

# Reimagining the Harvey West Aquatic Center

## FEASIBILITY STUDY AND CONCEPT DESIGN ALTERNATIVES

CITY OF SANTA CRUZ  
February 6, 2024



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# Executive Summary

In October of 2023, ELS Architecture and Urban Design (ELS) was engaged by the City of Santa Cruz to provide a three-part feasibility study for the Harvey West Aquatics Center, which is located at Harvey West Pool (HWP) in Harvey West Park. This study includes an assessment of the existing aquatic center, an assessment of potential market demand for renovated facilities at Harvey West Aquatics Center, and lastly a range of development scenarios for the renovated facility and an all-new replacement.

## Brief History and Timeline of Harvey West Park and Pool

From the *Santa Cruz Sentinel*, April 29, 2023

*“Many locals remember learning how to swim at the Harvey West pool. Harvey West Park was presented to the City of Santa Cruz by Soquel born philanthropist Harvey West in 1955. In 1913, West worked at the Capitola Garage, which he later purchased. After World War I, West transformed the garage into a lumber hauling business. He learned well from his father, Ed West, owner of the Loma Prieta Lumber Co. The younger West went on to further success in the lumber business in Calaveras and El Dorado counties and in 1936 he started the Placerville Lumber Co. Just a few years after donating land for the park, Harvey West increased the park with the donation of Wagner Grove. (Capitola Historical Museum)”.*

## Harvey West Pool Timeline

1955	Harvey West donates land to City of Santa Cruz. <b>Source:</b> <i>Santa Cruz Sentinel</i> , April 29, 2023
1959 – 1960	Harvey West Pool facility is constructed and opened. <b>Source:</b> <i>Santa Cruz Sentinel</i> , April 29, 2023
1990	Original barracks building razed and replaced with the current pool building designed by Thacher and Thompson. In the years preceding the construction of the current pool building, the facility served roughly 200 to 600 swimmers per day. <b>Source:</b> <i>Santa Cruz Sentinel</i> on August 17, 1989, story by Erin Blair.
1998	Santa Cruz County opens the Simpkins Center—Harvey West Pool facility visitor count declines.
2023	The facility closes due to critical maintenance needs and a lack of resources necessary to maintain and operate the pool safely. <b>Source:</b> City of Santa Cruz website

## Existing Conditions and Assessment of Existing Aquatics Center

The Harvey West Pool center fronts Harvey West Boulevard on its north side and abuts a community center to the east, an open park space to the west, and a playground area to the south. Parking is to the east and at the interior of the park. Additionally, some parking is available along Harvey West Boulevard. Overall, the existing aquatic center site is well positioned and sited. It is an appropriate context for either an expansion of the current aquatic center or an all-new facility.

The entry to the existing HWP is in the aquatics building, which houses a lobby/reception area, locker rooms for men and women, some administration space, storage areas, and pool mechanical equipment.

The outdoor aquatics environment is composed of three features:

- 1) an “L”-shaped main pool, with six lanes and a dive well area with a one-meter springboard,
- 2) a shallow pool used for lessons with viewing bleachers, which has been emptied and likely decommissioned, and
- 3) a spray-ground, presumed to be decommissioned, located immediately east of the smaller, lessons pool.

A detailed assessment of the existing aquatics environment, including pools, pool equipment and decking, is further discussed in Section 5, Existing Conditions Assessment, in a report provided by the Aquatics Design Group.



Harvey West Pool under construction, 1959 – *Santa Cruz Sentinel*



The current Harvey West Pool has been effectively closed since 2008. According to city records, the pool saw robust programming in 2006–2007, but local impacts of the 2008 financial crisis resulted in a significant reduction of the program. By 2010, the city’s programmed offerings were effectively eliminated. All uses of the center since that time have been by community partners.

### Market Demand

The City of Santa Cruz experienced modest but consistent population growth since the opening of HWP in 1960 through 2020 and, apart from the Simpkins Family Swim Center, has seen no significant expansion of additional municipal swimming pool access from 1960 until now. The State Department of Finance reports a slight decline in the City’s population since 2020, and projects a long-term leveling off or decline in the countywide population through 2060. The analysis commissioned by this study suggests that the community’s demand for aquatics facilities would support replacement of the existing Harvey West pool facilities with equivalent pool capacity along with additional capacity to address what is likely additional pent up unmet demand that is in line with the additional capacity contained within the Harvey West pool renovation scenarios that are under consideration, including additional training lanes as well as additional water for instructional and recreational uses. Recreational elements could include shallow swim lanes, slide, zero beach entry and/or a lazy current. The market demand analysis considers the following:

1. unmet demand and growth that has occurred in the Santa Cruz area since HWP opened in 1960;
2. the addition of the Santa Cruz County Simpkins Center;
3. more limited access to UCSC aquatic facilities;
4. limited inventory of publicly accessible pools;
5. decline in recent population and projected countywide decline over the next decades; and
6. high level sense of interest gained through interviews with various community aquatics groups throughout Santa Cruz.

### What about a 50-meter pool?

While a 50m pool facility can host long-course swimming competitions, adding this capability would significantly increase up-front capital costs, as well as on-going operations and maintenance costs, and would likely decrease the cost-recovery ratio for the facility. The physical pool options under consideration, described later in the report, will provide a very good facility for hosting short-course swim meets and water polo tournaments, which will serve the majority of age-group swimmers, water polo players, and masters swimmers. It

is important to keep in mind that while they are not well-configured for large long-course swim meets, the UCSC and Simpkins pools do provide the opportunity for long-course swim training, so the key benefit of another long-course pool at HWP would be the possibility to configure it so that it could host large long-course swim meets; however, this would bring a substantial increase in up-front capital costs and ongoing operations and maintenance costs, while also having adverse traffic impacts to the park and surrounding area. While having such a facility would be valuable for elite-level competitors during the several weekends per year that it might be used to host large long-course swim meets, the City and stakeholders would need to carefully consider the trade-off between benefits and costs. User groups expressed strong interest in having access to additional pool capacity at HWP, with the caveat that the additional pool time would need to be at a reasonable cost. To keep the costs that are passed through to user groups at a reasonable level, so that their member fees can also remain reasonable, the City would need to be prepared to commit to a significantly larger ongoing General Fund subsidy versus a more modestly sized complex with a 25- or 30-meter long training pool.

Accordingly, and apart from the wave rider-like feature proposed in Development Level 4, all four Development Levels presented herein align with the market demand of the Santa Cruz area. The wave rider-like feature, based on limited data, makes it difficult to draw a meaningful conclusion as to its contribution to the marketability or operational “bottom line” of a new or renovated center. What is clear, however, is that the net addition of swim lanes and recreation water are the most viable and important components to the revival of the center’s success. Please see Section 4, Market Demand Study, for additional information provided by BAE Urban Economics.

### Concept Design – Four Development Levels + Community Center Idea

Over a series of meetings and dialog with City Staff, combined with a site visit to the City of Mountain View’s comparable Rengstorff Park Aquatics Center, that’s under construction and approximately 70% complete, ELS produced a series of concept ideas as follows:

**Development Level 1** – This concept scenario essentially looks at renovating the existing center (building and pools), following a program of renovations and improvements based on the Aquatic Design Group report in Section 5. The rough order magnitude (ROM) construction cost is \$5MM.

**Development Level 2** – This concept scenario looks at a complete reconstruction of the aquatics environment, including the demolition of existing pools and the construction of two new pools: a 25m x 25-yard competition pool and a 3,500 sf activity pool. The

concept also requires two features that stem from the expansion of the pool water area: new pool equipment and the addition of a small building to accommodate new and expanded locker room and restroom facilities. ROM construction cost is \$10.7MM.

**Development Level 3** – This concept scenario looks at a complete reconstruction of the HWP Aquatics Center, which includes the demolition of the existing building and existing pools and the construction of new aquatics support buildings plus two new pools: a 30m x 25-yard competition pool and a 4,500 sf activity pool. ROM construction cost is \$25.7MM, which, along with program and scope, puts this option in line with the Rengstorff Park Aquatics Center.

**Development Level 4** – This concept scenario, similar to Development Level 3, looks at a complete reconstruction of the HWP Aquatics Center, which includes the demolition of the existing building and existing pools and the construction of new aquatics support buildings plus two new pools (25m x 25-yard competition pool and a 4,500 sf activity pool) and a wave rider-type feature. ROM construction cost is \$28.4MM (again comparable program and scope to the Rengstorff Park Aquatics Center).

**Community Center Idea** – As a bonus to the overall feasibility study effort of a new Harvey West Aquatic Center, ELS explored the notion of replacing the existing Harvey West Clubhouse to the east with a new community center complete with a large multipurpose event space and two classroom-like spaces for a range of recreational and community programming. The new community center would link with the proposed aquatic center described in either Development Level 3 or 4, and work as a singular, complete community resource. ROM construction cost is \$37MM

Depending on available resources and community need, any of the proposed Levels of Development align with market demand. Additionally, each Development Level respects the current aquatics use area and suggests only minor encroachment into the adjacent park area for Development Levels 3 and 4. Furthermore and depending on the approach for the Harvey West Park Master Planning process, all four Development Levels can be easily integrated into any future visioning process for the park. Please see Section 2, Concept Design for an illustrative description of each Development Level. For programming and ROM construction costs breakdown, please see Sections 3 and 6, respectively.





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+ concept design

four levels of enhancement

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# Concept Design

In exploring the future of the Harvey West Aquatic Center, as well as the potential of a replacement center for the existing clubhouse, our team has found that the facility’s current location offers numerous benefits to the project, regardless of which development level is ultimately selected. The primary benefits of retaining the existing location for any future work are as follows:

- a highly visible presence on Harvey West Boulevard
- mature trees that frame the location and recall the city’s broader context and history
- immediate access to the neighboring community center, picnic glade, and park
- broad public awareness of the existing location—opened 64 years ago and firmly established in the minds and memories of countless users—as an intergenerational place for aquatics and community events

In centering this feasibility study around the existing site and its characteristics, we have focused on optimizing the way the land is used. The existing pool building’s proximity to Harvey West Pool strengthens its presence, yet we have found that positioning it even closer to the road would augment the project by creating additional space for automobile circulation while also enabling an expansion of the space available for new and bigger pools.

