



Agenda Item #: 07/0230.18

Staff Report

City of Manhattan Beach

TO: Honorable Mayor Tell and Members of the City Council

THROUGH: Geoff Dolan, City Manager

FROM: Richard Gill, Parks and Recreation Director
Mark Leyman, Recreation Services Manager

DATE: February 20, 2007

SUBJECT: Request from Manhattan Beach Unified School District for Funds to Re-plaster Begg Pool and Appropriate \$62,390 from City Council Contingency Funds.

RECOMMENDATION:

Staff recommends the approval of funds for the Manhattan Beach Unified School District (MBUSD) to Re-plaster Begg Pool and Appropriate \$62,390 from City Council Contingency Funds.

FISCAL IMPLICATION:

These repairs were not anticipated and as such were not budgeted for the current fiscal year. The joint use agreement with MBUSD requires each agency to share all capital costs equally. Since the MBUSD is asking the City to cover all costs the total amount needed from the Council contingency would be \$62,390. The current balance in the City Council Contingency Fund is \$87,000.

BACKGROUND:

Begg Pool is used year round by over 10,000 participants from the City and all physical education classes at Manhattan Beach Middle School. Due to the heavy use, the plaster and tile are in desperate need of repair. The plaster at the bottom of the pool is chipping away in large sections in numerous locations, creating an unsafe environment for participants (see attachment A). It has been over ten years since the plaster and tile have been repaired.

The Los Angeles County Health Department Inspector made a site visit to Begg pool on December 11, 2006 (attachment B). The December 11 report specifically states that the pool be re-plastered and retiled to correct the uneven, peeling and discolored surface. The MBUSD does not have the funds to share the cost of the renovation at this time. The MBUSD officially requested, at their February 7, 2007 Board Meeting (attachment C), that the City cover the entire cost of the re-plastering or MBUSD would be forced to close the pool.

The City of Manhattan Beach (CMB) and MBUSD have a shared use agreement for Begg Pool. Maintenance and repair costs are normally shared 50/50 between CMB and MBUSD.

DISCUSSION:

Staff has met with MBUSD physical education instructors and the maintenance superintendent to discuss Begg Pool repairs. Both CMB and MBUSD staff are concerned over the liability presented by the plaster and tile conditions at Begg Pool and are willing to accept a minor rescheduling of programs to repair the pool.

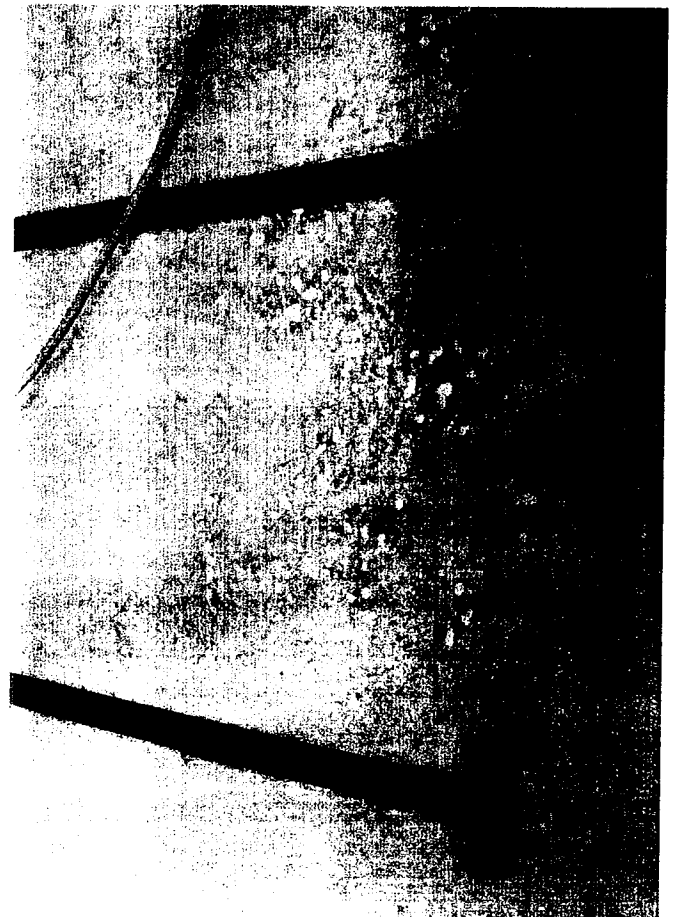
If City Council approves the allocation of funds for the project, staff recommends that the pool repairs begin immediately. If approved, the repairs will begin February 21, 2007 and be completed by March 17, 2007. The spring program that normally begins March 12 will be pushed back one week. Swim participants will be notified of the pool refurbishment. If the repairs are not done immediately, the next window of opportunity will be in November as the aquatic program runs from March to November.

The MBUSD has already received three bids for the re-plastering and re-tiling of Begg Pool. Sea-Clear Pools was selected as the recommended contractor. Sea-Clear Pools was the lowest bidder for the project and has been the maintenance contractor at Begg Pool for the past ten years. MBUSD is ready to proceed immediately upon City Council approval. Both CMB and MBUSD staff will oversee the contractor doing the repairs to insure that the project is completed on time and that the repairs are done correctly.

