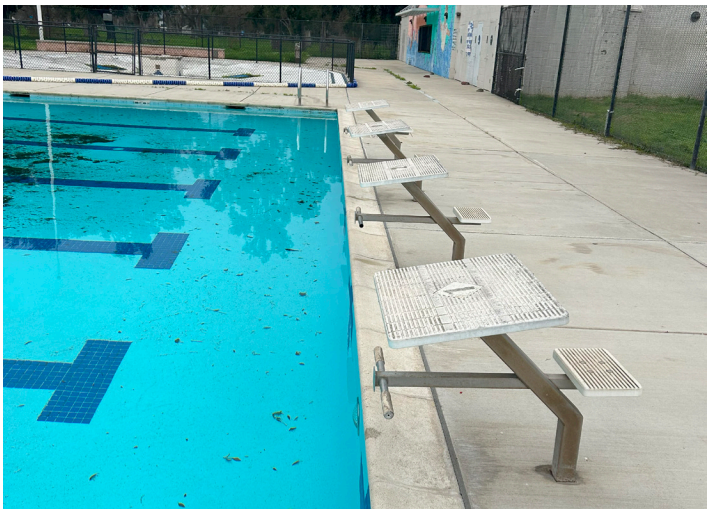


Image 35: Racing Platforms in 5-Foot Depth of Water

Image 36: Non-Code Compliant Gate

Image 37: Chlorine Tablet Feeder for Swimming Pool

Image 38: Black Algae in Pool Finish

Image 39: Failing Ceiling in Mechanical Room

Image 40: Failing Ceiling in Mechanical Room

Oak Park Pool
Images

Image 41: Failing Ceiling in Mechanical Room

Image 42: Activity / Wading Pool Equipment

Image 43: Main Drain Cover in Swimming Pool

Image 44: Swimming Pool Filter Tank

Sousa Park Pool
Images

Image 44: Chlorine Tablet Feeder for Swimming Pool

Image 45: Non-Code Compliant Gate

Image 46: Missing Plaster in Swimming Pool

Image 47: Missing Tile in Swimming Pool

Image 48: Failing Deck

Image 49: Missing "No Diving" Graphic Marker

Sousa Park Pool
Images

Image 50: Piping Missing Directional Flow Labeling

Image 51: Abandoned Chemical Equipment

Image 52: Abandoned Chemical Equipment

Oak Park Pool

The swimming pools at the City of Stockton proudly serve the Stockton community. The pools have provided many years of service and although they have been maintained well, they are in need of repairs to continue to safely and effectively serve the community.

This document provides an assessment of existing conditions, recommendations for action and options that can be weighed by City staff to ensure the facilities can continue to provide services to the community. It is important to note that this document is based strictly on empirical data, observations and conversations with staff members. No information found in this document is provided with any agenda other than fulfilling the contractual obligations between the City of Stockton and ADG.

Careful evaluation of the information provided in this report is needed by the City to determine next steps. This report can be used to help the City ask what the future of aquatics in Stockton holds. Significants costs will be required to rectify code and maintenance items at each existing facility. Additional dollars will be needed to modernize or update to both maintain and improve programs. As time passes not only does equipment deteriorate but already rising costs for construction and design accelerate further. It may be worth considering the consolidation of the number of City aquatic facilities. Focusing on newer and fewer facilities can reduce operating costs and allow the City to provide the community with more consistent programming experiences.

On behalf of all of us at Aquatic Design Group we look forward to continuing to help the City of Stockton in any way we can to ensure continued success at the pools.

Sincerely,

AQUATIC DESIGN GROUP, INC.

In 2016 Kitchell was hired by the City of Stockton to do a facility conditions assessment of Sherwood, Brooking and Oak Park Swimming Pools. The following aquatics information is from the 2016 Kitchell report. ADG has provided updates to the information to reflect current status, 2024 pricing and typical life cycle. ADG's updates are in red ink.

LOCATION	DEFICIENCY DESCRIPTION & DESCRIPTION OF WORK	QTY	EXTENDED COST (2016)	CURRENT STATUS NOTES	EXTENDED COST (2024)	TYPICAL LIFE CYCLE
Brooking Park - #4 Pool Building	Small circulation pump is at the end of its expected useful service life. Provide equipment replacement and installation.	2	$5,274.00	There is only one circulation pump at Brooking Park Pool. It is functioning but if it is indeed more than 8 years old a plan for replacement ahead of failure is advised. See page 18 of this report, item 2.2. See Image 28 on page 41 of this report.	$10,000.00	4-5 years
Brooking Park - #4 Pool Building	Sand filter tank for pool is 33% into its useful life and replacement will be anticipated in year 2026. Provide equipment replacement and installation.	2	$15,260.00	The filter tank is not a sand filter tank. There is a need to replace the diatomaceous earth filter system with a sand filter system. See page 17 of this report, item 1.5. See Image 30 on page 41 of this report.	$45,000.00	20-25 years
Oak Park - Swimming Pool Building	Sand filter tank for pool is at or approaching the end of its expected useful service life. Provide equipment replacement and installation.	3	$22,890.00	Since the wading pool has been turned off / abandoned the only filter tank that remains in operation is for the main swimming pool. It is functioning and staff report that the sand media was replaced 6 years ago. Although the filter tank is of an unknown age the typical life cycle is 20-25 years. See page 20 of this report, item 2.6. See Image 44 on page 44 of this report.	$50,000.00	20-25 years
Oak Park - Swimming Pool Building	Medium circulation pump is at the end of its expected useful service life. Provide equipment replacement and installation.	4	$25,051.00	Since the wading pool has been turned off / abandoned the only circulation pump that remains in operation is for the main swimming pool and was recently replaced.	N/A	5-7 years
Oak Park - Swimming Pool Building	Booster pump is 25% into its useful life and replacement will be anticipated in year 2026. Provide equipment replacement and installation.	1	$1,526.00	Since the wading pool has been turned off / abandonded there is no booster pump in use.	N/A	3-5 years

LOCATION	DEFICIENCY DESCRIPTION & DESCRIPTION OF WORK	QTY	EXTENDED COST (2016)	CURRENT STATUS NOTES	EXTENDED COST (2024)	TYPICAL LIFE CYCLE
Sherwood Park - #44 Pool Building	Small circulation pump is 53% into its useful life and replacement will be anticipated in year 2023. Provide equipment replacement and installation.	5	$13,185.00	The circulation pump for the main swimming pool has recently been replaced. The circulation pump for the wading pool is functioning but if it is indeed more than 8 years old a plan for replacement ahead of failure is advised.	$10,000.00	4-5 years
Sherwood Park - #44 Pool Building	Sand filter tank for pool is 53% into its useful life and replacement will be anticipated in year 2023. Provide equipment replacement and installation.	5	$38,150.00	The filter tanks for the pools are 16 years old, according to staff. The City may start to see more maintenance issues with these aging filters. A plan for replacement is advised. In recent years the sand media and piping were replaced. Good efforts have been made to lengthen their life cycle but filter tanks of this style typically last 10-12 years. Planning for replacement ahead of failure is advised. See page 12 of this report, item 2.1. See Image 10 on page 37 of this report.	$30,000.00	10-12 years