Because the concepts for Development Levels 1 and 2 lack any new significant building construction or architectural intervention, they are not included in this design narrative, and we have listed in this section the design elements of Development Levels 3, 4 and the potential community center addition. The concept for each level explores the following principles:

## Site & Design

- a single level for all public-facing activities, from building entry to the pool deck, reflecting a focus on accessibility and a highly effective street presence
- structure is located in a way that preserves the adjacent existing redwoods and other shade trees
- building orientation that acknowledges the sun’s path and shadows from the existing trees in order to maximize solar exposure on the pools and pool deck
- a safe and lively pool environment visible from outside the park and from within, offering views out to the park and to the trees beyond
- building materials of wood/metal siding and tinted plaster, complementing and enlivening the wooded park environment

## Operations & Circulation

- a sustainable approach that respects the environment and enables cost savings wherever possible through cutting-edge, industry-leading all-electric operations
- a visitor sequence that runs from the building’s entry to the lobby and check-in, then to the locker rooms and administrative offices, and outside to the pool deck
- a multipurpose room that will be available for use even when pool functions are closed to the public
- a roof area designed for photovoltaic panels and other mechanical equipment





**Level 1**  
Development



**\$4.8 MM**

**X**



**Level 2**  
Development



**\$10.7 MM**

**2X**



**Level 3**  
Development



**\$25.7 MM**

**5X**



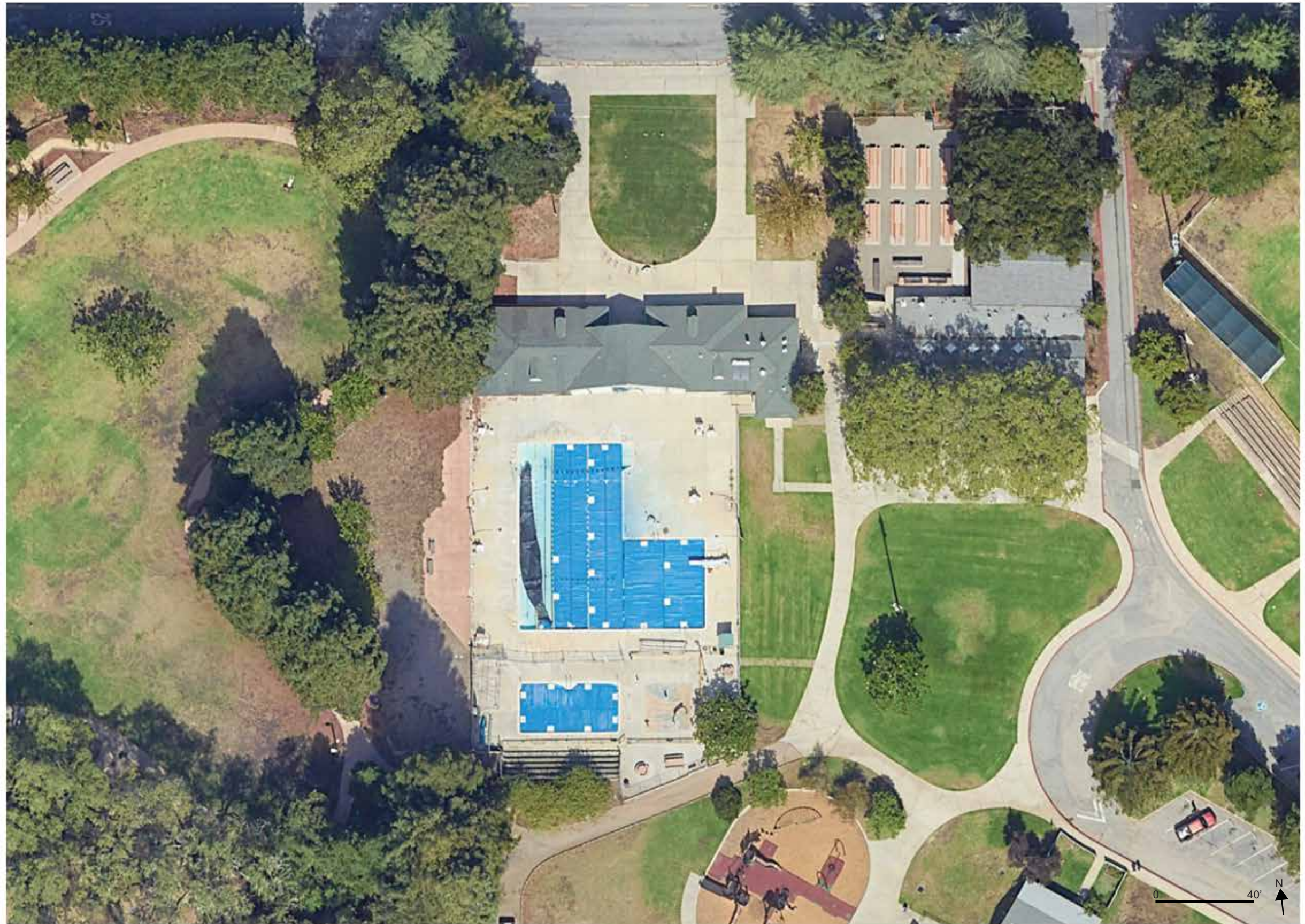
**Level 4**  
Development



**\$28.4 MM**

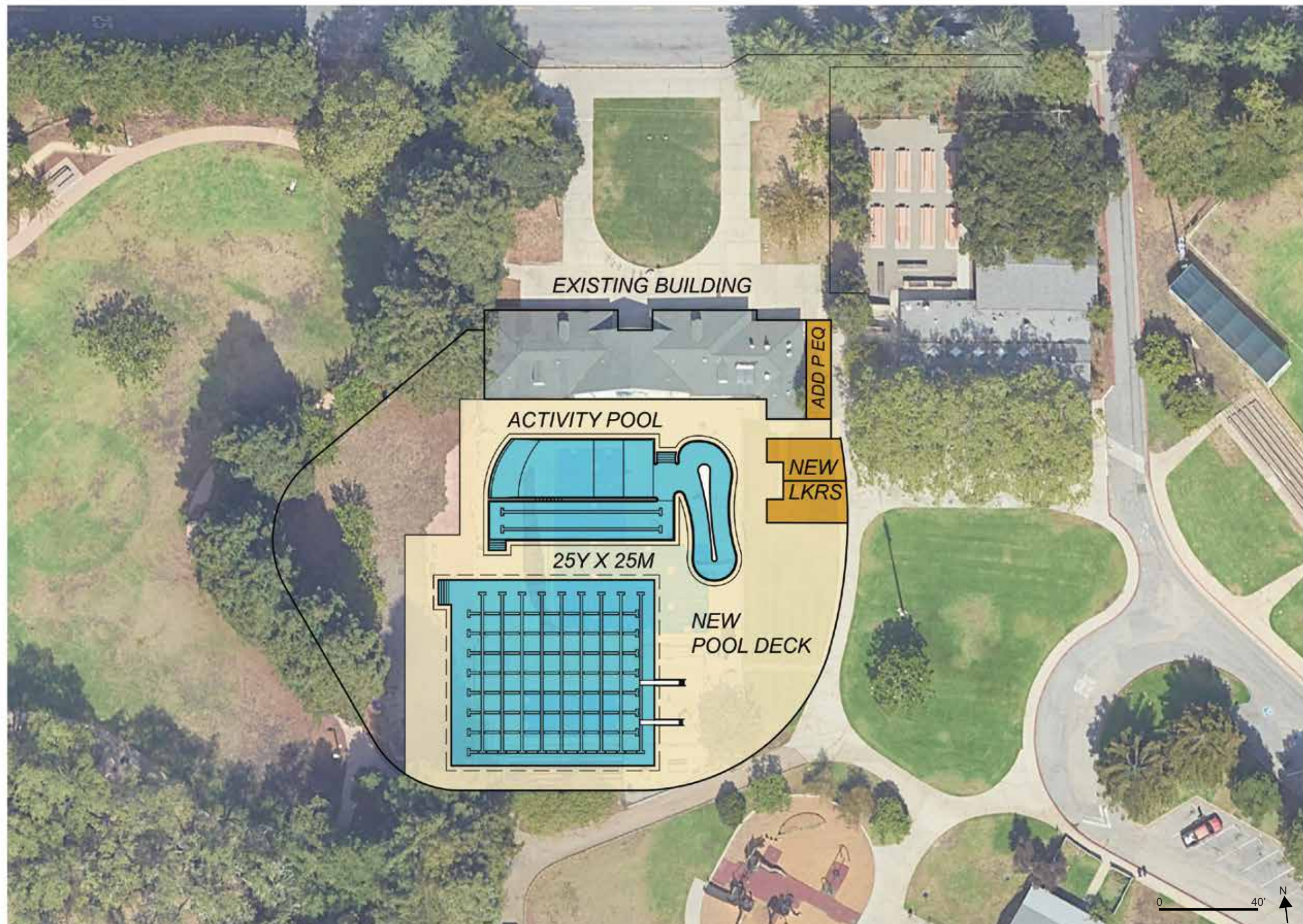
**6X**





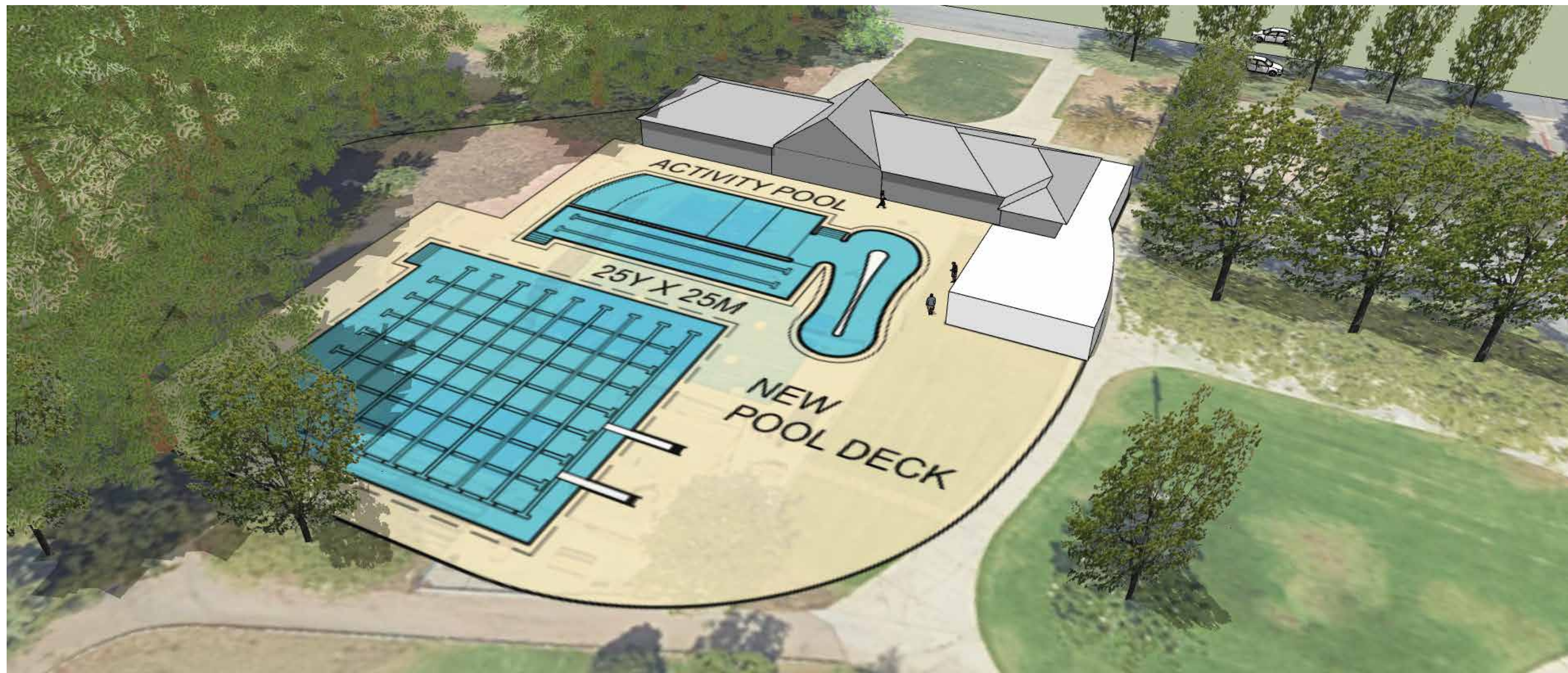
Development Level 1 – Minor renovation of existing facilities





## Development Level 2 – Major renovation including two new pools and minor building additions





*Aerial View looking Northwest*

## Development Level 2 – Major renovation including two new pools and minor building additions





## Development Level 3 – All new facility–pools and building





Development Level 4 – All new facility–pools, building and wave rider or equivalent feature





*Aerial View looking Southeast*

**Development Levels 3 & 4 – All new facility–pools and building. Wave rider or equivalent feature for Level 4 only**





*Aerial View looking South*

**Development Levels 3 & 4 – All new facility–pools and building. Wave rider or equivalent feature for Level 4 only**





*View of Entry*

**Development Levels 3 & 4 – All new facility–pools and building. Wave rider or equivalent feature for Level 4 only**





*Entry looking Southeast*

**Development Levels 3 & 4 – All new facility–pools and building. Wave rider or equivalent feature for Level 4 only**





*Aerial Entry looking Southwest*

**Development Levels 3 & 4 – All new facility–pools and building. Wave rider or equivalent feature for Level 4 only**





*View from pool deck looking Northwest*

**Development Levels 3 & 4 – All new facility–pools and building. Wave rider or equivalent feature for Level 4 only**





*View from pool deck looking Northeast*

**Development Levels 3 & 4 – All new facility–pools and building. Wave rider or equivalent feature for Level 4 only**





*Aerial view looking Northwest*

**Development Levels 3 & 4 – All new facility–pools and building. Wave rider or equivalent feature for Level 4 only**





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+ concept design for community  
center addition  
four levels of enhancement