Staff recommends that the City Council allocate \$62,390 using Council contingency funds for the re-plastering and re-tiling of Begg Pool.

ATTACHMENTS:

- A. Photographs of Begg Pool
- B. December 11, 2006 Los Angeles County Health Department Inspection Report
- C. Manhattan Beach Unified School District Board Meeting Agenda





SWIMMING POOL OFFICIAL INSPECTION REPORT
 COUNTY OF LOS ANGELES DEPARTMENT OF HEALTH SERVICES
 PUBLIC HEALTH PROGRAMS - ENVIRONMENTAL HEALTH
 5050 Commerce Drive, Baldwin Park, CA 91706 (626) 430-5360

SITE ADDRESS 1453 15th St		CITY MANHATTAN BEACH		DATE 12/11/06	
SITE NAME		OWNER		SITE # 8629	SUB 01
MAILING ADDRESS		CITY	POOL TYPE Pool	ELE 3606	Cl 1.0
					pH 7.4

THE MARKED ITEMS REPRESENT HEALTH CODE VIOLATIONS AND MUST BE CORRECTED AS FOLLOWS:

<input type="checkbox"/> 1. Provide a readily accessible life ring with an attached rope of sufficient length to span the maximum width of the swimming pool. <input type="checkbox"/> 2. Provide a readily accessible body hook permanently attached to a pole at least 12 ft. in length. <input type="checkbox"/> 3. Post a legible sign stating "Warning - No Lifeguard On Duty" in letters at least 4" high. In addition, the sign shall state "Children under the age of 14 should not use pool without an adult in attendance". <input type="checkbox"/> 4. Post a legible sign with a diagrammatic illustration of artificial respiration procedures. <input type="checkbox"/> 5. Post an emergency telephone number "911". <input type="checkbox"/> 6. Post a legible sign with the maximum occupant capacity allowed in the pool in letters at least 4" high. Swimming pools = 1 per 20 sq.ft. of pool surface area. Spa pool = 1 per 10 sq.ft. <input type="checkbox"/> 7. Post a legible spa pool precaution sign. Consult CCR Title 24, Section 3119B.5 for verbiage. <input type="checkbox"/> 8. Post a legible "No Diving Allowed" sign in letters at least 4" high. <input type="checkbox"/> 9. Every spa pool with an emergency shut-off switch shall have a legible sign stating "Spa Emergency Shut-Off Switch". <input type="checkbox"/> 10. All required signs must be clearly visible from the pool deck. <input type="checkbox"/> 11. Maintain a free chlorine residual of at least 1.0 ppm at all times. <input type="checkbox"/> 12. Maintain a free chlorine residual of at least 1.5 ppm when cyanuric acid is used at all times. <input type="checkbox"/> 13. Maintain the pH between 7.2 and 8.0. <input type="checkbox"/> 14. Maintain the level of cyanuric acid below 100 ppm. <input type="checkbox"/> 15. Provide an approved pool water test kit which will measure a free chlorine residual. <input type="checkbox"/> 16. Eliminate cloudiness and maintain pool water in a clean and clear condition. <input type="checkbox"/> 17. Eliminate algae growth in the pool. <input type="checkbox"/> 18. Vacuum pool. Eliminate dirt / leaves / debris in the pool. <input type="checkbox"/> 19. Clean the waterline tiles. <input type="checkbox"/> 20. Replace broken / missing pool tiles.	<input type="checkbox"/> 21. Replace broken / unreadable depth marker tiles. <input type="checkbox"/> 22. Replace broken / missing coping. <input type="checkbox"/> 23. Provide adequate skimming action in the pool. <input type="checkbox"/> 24. Raise / lower water level to the mid-point of the skimmer opening. <input type="checkbox"/> 25. Replace broken/missing skimmer strainer basket. <input type="checkbox"/> 26. Replace broken/ missing skimmer weir assembly. <input type="checkbox"/> 27. Replace broken / missing skimmer diverter valve assembly. <input type="checkbox"/> 28. Limit spa pool water temperature to a maximum of 104°F. <input type="checkbox"/> 29. Animals are prohibited in the pool and in the pool area. <input type="checkbox"/> 30. Discontinue placing chlorine tablets in the pool skimmer(s). <input type="checkbox"/> 31. Discontinue use of the floating chlorinator. <input type="checkbox"/> 32. Secure / replace drain cover with an approved type which can only be removed with tools. <input type="checkbox"/> 33. Secure / repair / replace stair handrail(s). <input type="checkbox"/> 34. Secure / repair / replace ladder/ ladder step treads / grab rails at deep end of pool. <input type="checkbox"/> 35. Provide / repair or replace underwater light(s). <input type="checkbox"/> 36. Maintain underwater pool light(s) "on" during all times the pool is open for use after dark. If the pool is not separately enclosed, maintain pool light(s) on during entire nighttime hours. <input type="checkbox"/> 37. Eliminate deck obstruction. <input checked="" type="checkbox"/> 38. Eliminate trip and fall hazard of deteriorating / uplifting decking in pool area. Fill in expansion joint between coping and deck. <input type="checkbox"/> 39. Repair the pool fence enclosure. <input type="checkbox"/> 40. Provide a self-closing gate / door to pool area with self-latching hardware at least 42" above finished grade. <input type="checkbox"/> 41. Provide a minimum turnover rate as follows: Swimming Pools = 6 hours, Swimming Pools built before October 1982 = 8 hours, Spa Pools = 0.5 hours, Wading Pools = 1 hour. <input type="checkbox"/> 42. Operate the pool recirculation system at all times the pool is open for use and longer if necessary to maintain the water clean and clear.	<input type="checkbox"/> 43. Repair / replace the recirculation pump. <input type="checkbox"/> 44. Repair / replace the filter. <input type="checkbox"/> 45. Backwash the filter. <input type="checkbox"/> 46. Provide / repair / replace the influent / effluent pressure gauge(s). <input type="checkbox"/> 47. Provide / repair / replace the flowmeter. <input type="checkbox"/> 48. Provide / repair / replace automatic chlorinator. <input type="checkbox"/> 49. Maintain the automatic chlorinator filled and operational. <input type="checkbox"/> 50. There shall be no direct connection of the pool or its recirculation system with a sanitary sewer or drainage system. <input type="checkbox"/> 51. Clean the pool equipment room / area. <input type="checkbox"/> 52. Correct specified items relating to the gas chlorination system. <input type="checkbox"/> 53. Maintain rest rooms in a clean and sanitary condition. <input type="checkbox"/> 54. Maintain shower facilities in a clean and sanitary condition. <input type="checkbox"/> 55. Maintain dressing rooms in a clean and sanitary condition. <input type="checkbox"/> 56. Maintain toilets, urinals, wash basins, and showers in good repair. <input type="checkbox"/> 57. Showers and lavatories shall be provided with hot and cold water. A means to limit the hot water to a maximum of 110°F shall be provided. <input type="checkbox"/> 58. Provide soap in soap dispensers or containers in showers. <input type="checkbox"/> 59. Provide soap in permanently installed soap dispensers, paper towels or hot air blowers, and toilet tissue for toilets. <input type="checkbox"/> 60. The pool(s) was not accessible or only partially accessible for inspection. Please contact the inspector to make arrangements for a complete inspection of the pool and pool area. <input type="checkbox"/> 61. Every pool shall be under the supervision of a person who is certified as a Swimming Pool Service Technician with this Department. <input type="checkbox"/> 62. Maintain a log of the pool operation, disinfection residual, pH and maintenance procedures. <input type="checkbox"/> 63. Provide adequate lifeguard service.
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64. OTHER

