



CITY OF SAN MATEO

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Agenda Report

Agenda Number: {{item.number}} Section Name: {{section.name}} Account Number: 82-4681 File ID: {{item.tracking_number}}

TO: City Council

FROM: Alex Khojikian, City Manager

PREPARED BY: Public Works Department

MEETING DATE: December 09, 2024

SUBJECT:
King and Joinville Pools — Budget Appropriation

RECOMMENDATION:

Adopt a Resolution to authorize a supplemental budget appropriation in the amount of \$900,000 from the unassigned fund balance from the General Fund to the Capital Project Fund to address immediate- and long-term improvements and upgrades at the Joinville and Martin Luther King Jr. pool facilities.

BACKGROUND:

The City of San Mateo's primary aquatic facilities, the Martin Luther King Jr. (MLK) Pool and Joinville Swim Center, have served the community for over five decades. However, both facilities are experiencing structural degradation and systemic operational challenges due to outdated infrastructure. Major issues include water leakage, obsolete mechanical systems, and accessibility shortcomings, which, if unaddressed, could compromise community access and safety.

Joinville Swim Center

The Joinville Swim Center, established in 1968, includes a six-lane, 25-meter competitive pool and a smaller pool that share a single filtration system. The facility has undergone periodic updates since its construction through the late 1990s, including re-plastering, filtration upgrades, chemical treatment transitions, and chemical injection system updates. A 2000 facility assessment revealed that both pools' operational lifespans required substantial upgrades or complete replacement for continued service. The facility has structural defects, has mechanical and plumbing system issues, is generally undersized with limited lifeguard space, inadequate storage space, lacks a family changing room, needs electrical service upgrades, and has suboptimal paths-of-travel between the locker rooms, family restrooms, and shower facilities, which impacts service quality and accessibility.

Martin Luther King Jr. Pool

Constructed in 1969, MLK Pool includes a large 27-foot by 36-foot pool and a small 20-foot by 16-foot wading pool that share a single filtration system. In the late 1990s and early 2000s, the facility disinfection systems and water heaters were updated to sustain operations. Nonetheless, MLK Pool continues to face numerous challenges, including structural wear, limited mobility access between the pools and locker rooms, and water filtration and circulation issues, all of which hinder the facility's ability to serve the community effectively and meet modern safety and accessibility standards. In addition, the locker rooms have issues with poor drainage and inadequate ventilation, which have led to peeling of paint on ceilings and other wear and tear. Improvements to the locker room will improve the user experience and extend the operational lifespan of the facility.

The Public Works and Parks and Recreation Departments proposed a phased approach to repair and upgrade the facilities to City Council during a Study Session in November 2024.

Phase 1: Immediate Term

Joinville: Implement critical emergency repairs to maintain safe conditions and operate the pool facilities during the peak summer season. This includes replastering critical cracks.

MLK: Ensure uninterrupted operation by completing emergency repairs to keep service available to the community. This includes replacing the sand filter and a chemical pump.

Anticipated costs for immediate term improvements at both sites is estimated at \$500k.

Phase 2: Short Term

Joinville: After the 2025 summer operations complete, Joinville will need to undergo code compliance upgrades. This would include a full replastering of the pool, separate filtration systems for the two pools, and upgrades to changing rooms. This would be focused on necessary improvements to extend the useful life of the pool through the remainder of the City's lease period (through 2040) for the adjacent parklands from the San Mateo Foster City School District. Initial costs for detailed scoping of the necessary improvements are estimated at \$200k. Costs for the upgrades, to extend the useful life of this facility for an additional 10-15 years, are likely in excess of \$2 million.

MLK: Solicit proposals for community engagement and visioning for a new pool, resilience center, locker rooms, electrified equipment, and code-compliant filtration systems. Initial cost estimates for the visioning/engagement process are \$200k.

Phase 3: Long Term

Joinville: With Joinville adjacent parkland lease set to expire in 2040, strategic discussions are required to determine the future of the facility, and potential operational models and facility options. This may include looking at contract operators of aquatic operations and programming as an option for providing year-round programming as opposed to just seasonal.

MLK: Establish the King Center as a community resiliency center, which will serve as both a community resource and emergency response facility. This long-term vision supports the broader city goals to enhance community infrastructure for climate resilience and public health. The City received a directed federal earmark of \$850k toward this effort.

At the Study Session, the City Council was supportive of appropriating funds from reserves in for the following tasks:

1. To make immediate-term improvements at both Joinville and MLK pools to allow for operation of aquatic programming in Summer 2025. An appropriation of \$500k is requested.
2. To scope necessary upgrades to extend the useful life of the Joinville facility to coincide with the remainder of the City's lease period for the adjacent parkland that expires in 2040. This requires an appropriation of \$200k to the Capital Project Fund.
3. To initiate the community engagement and visioning process for upgrading the MLK facility to include pool renovations and upgrades to serve as the City's resilience center. This will require an appropriation of \$200k to the Capital Project Fund.

Public Works is requesting a total appropriation of \$900k to cover the initial costs for all three tasks, with the understanding that additional appropriations will be made as needed, based on future assessments.

BUDGET IMPACT:

Approval of the proposed resolution will authorize an appropriation of \$900,000 of the unassigned fund balance from the General Fund to the Capital Project Fund to address immediate- and long-term improvements and upgrades at the Joinville and Martin Luther King Jr. pool facilities.

ENVIRONMENTAL DETERMINATION:

This action is not a project subject to CEQA, because it is a government fiscal activity which does not involve any commitment to any specific project which may result in a potentially significant physical impact on the environment. (CEQA Guidelines Section 15378(b)(4).)

NOTICE PROVIDED

All meeting noticing requirements were met.

ATTACHMENTS

Att 1 - Proposed Resolution

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