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## Community Center Addition





Community Center Addition – *View looking Southwest*





Community Center Addition – *View looking Northwest*





**Community Center Addition** – *Looking Southwest from Harvey West Boulevard*





**Community Center Addition –** *Looking Northwest from Pool Deck*





**Community Center Addition** – *Looking North from Pool Deck*





**Community Center Addition – *Looking Northeast from Pool Deck***





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+ program

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CONCEPT PROGRAM  
Reimagined Harvey West Aquatics Center



Building				
Lobby/Reception Area		1200 sf		
Administration		600 sf		
Aquatics Director				
Pool Manager				
Lifeguard Office and First Aid				
Men's Locker Room		1120 sf		
Women's Locker Room		1120 sf		
Family Changing Rooms		290 sf		
Multipurpose Room		1600 sf		
Storage		1000 sf		
Pool Equipment (Chemical and Electrical Room included)		3415 sf		
			10345 sf	Net
Grossing Factor - 1.16	10345 (10,345 nsf) x 1.16		12000 sf	Gross
TOTAL PROPOSED BUILDING AREA			12,000 sf	
Aquatics Environment				
Competition Pool	25 m x 25 yard	6220 sf	Dev Levels 2 and 4	
	30 m x 25 yard	7382 sf	Dev Level 3	
Fun Water Pool	3,750	3750 sf		
Flow Rider	1			
Pool Deck	as required per concept			
Pool Deck Storage	2000	2000 sf		





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+ market demand study

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## Memorandum

**To:** Clarence Mamuyac, President, ELS Architecture

**From:** Matt Kowta, MCP, Managing Principal

**Date:** January 16, 2024

**Re:** Santa Cruz Harvey West Pool Demand Assessment

### Introduction

The City of Santa Cruz and ELS Architecture contracted with BAE Urban Economics, Inc. (BAE) to conduct a limited assessment of the potential demand for a renovated or replaced pool at the current Harvey West Park Aquatics Center site which was originally developed with a pool in 1959. The assessment includes a review of available data regarding demand (usage) for the existing pool facility, a scan of community wide aquatics facility supply and demand, and interviews with key stakeholders to form a picture of the potential demand for a renovated pool facility.

The current Harvey West Pool facilities include an L-shaped main pool that includes six 25-yard training lanes, with a diving well area with a one-meter springboard, a shallow pool used for lessons with viewing bleachers, and a spray-ground located immediately east of the smaller lessons pool, and associated buildings.

Interviews with former City of Santa Cruz aquatics staff conducted by ELS indicate that prior to about 1995, the City of Santa Cruz had a robust aquatics program, operating recreational swim programs at pools at Santa Cruz High School, Harbor High School, and Harvey West Pool, but since that time, usage of the pools went into decline. Interviewees felt that the opening of the Simpkins Family Swim Center in 1998 and the availability of the UCSC pool for adult lap swimming contributed to the decline City swim activity. In about 2008, the City established a relationship with Booth Swim School to serve as the primary user of the Harvey West Pool, with the City retaining responsibility for a small amount of program for water exercise and open lap swimming at times that Booth was not using the pool for its own lessons program. Under this arrangement, the City had been recovering less than 40 percent of its operating costs for the pool.

The Harvey West pool facilities are currently closed, with the City of Santa Cruz website citing a number of maintenance, operational, and budgetary challenges that caused the closure. The website further indicates that the City has explored a partnership with the Santa Cruz County Simpkins Family Swim Center to re-open the pool to the public in August of 2023, which did

not materialize and that re-opening the pool to the public is contingent upon having the needed funding/resources or identifying an operator which can provide services and maintain the facilities and programming.

### Pool Renovation Options

The City of Santa Cruz and ELS Architecture are currently considering a range of options for aquatics facility renovation at the Harvey West site, including three options for the actual pool renovation along with renovation/construction options for the pool support buildings. This analysis focuses on demand for the pool features specifically. The first option, Option A, would provide a new 25-meter by 25-yard training pool with a deep end that could accommodate diving boards and a separate shallow water activity pool that would include space for two lanes that could be used for concurrent warm-up/warm-down, if the site were being used for a swim meet. Next, Option C would provide a 30-meter by 25-yard training pool with a deep end that could accommodate diving boards and a separate activity pool with space for two warm-up/warm-down lanes. In addition to the slightly longer training pool, the primary difference between this Option and Option A is in the support buildings, where this option would provide fully rebuilt support buildings while Option A would renovate existing pool support buildings and make minimal new building additions. Option E would be similar to Option C, but would also include the addition of a Flowrider surfing simulator. The capital cost estimates for these options range from approximately \$10.7 million for Option A, to \$25.7 million for Option B, to \$28.4 million for Option E. The primary differences in cost are due to the substantial new support building construction for Options C and E and for the addition of the Flowrider feature for Option E. These cost estimates compare to an estimate of approximately \$4.8 million to renovate the existing Harvey West pool facility.

### Community Recreational Preferences

In the process of preparing a citywide Parks Master Plan, the City of Santa Cruz commissioned a 2015 survey of local residents, including a question about preferences for recreational activities. According to the survey results, “Swimming” was the second most popular activity, cited by 17.7 percent of respondents, behind “Hiking or walking, outside only”, which was cited by 37.8 percent of respondents. “Running, track and field, road” was cited by 17.6 percent of respondents, and biking (12.0 percent of respondents) and surfing (10.9 percent of respondents) rounded out the top five responses. Swimming, like the other top five activities can be enjoyed as an outdoor activity (e.g. open water swimming on the ocean, lakes, rivers, etc.) absent built facilities (i.e., swimming pools). However, unlike these other activities, the availability of built facilities that provide a controlled environment (e.g., comfortable temperature, calm waters) can make the activity substantially more accessible to a broader population for both learning and ongoing participation, particularly for children and the elderly who may not be able to tolerate the colder temperatures and rougher conditions of open water swimming. Further, learning to swim safely provides a gateway to surfing, boating or sailing (4.0 percent of survey respondents), and kayaking (2.0 percent of respondents) to safely participate in their preferred activities.



Regarding the variety of recreation options, the Parks Master Plan indicated that more than 80 percent of survey respondents placed importance on “Swimming Pool”, “Civic Auditorium”, “Children’s Play Areas”, and “Community Gardens”. In a subsequent 2016 resident survey, “Swimming” was rated in a medium tier for participation, along with running, road biking, mountain biking, surfing, and soccer.

**Community-Wide Aquatics Facility Supply and Demand Information**

With input from City staff and BAE’s own research, BAE compiled an inventory of existing aquatic facilities serving the greater Santa Cruz County area, summarized in Table 1. The table is organized to group public pool facilities, school pool facilities, and private club facilities separately. Public, or municipal, pool facilities tend to be the most accessible to the general population, while school facilities are primarily accessed by their own student body/affiliates, but sometimes provide more limited access to the general public. Private clubs tend to only be accessible to members, typically at costs that are significantly higher than costs to access public pools; thus serving a more narrow band of the population.

As shown in the table, BAE only identified three public pools in Santa Cruz County, including Harvey West, Siltanen Pool in Scotts Valley, and the Simpkins Family Swim Center, located within the City of Santa Cruz but owned and operated by the County of Santa Cruz. The Siltanen pool in Scotts Valley is much smaller than a typical municipal pool, measuring only 20 feet by 40 feet with a depth of only four feet. This pool is thus suitable for instruction, for a limited number of swimmers, but not for swim training, water polo, meets, or tournaments. With its small size, it can only accommodate a limited number of swimmers at one time.

As shown in the table, the addition of the Simpkins Family Swim Center in 1998 is the most recent addition to the inventory of municipal pools in Santa Cruz County. Prior to that, the construction of Harvey West Pool in 1959 may have been the next most recent addition of public pool space. BAE was not able to obtain information about when Siltanen pool was originally constructed; however it was recently renovated, in 2000-2022 and re-opened in August of 2023. As seen below in Figure 1, which maps the locations of the existing pools in Santa Cruz County, most of the aquatics facilities serving the county are located near the coast, with the majority being in the Santa Cruz/Capitola area. With two of the three public pools located in the City of Santa Cruz, and the small Siltanen pool in Scotts Valley being the only other public pool in the county, the City of Santa Cruz hosts the vast majority of the county’s public pool space, with the general public being served to a lesser degree by other school and/or private club facilities located elsewhere in the city and the county.

Based on interviews with representatives of key aquatics groups, Santa Cruz County as a whole can be considered the general market area for municipal pool facilities that are located in Santa Cruz County, although usage of pools will be heavily weighted towards people who live within 15 to 20 minutes of a given pool.

There are limited quantifiable metrics available to evaluate the supply of pool facilities available in Santa Cruz County in relation to the county’s population. One organization that provides some metrics for aquatics facilities is the National Recreation and Park Association (NRPA). According to data published by the NRPA, based on a survey of member agencies, the overall the median national population per outdoor pool is 38,635 and the figure ranged from one outdoor pool per 43,100 residents in jurisdictions with between 50,000 and 99,999 residents (e.g., City of Santa Cruz) to one pool per 108,245 residents in jurisdictions with over 250,000 residents (e.g., Santa Cruz County).<sup>1</sup> According to more detailed park and recreation metrics data specifically for jurisdictions in California, the median population per outdoor pool is 31,618 and the median population per aquatics center is 50,532 and 42.9 percent of agencies provide aquatics activities.<sup>2</sup>

<sup>1</sup> <https://www.nrpa.org/publications-research/research-papers/agency-performance-review/>  
<sup>2</sup> <https://www.nrpaparkmetrics.com/Reports/ERReports/Default.aspx>



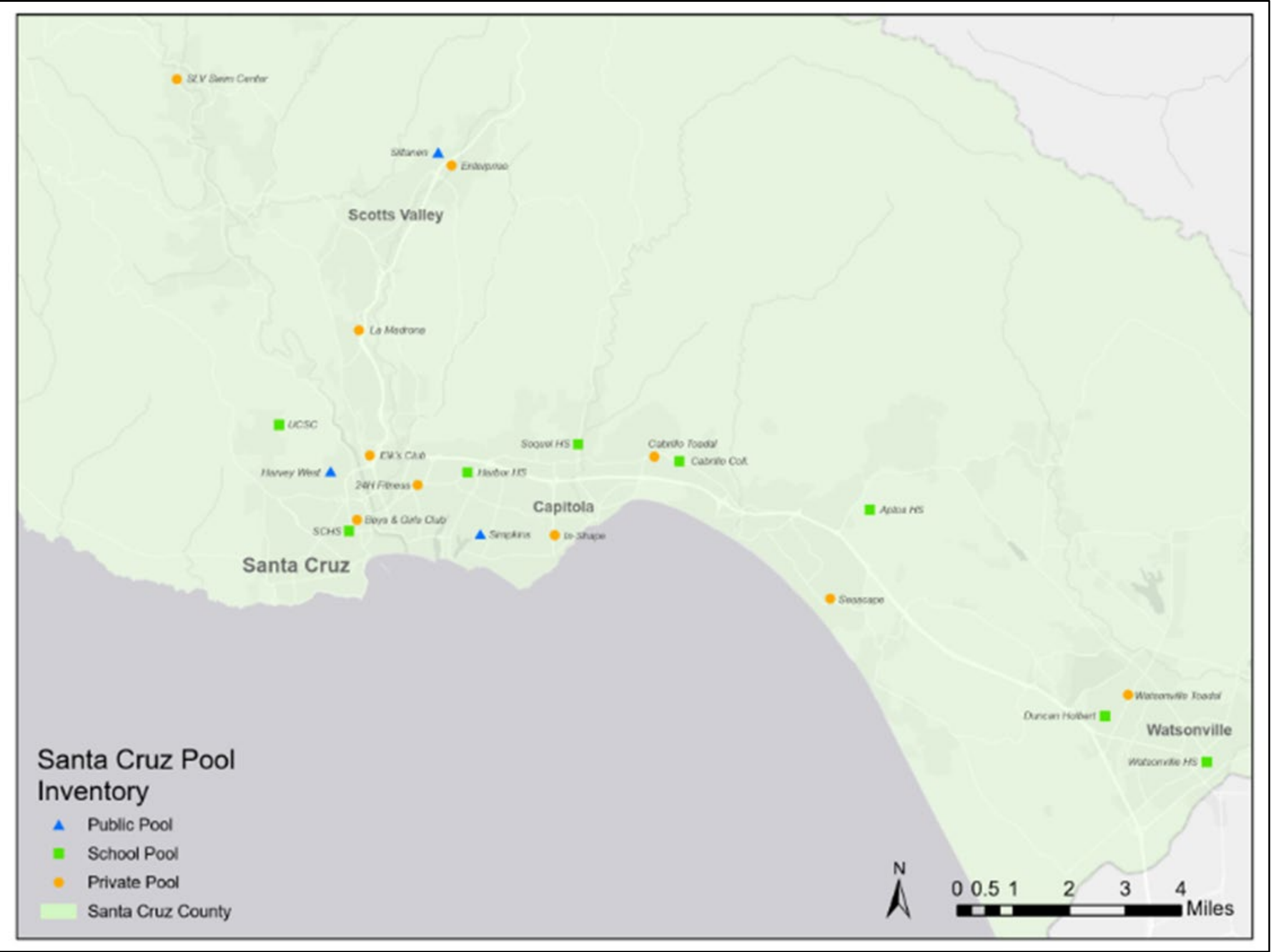
Table 1: Santa Cruz County Aquatics Facility Inventory