Replaster / replaster pool. Observed pool plaster shell surface wearing / peeling off. Pool shell should smooth and white in color

<input type="checkbox"/> 99. Pursuant to section 65545 CCR, THIS POOL IS OFFICIALLY CLOSED. This pool shall not be placed in operation until all violations have been corrected & upon specific written approval by this agency. Call to schedule a reinspection.	FIELD OFFICE	RECEIVED BY
	ROMEO LIANA	<i>[Signature]</i>
	(310) 419-5344	INSPECTED BY
		<i>Romeo J. Li</i>
		REINSPECTION ON OR AFTER

F. PRESENTATION/DISCUSSION ITEM**1.b. TITLE: Begg Pool Maintenance Update**

BACKGROUND: On December 11, 2006, the County of Los Angeles Department of Health Services performed an inspection of the Begg Pool. The report indicated that the District needs to eliminate trip and fall hazard of deteriorating/uplifting decking in the pool area. The Report also indicated that the plaster covering within the pool should be renovated/re-plastered due to uneven surfaces and peeling. The Report indicated that the pool shell should be smooth and white in color.

District staff has confirmed that the decking repairs are in the process of being scheduled. The cost of re-plastering the pool shell is estimated to be \$50,000-\$70,000. The City of Manhattan Beach has indicated that they are willing to share in the cost of re-plastering the pool shell. However, at this time, the cost of the school district's share of the work is not budgeted. Due to very limited unencumbered facility funds and/or prohibitions against spending Deferred Maintenance matching funds for pool repairs, District staff is exploring the following options:

1. Close the facility until funding can be obtained and the plaster replaced
2. Operate the pool on a day-to-day basis (subject to immediate closure should an inspection indicate that the facility be closed).
3. Make a request to the City to pay for the needed repairs.

The City and the District use the pool on a daily basis for a variety of school and recreational (including adult programs). Some possible options available in the event that the facility is closed, include cancellation of programs and/or transfer of programs to other facilities.

COST AND BUDGET SOURCE: \$30,000-\$35,000 (school district share) -- budget source not determined at this time.

ACTION RECOMMENDED: Board direction only.

PREPARED BY: Gary J. Mortimer, Business Services Consultant

DATE OF BOARD MEETING: February 7, 2007

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