Pool Name	Address	Owner	Pool Size(s)	Pool opening date/renovations	Pool Access (e.g., club members only, general public, school students, etc.)	Pool Availability for User Groups/Programs	Unmet pool needs?	Notes	Contact	Contact Phone/E-Mail
Municipal Pools										
Harvey West	275 Harvey West Blvd, Santa Cruz, CA 95060	City of Santa Cruz	25 yards x 6 lanes lap pool with diving well, wading pool.	~1960	General public, clientele of swim school concessionaire (wading pool) and members of swim clubs that rented pool time.	Currently closed due to maintenance/funding issues.		Currently closed; awaiting renovation.		(831) 420-5270
Simpkins Family Swim Center	979 17th Ave, Santa Cruz, CA 95062	County of Santa Cruz	50 m x 25 yd lap pool 18 x 10 yd warm water pool spray zone waterslide	Opened 1998	General public	Winter hours: Open 6 AM - 7:30 PM M-F, 9 AM - 4 PM Sa, 9 AM - 1 PM Su  Offers lap swim, open/recreation swim, low stimulation swim (for people with disabilities), swim lessons, water aerobics classes, drop-in water polo games, lifeguard training  Can be rented for private events			Anissa Childers	(831) 454-7905 swmcenter@scparcs.com
Sillanen Pool	127 Vine Hill School Rd, Scotts Valley, CA 95066	City of Scotts Valley	20 foot by 40 foot instructional pool, 4ft at deepest, no lanes	Renovated 2020-2022, reopened August 2023	General public	Open 8-4 PM	"The residents of Scotts valley would love and benefit from a much larger facility that could meet many more needs than the current facility."		Allison Pfefferkorn, Aquatics Director	apfefferkorn@scottsvallay.gov
School Pools										
UCSC	405 E Field Service Rd, Santa Cruz, CA 95064	UCSC / Regents of the University of California	50m x 25yds lap pool (17 lanes according to Google maps)		UC Students and members (Faculty and Staff, Retirees and Emeriti, Alumni, Affiliates, Minors, and Community)  membership can be purchased on a quarterly or annual basis	Open for lap swimming 8-2:30/4:30-8 MW, 6-1:30/3:30-8 TH, 6-2:30/4:30-8 F, 11-6 Sa, 9-6 Su			Joan R McCallum	831-459-3372 jmccall@ucsc.edu
Cabrillo College	6500 Soquel Drive Aptos, CA 95003	Cabrillo College	25 m x 25 yds, (potentially 9 lanes*)		For students only, but community members can enroll in Cabrillo fitness classes for access to facilities	Open for lap swimming 6:30AM - 7PM M-Th, 6:30AM-12PM F, 8 AM - 1PM Sa		Swimming classes are 0.5-2 credits at \$46 per credit for in-state residents	Joshua Thomas	jthomas@cabrillo.edu
Santa Cruz High School	415 Walnut Ave, Santa Cruz, CA 95060	Santa Cruz City School District	25 m x 25 yds	Renovation in progress (according to school district website)	Temporarily closed, undergoing upgrades					(831)429-3960
Soquel High School	401 Soquel San Jose Rd, Soquel, CA 95073	Santa Cruz City School District	40M x 25Y pool	Built in 2020	<a href="https://mp.sccs.net/all-schools/santa-cruz-hs/">https://mp.sccs.net/all-schools/santa-cruz-hs/</a> School students and members of teams that use the pool	Used for PE classes and school water polo/swim teams. Also rented by Quicksilver aquatics for masters lap swimming.  According to the Athletics Director, the pool is usually fully booked on weeknights until 9 PM and on weekend mornings until mid afternoon.  More available during the winter, as there is no school winter sport team that uses the pool	Athletics director thinks there is unmet need for lap pools, often gets calls asking about lap swimming at the pool but you need to be a member of one of the groups that rents the pool.  Also gets calls asking about kids lessons and free swim, thinks there is a need for recreational pool/water park type of facility.	Stu Walters (Athletics Director)	swalters@sccs.net	
Aptos High School	100 Mariner Way, Aptos, CA 95003	Pajaro Valley Unified School District	100' x 75' pool (potentially 14 lanes*)		Limited	Used for PE classes and Aptos High School teams, as well as youth swim and club water polo groups. Also hosts swim meets.			Travis Fox (Athletics Director)	(831) 728-7832 x5201
Watsonville High School	250 E Beach St, Watsonville, CA 95076	Pajaro Valley Unified School District	25y, 14 lanes		Limited, for school district students	Used for WHS swim team, open for youth swim classes for students in school district. Also has lifeguard training.			Marcus Northcutt	marcus_northcutt@pvusd.net
Harbor High School	300 La Fonda Ave, Santa Cruz, CA 95062	Santa Cruz City School District	25yd, 6 lanes	Renovated 2018-19 (according to school district website <a href="https://w.w.sccs.net/bonds_homepage/bond_projects/harbor_high">https://w.w.sccs.net/bonds_homepage/bond_projects/harbor_high</a> )	Limited, for students and Santa Cruz Masters members				James Gaynor	831-429-3810 ext. 51850 jgaynor@sccs.net
Private Club Pools										
La Madrona Club	1897 La Madrona Dr, Santa Cruz, CA 95060	La Madrona Athletic Club	4 lane 25yd lap pool, 20 yd recreational pool, shallow childrens pool	Added lap pool in 2015	Limited to members and their guests	Swim team and water aerobics classes				831-438-1072 lmaccinfo@cacubcs.com
SLV Swim Center	9050 CA-9, Ben Lomond, CA 95005	Privately owned by Smith family	50ftx25ft (approx) pool		Open to those taking classes or renting space	Swim lessons, water aerobics, swim camps, birthday parties.  Closed during winter season  According to voicemail message, not offering public swim due to staffing shortage			Tanya Smith	831 -278-0139 slvswmcenter@gmail.com
Elks Club	150 Jewell St, Santa Cruz, CA 95060	Elks Club	50ftx25ft (approx) pool, no lanes		Open to club members + family members and guests  open to public for water aerobics classes, run by outside organization that rents the pool	Open to members 12:15-7PM or sunset, whichever is earlier  Water aerobics offered 5 days a week in the morning  Pool closed in January, too expensive to heat in the winter	Thinks there is a need for smaller pools open to the public that can be used for exercise. Referenced Silver Dolphins, a water aerobics group for 55+, which has a waiting list to join.			(831) 423-8240
Boys and Girls Club	543 Center St Santa Cruz, CA 95060	Boys and Girls Club	5 lane indoor pool		Club members have access, open to all ages for swim lessons.  Rented out to non-profits including Silver Dolphins, Scouts of America	Group and private swim lessons, lifeguard training, swim teams	Sees more demand than they are able to meet, particularly for open swim which they do not have staffing capacity for. Thinks there is a need for public facilities for open swim, most people are going through more expensive private facilities.	Planning to build new club house in Scotts Valley, not sure if pool is included.  Planning to start a water polo program as well as Jr. lifeguards	Luis Contreras	831-423-3138 aquatics@boysandgirlsclub.info
24 Hour Fitness	1261 Soquel Ave, Santa Cruz, CA 95062	24 Hour Fitness	Indoor 3 lane lap pool		Open to gym members	Free swim, aqua zumba classes				(831) 454-0333
Cabrillo Toadal Fitness	6200 Soquel Dr, Aptos, CA 95003	Toadal Fitness	4 lane lap pool		Open to gym members					(831) 475-5879 CABRILLOSHAWN@GMAIL.COM
Enterprise Sports Club	100 Enterprise Way Ste. G100 Scotts Valley, CA 95066	Enterprise Sports Club	25m5 lane lap pool		Open to club members	Free swim, classes				831-920-0912 info@enterprisesportsclub.com
Spa Fitness aka In Shape Fitness Capitola	1100 41st Avenue Capitola, CA 95010	In-Shape Family Fitness	unknown		Open to gym members	Free swim, classes		I think this is the gym they meant, looks like the name changed during a merger earlier this year.		(831) 276-0153
Seascape Sports Club	1505 Seascape Blvd, Aptos, CA 95003	Seascape Sports Club	25 yard Junior Olympic Lap Pool that is heated year-round, a 20 X 20 Deep Water Exercise and Recreation Area, a Junior Pool w/ Rain Drop Waterfall, and an oversized outdoor jacuzzi		Open to club members for free swim, non-members can register for classes	Free swim, lessons, aqua aerobics			Tiffany Harmon	831-688-1993 tiffany@seascapesportsclub.com
Watsonville Toadal Fitness	25 Penny Ln, Watsonville, CA 95076	Toadal Fitness	25-meter, 6 lane heated salt-water pool		Open to gym members	Free swim, lessons		Adding lessons from Jim Booth Swim School soon		831-337-8623
Duncan Holbert School/Jim Booth Swim School	140 Herman Ave, Watsonville, CA 95076	Pajaro Valley Unified School District	Indoor heated pool, size unknown, no lanes		Open to people taking lessons, public on Saturday	Open swim Saturday 1-3PM  Lessons Monday-Thurs, 10 AM - 8 PM, Sat hours unknown  Can be rented for pool parties on Saturdays		Adding lessons at Watsonville Toadal Fitness soon		(831) 722-3500

Sources: Respective pool operators, Swimmers Guide, BAE, 2023.



Figure 1: Santa Cruz County Aquatic Facilities Locations





***Santa Cruz County Aquatics Demand Growth***

Although participation rates for aquatics activities can vary from community to community based on demographic and cultural characteristics, environment, facilities availability, and many other factors, resident population change is a key indicator for change in demand for aquatics facilities for a given community. Table 2 below presents data on population trends in Santa Cruz County, from 1980 through 2023, from the State of California Department of Finance (DOF). The data show that the Santa Cruz County population as a whole grew almost 40 percent between 1980 and 2023 and that the population in the City of Santa Cruz grew just over 57 percent during that timeframe. Scott’s Valley and Watsonville grew more rapidly than the City of Santa Cruz, but these communities grew from much smaller 1980 populations, so Santa Cruz remains the largest city in the County.

**Table 2: Santa Cruz County Population Change, 1980 to 2023**

Population	1980 to Present							% Growth 1980 to 2023	% Growth 1998 to 2023
	1980	1990	1998	2000	2010	2020	2023		
Santa Cruz County	188,141	228,700	248,422	254,815	262,552	270,373	262,051	39.3%	5.5%
City of Santa Cruz	40,250	48,800	53,011	54,488	59,871	64,547	63,224	57.1%	19.3%
City of Capitola	9,025	10,000	10,087	10,029	9,924	10,142	9,625	6.6%	-4.6%
City of Scotts Valley	6,550	8,550	10,861	11,344	11,587	11,714	11,859	81.1%	9.2%
City of Watsonville	22,450	30,850	41,564	43,922	51,246	51,656	49,876	122.2%	20.0%

Sources: State Department of Finance, 2023; BAE, 2024.

As mentioned previously, there have been no additions to the municipal pool inventory in Santa Cruz County since 1998, when the Simpkins Family Swim Center opened. Since that time, the City of Santa Cruz population has grown just over 19 percent and the Santa Cruz County population has grown about 5.5 percent. These figures indicate that there has been a significant increase in potential demand for aquatics facilities since the Simpkins Family Swim Center opened approximately 25 years ago, particularly in the City of Santa Cruz itself, with no commensurate increase in municipal facilities capacity. It should be noted that the population data in Table 2 show that both the City of Santa Cruz and Santa Cruz County as a whole lost population between 2020 and 2023, with the County dropping slightly below its 2010 population level. While most California coastal communities have become accustomed to sustained ongoing population growth for many years, this short-term trend may foretell a long-term change in the local population growth pattern.

***Future Population Change***

In considering demand for aquatics facilities, which are designed to last thirty or more years, it is important to factor in the potential change in demand over the lifetime of the facilities. Although the City of Santa Cruz and Santa Cruz County as a whole have seen significant population growth over many decades, the population growth pattern since 2020 indicates this growth trend may be tailing off and the County population may be entering a period of stabilization. According to current population forecasts prepared by the State Department of Finance, the Santa Cruz County population is expected to grow from 262,051 in 2023 to

269,5490, but to then decline to 263,888 by 2060. The 2060 number represents growth of less than one percent from 2023. Thus, for long-term planning purposes, based on the currently available population growth projections, the City of Santa Cruz should scale its aquatics facilities to a population level that is similar to the current population, and not expect future countywide population growth to contribute significant new demand for aquatic facilities in the coming decades.

**Table 3: Projected Population Growth, Santa Cruz County, 2060**

Population	2023-2050				
	2023	2030	2040	2050	2060
Santa Cruz County	262,051	268,724	269,540	266,177	263,888

Source: State of California, Department of Finance, Table P2-A, 2023.

***Santa Cruz County Municipal Aquatics Facility Supply in Relation to NRPA Metrics***

Considering the three municipal aquatics facilities in Santa Cruz County, including the Siltanen Pool in Scott’s Valley, the Simpkins Family Swim Center in Santa Cruz, and the Harvey West Pool in Santa Cruz and the median population per pool of 31,618 reported by the NRPA for California member agencies, pool access in the City of Santa Cruz itself is roughly on par with the statewide metric; however, if considering pool access in the broader Santa Cruz County market, pool access is well below the statewide metric, which would suggest that there should be around eight municipal pools to serve the population. This presents a simplified view of the balance of supply and demand in the City of Santa Cruz and Santa Cruz County, but it suggests that if access to aquatic facilities at Harvey West Park is restored, the City of Santa Cruz itself will provide access to aquatic facilities that is similar to the California median, without considering factors such as variability in demand based on demographics or the type and quality of the aquatics facilities that are provided. It should be noted, that while the renovation Options under consideration for Harvey West would add capacity in the main pool of about 33 percent (Option A) or 66 percent (Options C and E), the number of pool locations would not change, meaning that pool availability would improve, but pool accessibility would not change compared to when Harvey West was previously operational. However, even with providing access to two pool facilities in the City of Santa Cruz itself, if additional municipal pool facilities are not provided in other county locations outside of the City of Santa Cruz, the facilities in the City of Santa Cruz would likely experience demand for additional facilities capacity, to relieve some of the unmet demand for aquatics facilities elsewhere in the county. In particular, the City of Santa Cruz could expect to experience demand from persons wishing to participate in specific types of aquatic activities for which they might be willing to travel longer distances, such as for lessons and specialized training, competitions, and specialized therapeutic activities. Whereas the existing Harvey West pool and the Simpkins Family Swim Center Pool combined provide the equivalent of 24 lanes in 25-yard configuration, the renovation options under consideration for Harvey West with the larger main pool would add the equivalent of two additional 25-yard lanes in Option A, or four additional 25-yard lanes in Options C and E.



These changes represent approximately eight percent of the County’s existing municipal pool capacity for Option A or an approximately 17 percent increase from the current baseline for Options C and E, from a training/competition standpoint.

**Interviews with Key User Groups**

To better understand the local aquatics landscape, BAE interviewed representatives of key groups, identified in consultation with City staff, to obtain their input on the current aquatics facility supply/demand balance, and their assessment of potential changes in demand (e.g., induced demand) that may occur based on the availability of renovated or new pool facilities at Harvey West, as well as their perspectives on how the nature of demand for aquatics facilities in the Santa Cruz community is changing over time and implications for demand for a renovated or new facility at Harvey West. City staff identified five different user groups for BAE to contact. BAE reached out to all the groups and was able to collect input from three, including representatives of Santa Cruz Swimming, the head coach of Quicksilver Swim Club, and representatives of Santa Cruz Masters Swimming.

**Santa Cruz Masters** is a swimming club for people 18 years of age and over that attracts members who are into their 80s who are interested in swim training for fitness and competition. The club operates year ‘round and serves approximately 250 members. Members primarily live within about 20 to 30 minutes of the club’s workout sites, which are UC Santa Cruz and Harbor High School, offering approximately ten coached workouts of approximately 90 minutes each, weekly. The club reports that its membership has been declining in response to the club’s inability to secure consistent pool time (including more restrictive access to the UCSC pool and cancelations of scheduled workouts with no advance notice due lack of pool personnel to unlock pools for early morning access).

The club believes that with increased pool access it could easily return to its former peak levels of workouts, which were as high as 16 to 17 coached workouts per week, pre-COVID. In addition to the number, capacity, and availability of existing pools, Santa Cruz Masters cited the lack of a suitable facility to host long-course swim meets as a specific shortfall of local aquatics facilities offerings.

The club also indicated a desire to be an active participant in fundraising for new facilities at Harvey West, targeting around \$10 million in private donations. The club is also interested in investments in features such as solar panels and designs that limit the number of required staff, to make the future facility more financially sustainable over the long-term.

The club believes that there is an unmet need in the community for summer recreational swim leagues that would, in turn, create demand for additional youth aquatics program, such as swim lessons. Santa Cruz Masters expressed hesitation about the idea of including a Flowrider as an amenity at Harvey West Pool, citing the fact that diving boards have been removed from many pools, and the closure of the water slide at the Simpkins Family Swim

Center. As more of an amusement attraction than a swimming feature, Santa Cruz Masters felt that a Flowrider might be more appropriate at a location such as the Boardwalk.

**Santa Cruz Swimming** is a youth swim club that serves approximately 75 to 100 members, operating on a year ‘round basis. The club’s membership comes from the westside, midtown, and eastside of Santa Cruz. The club has used Harvey West Pool in the past for summer and winter seasons, but currently uses pool space at Harbor High School and Simpkins Family Swim Center, typically using up to six lanes for three to four hours per day. The club practice times are primarily weekdays in the afternoon and early evening, from approximately 3:30 to 7:30 p.m., and sometimes mornings.

Santa Cruz Swimming feels that there is not currently sufficient access to aquatics facilities to fully accommodate its current membership, without making seasonal changes to swim schedules that would change the time and pool locations for various training groups’ swim sessions. The club’s expansion is limited by pool availability, especially during the high school water polo season, from August to November, and the high school swim season, which runs from February to May. These were also cited by other swim groups as the most impacted times of year for pool availability, due to the fact that the high schools utilize their own pools for their own team programs during those periods.

Overall, Santa Cruz Swimming feels that local aquatics programs for both youth and adults are constantly limited by pool access, with high demand and insufficient supply. Like Santa Cruz Masters, Santa Cruz Swimming also feels that Santa Cruz needs a large swim complex equipped with a 50-meter pool for competitions and tournaments. Key features desired include a minimum depth of seven feet and a separate 25-yard pool with at least 3 lanes of shallow water for concurrent warm-up/warm-down for competitions and for swim lessons when not being used for meets/tournaments. Additional features needed include starting blocks, water polo cages (goals), scoreboard, and computer with automated timing system (Colorado system) for competitions and tournaments. For Harvey West Pool, the club advocates for a 50-meter by 25-yard pool with deep water and a separate 25 yard pool with six lanes and adequate parking for competitions and tournaments.

Santa Cruz Swimming feels that the area population is growing and the demand for aquatics facilities is growing along with the population. The club advocates for prioritizing water safety and healthy lifelong activities, and affordable pool access for aquatics programs.

**Quicksilver** is a swim club that is currently focused in the Watsonville area (but serving residents throughout the county) that is affiliated with a larger club based in San Jose. The local club serves around 140 members in its competitive youth program, around 70 masters (18 years and over) swimmers, and it operates swim lessons year ‘round that tend to enroll around 50 to 100 participants at a time. The club also serves about 500 kids per year through programs offered in collaboration with local schools. The club has not used Harvey



West pool in the past but has talked about expanding to that location if it becomes available. They have used facilities at Simpkins Family Swim Center, Soquel High School, Enterprise Sports Club in Scotts Valley, and Watsonville High School. For Quicksilver, as with other clubs interviewed for this study, stability and consistency of times that facilities are available for the programming is very important, and the club feels that it has not had that, typically facing limited lane availability at the different locations that it uses. With a focus on youth, its peak demand times for pool space are 3:30 to 7:00 p.m. Generally, the club has been able to get sufficient pool time for current membership, but feels that the club may be losing swimmers due to lack of consistency of pool times.

Quicksilver feels that it could potentially offer expanded programs, including therapeutic, adult fitness/water aerobics, and could possibly partner with medical facilities for hydrotherapy. The club sees these types of activities as good for programming during mid-day hours, when kids are in school, focusing on the county's aging population that could benefit most from these types of programs. Quicksilver estimates that there may be potential for up to about 20 percent expansion of its programs if additional facilities were available at Harvey West, as there currently is no team or pool serving the west side of Santa Cruz. Quicksilver sees a very strong water polo program at Santa Cruz High School, and an opportunity to teach kids to swim and funnel them into the water polo program, as well as possible partnerships with schools to offer after school swim programs.

Quicksilver also sees demand for another 50-meter pool that can host competitions, citing the fact that registration for long-course swim meets generally fills up within hours of opening, and a general feeling that there is a shortage of 50-meter pools in the Bay Area. The club states that if a 50-meter pool is not available, a 25-yard by 25-meter pool would be a good facility for masters training and short-course masters swim meets. Such a pool could provide for concurrent use of competition lanes and warm-up/warm-down lanes during a swim meet serving a smaller number of swimmers.

In terms of unmet demand and potential for expansion, Quicksilver indicated that the club is always seeking to create demand for expanded programming, but this is dependent on pool availability. The Quicksilver representative noted that people don't like to travel too far to go to a pool, that the westside does not have a public pool that is available during school hours and that on the westside, there is no public pool or high school pool to serve that side of the community, including people from Scotts Valley (other than the under-sized Siltanen pool in Scott's Valley). Regarding a potential Flowrider feature at Harvey West, Quicksilver's representative felt that it could serve as an attraction to expand the base of users who would want to use the Harvey West facility and that by sparking interest in surfing, which requires strong swimming skills, this could contribute to demand for learn to swim and other traditional aquatics programs. As a specialized amenity, the Quicksilver representative also thought that a Flowrider might help to attract users to the facility from as far as San Jose.

In terms of priorities, Quicksilver also advocated for facilities that can serve to help with swimming development, with a preference for a pool for lap swimming/training as well as separate pool for teaching with a shallow area. Quicksilver does not feel that diving facilities are needed, noting that most high schools have taken diving boards out, and diving boards are a "luxury" feature that bring a lot of liability, which do not contribute significantly to broader community health and fitness. As with other clubs interviewed, Quicksilver noted a particular need for additional pool facilities in the weekday afternoons and early evenings, especially during the high school water polo and swim seasons.

Quicksilver's representative acknowledged that use of pools for training competitive swimmers may be discounted due to the fact that this serves a limited population; however, when there are high performing swimmers in the local area, this can inspire the broader community to want to participate in various forms of aquatics activities. Quicksilver also noted that municipal pools tend to serve the broadest cross-section of the population and present the lowest barriers to public participation (due to cost factors), while high school pools have limited access due to school schedules and private club pools are more limited in who they serve and typically more expensive to use by a significant margin.

### Summary of Key Findings

Leading up to the shutdown of the Harvey West Pool, there was only limited growth in the supply of municipal pool facilities in the Santa Cruz County region, with only one new pool complex added in 1998 while the County population and the City of Santa Cruz populations have grown 39 percent and 57 percent, respectively, since 1980.

Decline in the usage of Harvey West Pool appears to be mostly due to a lack of funding to support operations, programming, and maintenance of the site. Experience with other community aquatics programs indicates that it should be expected that municipal pool operations will require General Fund subsidy, just as parks and municipal recreational features also do not typically operate on a full cost recovery basis. Consistent with findings from studies in other communities, key stakeholders interviewed for this study indicate that when pool facilities are made available to the general public through City programming and also made available to a range of community partner groups, such as swim clubs, at reasonable rates, demand is strong. Further, when partner groups are offered pool access at consistent times throughout the year, and from year to year, this allows the groups to develop and expand their programs and retain participants/club members to maximize demand for the available facilities.

Only by re-establishing pool access at Harvey West will the City of Santa Cruz regain parity with other California communities in terms of the median population per outdoor pool reported by the NRPA. Even with re-establishing pool access at Harvey West, Santa Cruz County overall will remain substantially under-served in terms of the median population per outdoor pool for



California communities and this will likely contribute spillover demand for aquatics facilities at Harvey West, from participants who come from outside of the City of Santa Cruz itself.

Even with a like-for-like replacement of pool facilities at Harvey West, there would likely be excess unmet demand for pool facilities in Santa Cruz, based on the available NRPA metrics and the shortfall of municipal pool facilities countywide, and based on the growth in population in the City of Santa Cruz and in Santa Cruz County since the last municipal pool was added approximately 25 years ago. This indicates that demand would likely support replacement of the existing Harvey West pool facilities with facilities that provide an incremental increase in capacity, such as the options that are currently under consideration for the Harvey West site.

Interviews with representatives of several key aquatics stakeholder groups and representatives of other existing aquatics facilities within the county reinforce the above conclusion, with all stakeholder representatives as well as representatives of several existing pools indicating that they believe there is demand for/interest in additional pool facilities to allow for various user groups to secure more pool time to program the available facilities. A key consideration for all user groups is the “reasonableness” of the rates that would be charged for pool access. As touched upon previously robust demand for aquatics facilities depends on a level of City budgetary support for aquatic facility operations such that the facilities are not expected to operate on the basis of full cost recovery from user fees. When partner organizations need to pay higher rates for pool access, they must pass on higher costs to their members/users, which will limit participation by lower-income individuals.

While there are additional school-owned aquatics facilities and private aquatics facilities in Santa Cruz County to satisfy some of the local demand for aquatics activities, these facilities are more limited in the clientele that they serve and also more limited in the hours that they are available for non-affiliated individuals. Anecdotally, it appears that the availability of one key facility, the UCSC pool, to accommodate demand from non-affiliated groups and individuals is declining, which creates spillover demand for available municipal aquatics facilities.

The most municipal pool facility most recently constructed in Santa Cruz County was Santa Cruz County’s Simpkins Family Swim Center, which opened in 1998. Meanwhile, the County saw significant population growth between 1998 and 2023, with no increase in public pool capacity.

Aside from changing conditions at Harvey West Pool, user groups also reported reduced access to the UCSC pool in particular, but also a general deterioration in the consistency of the hours/times that they are able to access other public and school pools within the County.

The range of renovation options under consideration for Harvey West represent incremental eight to 17 percent increases in municipal aquatics facility capacity in the greater Santa Cruz

area relative to current conditions (with the existing Harvey West Pool included). This potential increase in pool capacity is less than half to just less than the percentage increase in population in the City of Santa Cruz since the Simpkins Family Swim Center opened in 1998, depending on the pool renovation Option under consideration.

User groups interviewed for this study as well as representatives of several other pools located in the County indicated that there generally is not sufficient pool time available to accommodate all user groups that are interested in securing pool time, and that there are perceived opportunities for various organizations to expand their offerings of swim programs to serve the county’s population, particularly in the areas of learn-to-swim, and various health and wellness oriented programs that can serve the full age spectrum from children to adults to seniors.

In addition to the quantity of aquatic facilities available in Santa Cruz County, the type of aquatics facilities available is also a consideration. One specific example of a limitation that Santa Cruz County faces in relation to aquatics facilities is a facility suitable to host a long-course (50-meter) swimming competition. While the main pools at both UCSC and Simpkins are 50 meters long, both the UCSC and Simpkins complexes lack a suitable pool for competitors to use for concurrent warm-up/cool-down that is separate from the competition pool. Thus, while these two locations are suitable for long-course training, there is no aquatics facility in Santa Cruz County that is suitable to host long-course competitions.

With limited population expansion forecasted for Santa Cruz County in the next for decades, the City of Santa Cruz and local user groups should not expect to see substantial increases in demand for countywide aquatics facilities coming from population growth continuing as it has over the prior four decades. Rather, facilities should be scaled to accommodate demand levels that will likely be similar to the present demand for aquatic facilities within the County, absent significant changes in participation rates or usage patterns.

Based on the above findings from the limited research conducted for this study, BAE estimates that there is sufficient demand to support strong utilization of the existing and new public aquatics facilities that would be available within the City of Santa Cruz and Santa Cruz County, under any of the three Harvey West Pool renovation scenarios under consideration, with the caveat that user groups that would potentially partner with the City to program the expanded facilities will be price sensitive and their ability to expand programming to fully utilize a larger aquatics facility at Harvey West would be constrained if they are required to pay full cost recovery rates for pool time.

While renovation options C and E provide somewhat more pool space than Option A, it is likely that the up-front capital costs and ongoing operations and maintenance costs for these options would not be commensurately higher than under Option A, due to efficiencies of scale in operating and maintaining a slightly larger facility. The benefit of Options C and E is that the



additional pool space would provide greater flexibility in programming the facility and allow partner groups to schedule larger groups to use the facility at once, which would make their operations more cost efficient. Also, a 30-meter pool may provide a somewhat more optimal configuration for water polo tournaments versus a 25-meter pool.

Given limited prospects for long-term population growth in Santa Cruz County, and the substantial increase in public pool capacity that a 50-meter replacement pool at Harvey West would present (instead of the 25-yard by 25- or 30-meter replacements currently under consideration), it is understandable that the City of Santa Cruz is not considering a 50-meter pool replacement at Harvey West, which would represent an approximately 50 percent increase in public pool lane capacity. However, it is acknowledged that a 50-meter pool with appropriate warm-up/warm-down facilities would - even with demand remaining flat - add competitive swimming capabilities that do not currently exist in Santa Cruz County; specifically, hosting large long-course swimming meets. A decision on whether to add such a feature to the Harvey West Pool site would likely hinge upon considerations of the additional up-front capital cost and ongoing maintenance and operations costs for a larger pool, the availability of funding, and community priorities for supporting the competitive activities versus maintaining a focus on general public pool access and the ability to support basic aquatics activities such as learn-to-swim, fitness/health, and water recreation for the broad cross-section of community residents.





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+ existing condition assessment

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A. SCOPE

Aquatic Design Group (ADG) visited the Harvey West Park Pool in Santa Cruz, California to perform an assessment of the two swimming pools, as well as their systems and equipment. The pools were not open for use. The swimming pool was operating but the small pool was empty, and its fiberglass finish was being repaired. Staff representing Harvey West Park Pools met with ADG during the site visit.

The following report includes a summary of the existing conditions, code violations, deficiencies, and proposed improvements for rehabilitation of the Harvey West Park pools and their equipment. The scope of this report includes the pools, pool deck areas, and pool mechanical equipment. It excludes the structural integrity of the wading pool shells and appurtenances, and accessibility in the path of travel to the wading pool area and within the adjacent buildings. It is not improbable that a facility of this age could have underlying issues that have gone unnoticed by staff and are not apparent to a visual inspection therefore, 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. We were not provided any as-built plans for the facility or pools. 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 Santa Cruz. No liability is accepted for any use of or reliance on the report by third parties.

This report identifies any violations of codes that were found. Some of these violations may currently be operating on a grandfathered exemption. It is important to note that though some grandfatherable exemptions by the County Environmental Health Services Department or State Inspector may allow the wading pool to legally operate in non-compliance of current standards, liability of any health and safety risks to the public may remain. We therefore recommend that these issues be reviewed on an individual basis to determine the disposition and possible remedies for each violation. Some violations 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 or State Inspector 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 violation to be remedied. If such work were going to take place, then the County Environmental Health Services Department or State Inspector would demand that the violations be brought into compliance.

In addition to the code violations being of concern to the County Environmental Health Services Department, they may be of concern to the City’s Risk Manager as well. If a facility is in violation of the current code, the liability exposure alone may warrant the remedy of the violation. Given the subjective nature of the interpretation of the code, violations that may be deemed a grandfatherable violation at one point may not be allowed at another time or by a different inspector.

Not included in this report, but an important area to be reviewed, is the requirement for the entire facility to meet the American Disabilities Act (ADA). This includes access to the facility and restrooms, in addition to the wading pool and deck. To comply, every wading 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 pools and pool deck.

Therefore, access from the street or parking areas to the Harvey West Park pools and the adjacent buildings are not covered therein.

The estimated opinion of probable costs identified in the itemized sections of “E” thru “G” of this report includes materials and labor for the repair but does not include architectural or engineering design costs or complete project soft costs that may occur. Structural analysis of the pool structures, pool mechanical space, or other spaces may require destructive testing which is not included in the scope of this report.

Exhibit 1: Pool Site





B. CODES

For this report, the facility’s compliance with current codes and standards will be examined. The current codes and standards that apply are:

- 🔹 **Americans with Disabilities Act Accessibility Guidelines for Buildings and Facilities (ADAAG)**
- 🔹 **Americans with Disabilities Act (ADA)**
- 🔹 **California Administrative Code Chapter 31B – Sanitation Public Bathing Places**
- 🔹 **California Health Code Chapter 22**
- 🔹 **California Plumbing Code (CPC), 2019 Edition**
- 🔹 **California Building Code (CBC), Chapter 31B, 2019 Edition**
- 🔹 **California Mechanical Code (CMC), 2019 Edition**
- 🔹 **California Fire Code (CFC), 2019 Edition**
- 🔹 **California Assembly Bill 1020**
- 🔹 **Model Aquatic Health Code (MAHC), 2018 Edition**
- 🔹 **National Wading Pool Foundation Standards (NSPF)**
- 🔹 **Pool and Hot Tub Alliance Standards (PHTA)**
- 🔹 **Federal Virginia Graeme Baker Pool and Spa Safety Act (VGBA)**
- 🔹 **Occupational Safety and Health Administration (OSHA)**

C. SWIMMING POOL DATA

The data compiled in this section of the report is based upon information from staff, images taken by ADG, and observations made during the site visit. The swimming pool was covered with pool covers during our site visit, so we were only able to observe part of the pool shell. The small pool was drained, and repairs were being conducted to the fiberglass finish of the pool so we could not observe the pool equipment in operation.

**Swimming pool:**

- 🔹 **Dimensions:** 75-feet by 75-feet “L” shaped Pool
- 🔹 **Perimeter:** 300 linear feet
- 🔹 **Surface Area:** 4,338 square feet
- 🔹 **Depths:** 3’-6” to 12’-0”
- 🔹 **Volume:** 192,183 gallons
- 🔹 **Turnover Rate:** 8-Hours (based on equipment size)
- 🔹 **Turnover Rate (Actual):** 10 hours (based on flow meter reading)
- 🔹 **Flow Rate Design:** 410 gallons per minute (based on equipment size)
- 🔹 **Flow Rate Actual:** 310 gallons per minute (based on flow meter reading)
- 🔹 **Pool Main Drains:** Two (2) 18” x 18” main drains for recirculation
- 🔹 **Pool Surface Collection:** Seven (7) Surface Skimmers
- 🔹 **Pool Returns:** Wall inlets
- 🔹 **Pool Main Drain Suction:** 6-inch pvc
- 🔹 **Pool Skimmer Suction:** 4-inch pvc
- 🔹 **Pool Return Pipe:** 4-inch pvc

**Small pool:**

- 🔹 **Dimensions:** 40-feet by 20-feet
- 🔹 **Perimeter:** 120 linear feet
- 🔹 **Surface Area:** 800 square feet
- 🔹 **Depths:** 2’-0” to 3’-0”
- 🔹 **Volume:** 14,063 gallons
- 🔹 **Turnover Rate:** 1-Hour to 1.5-Hour (based on equipment size)
- 🔹 **Turnover Rate (Actual):** Unknown the pool was not in operational during our visit
- 🔹 **Flow Rate Design:** 200 to 234 gallons per minute (based on equipment size)
- 🔹 **Flow Rate Actual:** Unknown as the pool was not operational during our visit
- 🔹 **Pool Main Drains:** Two (2) 12” x 12” main drains for recirculation
- 🔹 **Pool Surface Collection:** Surface Skimmers
- 🔹 **Pool Returns:** Wall inlets
- 🔹 **Pool Main Drain Suction:** 3-inch pvc
- 🔹 **Pool Skimmer Suction:** 3-inch pvc
- 🔹 **Pool Return Pipe:** 3-inch pvc



D. PROGRAMMING

The Harvey West Park Pool Center has two swimming pools and a flow thru splash pad. The pools and the mechanical systems have been very well maintained and are in good condition for their age and configuration. The Swimming pool is “L” shaped with outer dimensions of 75-feet by 75-feet. The Main body of the pool is 42-feet wide and the “L” axis is 36-feet wide. The swimming pool has a fiberglass finish. The main body of the swimming pool is 3’-6” deep at the shallow end and 5’-0” deep at the deep end. The “L” axis is 4’-0” at the shallow end and 12’-0” at the deep end. The pool originally had a diving board that has been removed and a concrete base and over the deck fill pipe that have been abandoned in place. The swimming pool has surface skimmers for surface water collection. Recirculated and filtered pool water is returned to the pool via wall inlets spaced around the perimeter of the pool. The pool has two main drains that are 18” x 18” collection of recirculation water at the bottom of the pool. The pool has a concrete decking around the entire perimeter of the pool.

The second swimming pool at the park is called the small pool or children’s pool. It has water depths from 2-feet to 3-feet. As such this pool is too deep to be classified as a wading pool. The small pool is 40-feet long and 20-feet wide. The small pool uses surface skimmers and wall inlets for water circulation like the swimming pool.

New high efficiency condensing pool boilers have recently been installed for both pools. The pools have been closed since last year due to operational staffing issues. The swimming programs at the pool were closed from 2001 to 2003 and again from 2005 to 2006. The pool has been open the other times with user group rentals and to a third party program operator. The existing bathrooms have adequate fixtures to meet current code requirements, however they are not ADA compliant.

Existing Pools Minimum Bathroom Fixtures Required

Swimming pool		4,338					
Small Pool		800					
Total Water Surface Area:		4,338					
Total Bather Load*		289					
Bathers, Men		145					
Bathers, Women		145					
Men's Toilets	Men's Urinals	Men's Lavs	Men's Showers	Women's Toilets	Women's Lavs	Women's Showers	Drinking Fountains
2	2	2	3	3	2	3	1
* Bather Load / Fixture Count Calculations Based on Provisions Within Section 3115B / 3116B of California Building Code:							
1. One bather for every 15 square feet of pool water surface area.							
2. One toilet and one urinal for every 75 men.							
3. One toilet for every 60 women.							
4. One lavatory for every 80 bathers.							
5. One shower for every 50 bathers.							
6. One drinking fountain for the first 250 bathers; one additional drinking fountain for every 200 bathers thereafter.							

E. CODE VIOLATIONS

ADG has determined that the following eight (8) items do not comply with current code standards. For each item within the report a description of the condition is given along with a reference to the code that applies. A suggestion of possible remedy and an opinion of probable cost is given for all items. The itemized estimates do not include general conditions and other costs that are typically added to any project for a total construction project cost. In the proforma section of this report the itemized costs are totaled to give an example of a total project cost.

ITEM	DESCRIPTION
1.1	POOL TURNOVER RATE
1.2	POOL DECK ADA ACCESS
1.3	POOL FILL OVER THE POOL DECK
1.4	POOL LACKS FLOOR INLETS
1.5	POOL SKIMMING SYSTEM
1.6	SUCTION PIPING VELOCITY GREATER THAN 6 FEET PER SECOND
1.7	POOL LACKS AUTOMATED pH FEED SYSTEM
1.8	POOL PERIMETER FENCE

1.1 Pool Turnover Rate:

The swimming pool has a water volume estimated to be 192,183 gallons code requires a minimum 6-hour turnover rate which means the pool must pump the water at a minimum rate of 534 gallons per minute (gpm). The flow rate during our site visit was 310 gpm per the system flow meter in violation of code:

**CBC 3124B Turnover time.** The recirculation system shall have the capacity to provide a complete turnover of pool water in:

- 1. One-half hour or less for a spa pool; and
- 2. One-half hour or less for a sprayground; and
- 3. One hour or less for a wading pool; and
- 4. Two hours or less for a medical pool; and
- 5. Six hours or less for all other types of public pools

To achieve a 6-hour turnover rate the pool system will need to operate at 534 gpm. To achieve this new underground piping, a new circulation pump and motor, new mechanical room piping, and a new filter system will be required. Another consideration is that the existing mechanical space is not large enough to support an additional filter tank or new larger filter system. The following estimate includes the work listed above excluding building modifications, the removal and replacement of the pool deck which is itemized in another section of this study.

(Estimated Cost \$ 280,000.00)

1.2 Pool Deck:

The pool deck has slopes greater than 2% to area drains around the pool. The pool deck is a medium broom finish concrete that spans from the bathhouse to the pool precast coping to the perimeter pool fence.



**1113A.1 Width and Continuous Surface.** Walks and sidewalks subject to this chapter shall have a continuous common surface, not interrupted by steps or by abrupt changes in level exceeding ½ inch (12.7 mm).

1113A.1.2 Surface cross slopes. Surface cross slopes shall not exceed 1 unit vertical in 48 units horizontal (2.083 percent slope).

**3114B.3 Deck Slope.** The pool’s deck surface shall have a slope of no less than 1 percent but no more than 2 percent away from the pool to a deck drainage system and shall be constructed and finished to prevent standing water.

In addition to the ADA access compliance as noted in section 1.2, large portions of the pool deck will have to be removed to provide access for new underground piping around the pool to meet required turnover rates described in section 1.2. The following estimate assumes the removal and replacement of the pool deck and deck drainage system. It also assumes the replacement of the pool deck anchors.

(Estimated Cost \$550,000.00)

**1.3 Swimming Pool Autofill:**

The swimming pool is an over the deck fill metal pipe that was originally positioned under the diving board. The diving board has been removed leaving the fill pipe and a concrete base abandoned on the pool deck at the deep end of the pool. These items could pose a trip and fall hazard and are in violation of code.

**3114B.1 Pool Decks General.** A minimum continuous and unobstructed 4-foot-wide slip resistant, cleanable, nonabrasive deck area of concrete or like material shall be provided flush with the top of the pool coping extending completely around the pool.

**3127B.3 Makeup Water.** Automatic makeup water flow controls with a manual override control shall be provided to maintain the proper pool water level.

A new above water line fill system should be installed in the pool. The following estimate includes the fill line system and its installation. It assumes that the pool deck has been removed to provide access for this underground piping.

(Estimated Cost \$ 20,000.00)

**1.4 Swimming Pool Lacks Floor Inlets:**

The swimming pool has wall inlets to return filtered and chlorinated water to the pool. California code requires pools that are greater than 40-wide to have floor inlets distributing water throughout the entire pool. The existing wall inlets located

18-inches below the water line will not distribute chlorinated water throughout the entire pool water areas as required by code.

**3137B.2.4 Floor Inlets.** Pools that are greater than 40-feet in width or 3,000 square feet in surface area shall have floor-mounted return inlets. The number of floor inlets shall be in compliance with Section 3137B.2. All floor inlet fittings shall be located to provide uniform circulation and shall be installed so as to be flush with the surface of the bottom of the pool.

**3137.2 Inlet Fittings.** Each pool shall be provided with not less than two recirculation system inlets for the first 10,000-gallon capacity and one additional inlet for each additional 10,000 gallon or less capacity.

To provide the code required minimum twenty-one (21) floor inlets the bottom of the pool will have to be cut and removed to provide trenches for the installation of floor inlets. This would need to occur when the pool finish is being replaced. The following estimate includes the demolition of the pool floor, new under pool piping, new floor inlets, replacement of the pool floor concrete and a new pool finish. It assumed the pool deck is removed at the same time to provide access to the underground piping.

(Estimated Cost \$ 400,000.00)

**1.5 Swimming Pool Skimming System:**

The swimming pool has seven surface skimmers to collect pool surface water for filtration and chemical treatment. The swimming pool requires a minimum of nine skimmers to comply with the code.

**3136B Pool skimming systems.** The pool shall be equipped with one or more skimming methods to provide continuous skimming of the pool water and shall be capable of continually withdrawing not less than 100 percent of the flow rate.

**31316B.6** There shall be a minimum of one skimmer for every 500 square feet or less of pool water surface area or an adequate number to meet 100 percent of the pump flow at the manufacturer’s maximum flow rating, which ever is greater.

Two additional skimmers should be installed in the pool to meet the code minimum requirements. The following estimate includes the installation of two new skimmers and the installation of the underground piping. It assumes both the concrete deck and pool finish have been removed at the same time to provide access for this work.

(Estimated Cost \$ 110,000.00)

**1.6 Pool Suction Piping:**

The pool suction piping from the skimmers and the main drain must be capable of conveying 100% of the system flow as required by code. Code also requires a maximum water velocity of 6-feet per second for all suction pipes. At the six-hour turnover rate of 534 gpm the existing 6-inch main drainpipe will operate at 5.93



feet per second (fps), but if we have a clean filter the flow velocity will exceed 6 fps. The existing 4-inch pipe will operate at 13.5 fps in violation of code.

**3125B.1 Line sizes.** *Pipes shall be sized so flow velocity of piping systems including all pipes and fittings other than inlet devices or venturi throats shall not exceed 6 feet per second in any suction or copper piping and 8 feet per second in any portion of the return system.*

New underground piping from the pool equipment to and from the wading pool along with new above grade filter circulation piping should be installed. The following estimate includes the installation of new underground piping, piping connections if the pump pit, and new valves. It assumes the pool deck has been removed at the same time to provide access for the underground piping.  
**(Estimated Cost \$ 95,000.00)**

**1.7 Pools Lack Automated pH Feed Equipment:**

The pools were renovated in the 1990's from a gas chlorine chemical feed system to an ozone and bromine feed system for pool water disinfection. The ozone equipment was abandoned and removed years ago. The bromine system remains. The bromine system feeds a tablet form of bromine known as BCDHM (bromochlorodimethylhydantoin) this chemical compound has a pH of 6.8 when added to the pool water. As such the amount of acid required to keep the pool water in balance of 7.2 to 7.8 pH is often minimal, but dependent on the amount of bromine used daily. The system has been set up with a muriatic acid feed for pH control, but the acid drums have been replaced with liquid chlorine (12.75% sodium hypochlorite) to supplement the bromine to achieve desired water quality. This leaves the pools without an automated pH feed system as required by code.

**CBC 3133B.1 Chemical Feeders General Design Requirements.** *The chemical feeder equipment shall be constructed with an adjustable output rate device to permit repeated adjustments without loss of output rate accuracy and adjusted by an automatic chemical monitoring and control system that regulates at a minimum, pH and disinfectant.*

An automated pH acid feed system should be reinstalled.  
**(Estimated Cost \$ 5,000.00)**

**1.9 Pool Perimeter Fence:**

The pool area is enclosed by the bathhouse on one side and a chain line fence on the other three. The existing chain link fence has mesh that exceeds the maximum opening of 1.75-inches making it a climbable fence in violation of code.

**CBC 3119B.1 Enclosure.** *The pool shall be enclosed by one or a combination of the following: a fence, portion of a building, wall, or other approved durable enclosure. Doors, windows, gates of living units or associated private premises shall not be permitted as part of the pool enclosure. The enclosure, doors and gates shall meet all of the following specifications:*

1. *The enclosure shall have a minimum effective perpendicular height of 5 feet (1524 mm) as measured from the outside as depicted in Figure 31B-4.*
2. *Openings, holes or gaps in the enclosure, doors and/or gates shall not allow the passage of a 4-inch (102 mm) diameter sphere. The enclosure shall be constructed over a hard and permanent material equivalent to concrete.*
3. *The enclosure shall be designed and constructed so that it cannot be readily climbed by small children. Horizontal and diagonal member designs which might serve as a ladder for small children are prohibited. Horizontal members shall be spaced at least 48 inches (1219 mm) apart. No planters or other structures that can be climbed shall be permitted within 5 feet (1524 mm) of the outside of the pool enclosure or within a 5-foot (1524 mm) arc as depicted in Figure 31B-5. The area 5 feet (1524 mm) outside of the pool enclosure shall be a common area open to the public.*
4. *Chin link may be used, provided that the openings are not greater than 1-¾ inches (44mm) measured horizontally.*

A new perimeter fence should be installed to comply with the code. In addition to the fence or fence fabric being replaced, the facility should also look at the number of gates for safe egress in an emergency. This may require the addition of exit gates and panic hardware.  
**(Estimated Cost \$ 100,000.00)**



F. MAINTENANCE AND OPERATIONS

The following four (4) items are maintenance and operation items of concern. A suggestion of possible remedy and an opinion of probable cost is given for all items. The itemized estimates do not include general conditions and other costs that are typically added to any project for a total construction project cost. In the proforma section of this report the itemized costs are totaled to give an example of a total project cost.

ITEM	DESCRIPTION
2.1	NEW CHEMICAL FEED EQUIPMENT
2.2	NEW AUTOMATED CONTROL EQUIPMENT
2.3	NEW PLASTER AND TILE FINISH FOR SMALL POOL
2.4	SPLASH PAD

2.1 Pool Chemical Feed Equipment:

As noted in section 1.7 above, the existing pools are operating with an old bromine tablet feed system. Tablet bromine is one of the more expensive disinfectants to purchase for swimming pool use. A local vendor, Lincoln Aquatics lists bromine at \$540 per 50-pound pail or \$10.08 per pound. In comparison Lincoln Aquatics lists calcium hypochlorite chlorine tablets at \$212 per 50-pound pail or \$4.24 per pound. In comparison the bromine is 237% the cost of tablet chlorine. The use of liquid chlorine (sodium hypochlorite) will be approximately 35% to 50% less expensive than the tablet chlorine in annual chemical costs.

We also recommend the addition of carbon dioxide (CO<sub>2</sub>) to the system. CO<sub>2</sub> allows us to balance the pH and the carbonate alkalinity of the pool water and eliminates the need for staff to hand feed chemicals to the pool. CO<sub>2</sub> works in conjunction with muriatic acid to accomplish this. It will result in a reduction in the amount of muriatic acid required for the pools.

It is recommended that chemicals be stored in separate rooms away from the electrical and mechanical equipment to prevent premature deterioration due to the corrosive nature of the chemicals. It is recommended that two 8-foot by 8-foot chemical areas be constructed outside the pool mechanical room to separate the chemicals from the other equipment. This can also help free up space in the mechanical room that is very confined and lacking operating space. The following cost estimate assumes new chlorine and pH feed equipment for each pool and an outdoor roofed enclosure similar to a CMU trash enclosure to provide protection from the elements and potential vandals.

(Estimated Cost \$150,000.00)

2.2 New Automated Pool Equipment Controllers:

The existing pool controller is a Becs System 5 controller which controls chlorine and pH. New modern controllers can control almost all aspects of the pool operation using integrated controllers such as the Becs System 7 controller. Furthermore, a System 7 controller can be connected to an ethernet connection to allow for remote access to each pool's system by staff. This communication allows the controller to reach out to a smart phone, smart tablet, or computer to report

any alarm conditions. This control can monitor and control the circulation pump and motor operation controlling the vfd. The controller can sense if a pump is cavitating and adjust the pump flow or shut the pump down to prevent permanent damage to the pump and pump motor. It also monitors and controls the filter operation and backwash functions. The System 7 controller can monitor and control the pool heating systems again providing alarm notifications of the pool water temperatures gets out of an acceptable range. Chemical control from the System 7 monitors both the chemical feed and chemical storage.

(Estimated Cost \$58,000.00)

2.3 New Plaster and Tile Finish for Small Pool:

The small pool was drained during our site visit and repairs were being made to the fiberglass finish. As part of a long-term preventative maintenance the small pool could have the fiberglass finish removed and replaced with a plaster and tile finish which should alleviate the need for repairs for 15 to 20 years.

(Estimated Cost \$50,000.00)

2.4 Splash Pad:

The facility has an adjacent splash pad that is accessed from the pool deck but has an independent fence for patron control. Staff reports that the splash pad was taken out of service several years ago due to water usage. The Splash was designed and constructed as a flow through system. It uses domestic potable water for the features that drains to waste. The features that were installed are not low flow units. In many flow through splash pads low flow orifices are used to limit the water use. In some flow through splash pads the water is reclaimed to use elsewhere on site such as filling site ponds or for irrigation. The irrigation option is often expensive to construct a storage holding tank and connect the system to a gray water system at high pressure. The alternative is to convert the splash pad to a sprayground that recirculates the water through a filtration system just like the pools. If the splash pad were converted to a recirculating sprayground a new balancing surge tank will be required along with an equipment set. Also, a recirculating sprayground is regulated by the health department just like a public swimming pool. Fortunately, the existing fixture count can remain the same if the 380 square feet sprayground were added to the facility count. The following estimate includes the balancing surge tank, mechanical equipment set, utility upgrades and a mechanical equipment enclosure. It assumes the swimming pool deck has been removed to provide access for underground utilities and piping under a separate estimate.

(Estimated Cost \$420,000.00)



G. ENHANCEMENTS

The following two (2) items are enhancement suggestions for operations at the Santa Cruz Harvey West Park Pool. Given the scope of the repairs or modernization to bring the pool into compliance with current codes and standards we are showing a full replacement in-kind of the pool and pool deck for a cost comparison. In addition, we have found that if we do not convert the splash pad into a recirculating spray ground, we can increase the existing swimming pool from 4,338 square feet to a maximum of 5,750 square feet and still be code compliant with the existing bathroom fixture count. At 5,750 square feet we could have a ten-lane pool that could better accommodate local swim team use.

ITEM	DESCRIPTION
3.1	REPLACE IN-KIND POOLS
3.2	REPLACE SWIMMING POOL WITH NEW LARGER POOL

3.1 Replace the two pools in kind.

The following estimate assumes the two swimming pools and deck stay the exact same size except that depths and other conditions are designed to comply with all current codes and standards.

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSIONS
1.0	CONSTRUCTION COSTS				
1.1	Mobilization	1	LS	\$ 50,000.00	\$ 50,000.00
1.2	Site Preparation/Demolition/Grading	1	LS	\$ 150,000.00	\$ 150,000.00
1.3	Utility Allowance	1	LS	\$ 100,000.00	\$ 100,000.00
1.4	New Swimming Pool & Mechanical Equipment	4,338	SF	\$ 350.00	\$ 1,518,300.00
1.5	Pool Surge Tank	1	LS	\$ 50,000.00	\$ 50,000.00
1.6	New Small Pool & Mechanical Equipment	800	SF	\$ 330.00	\$ 264,000.00
1.7	Pool Deck and Deck Drainage	9,162	SF	\$ 60.00	\$ 549,720.00
1.8	Sidewalks and Path of Travel	1	LS	\$ 60,000.00	\$ 60,000.00
1.9	Fence/Site Repairs	300	LF	\$ 330.00	\$ 99,000.00
1.10	Mechanical Space Allowance	1	LS	\$ 120,000.00	\$ 120,000.00
1.11	TOTAL CONSTRUCTION COSTS				\$ 2,961,020.00
2.0	EQUIPMENT COSTS (FF&E)				
2.1	Deck Equipment	1	LS	\$ 122,780.00	\$ 122,780.00
2.2	Competitive Equipment	1	LS	\$ 52,900.00	\$ 52,900.00
2.3	TOTAL EQUIPMENT COSTS				\$ 175,680.00
3.0	SOFT COSTS				
3.1	General Contractor Mark-Up/Overhead	15%			\$ 470,505.00
3.2	Construction Contingency Costs	10%			\$ 313,670.00
3.3	Time/Inflation Escalation Index	0%			\$ -
3.4	Architecture & Engineering Fess	10%			\$ 313,670.00
3.5	TOTAL SOFT COSTS				\$ 1,097,845.00
4.0	TOTAL ESTIMATED PROJECT COST				\$ 4,234,545.00

Replace In-Kind Deck and Competitive Equipment

	INDOOR	OUTDOOR					STORAGE	INDOOR	OUTDOOR
ITEM	QTY	QTY	DESCRIPTION	PRICE	TOTAL	APX. SIZE (Each)	AREA (Each)	STORAGE SIZE (SQ.FT)	STORAGE SIZE (SQ.FT)
1.0			Deck Equipment	Total	\$ 122,780.00				
1.1		1	Pool Cover and Reel System	\$ 55,500.00	\$ 55,500.00	NA	300	0	300
1.2		6	Stanchion Posts	\$ 350.00	\$ 2,100.00	1'X1'	1	0	6
1.3		7	Lane Lines	\$ 500.00	\$ 3,500.00	NA	0	0	0
1.4		1	Lane Line Reels	\$ 2,500.00	\$ 2,500.00	8'X4'	32	0	32
1.5		1	Pace Clock	\$ 3,500.00	\$ 3,500.00	4'X2'	8	0	8
1.6		0	Grab Rails (Pairs)	\$ 450.00	\$ -	4'X2'	8	0	0
1.7		1	Pool Cleaner	\$ 15,000.00	\$ 15,000.00	3'X2'	6	0	6
1.8		2	Backstroke Pennants	\$ 350.00	\$ 700.00	NA	0	0	0
1.9		3	Lifeguard Chairs	\$ 2,200.00	\$ 6,600.00	4'X4'	8	0	24
1.10	1		First Aid Kit	\$ 200.00	\$ 200.00	1'x0.5'	0.5	1	0
1.11	1		Spine Board	\$ 800.00	\$ 800.00	2'x2'	4	4	0
1.12		2	Safety Buoy & Throw Rope	\$ 200.00	\$ 400.00	1'x1'	1	0	2
1.13		2	Safety Signs	\$ 3,000.00	\$ 6,000.00	NA	0	0	0
1.14	1		Water Quality Test Kit	\$ 1,000.00	\$ 1,000.00	2'x1'	2	2	0
1.15		2	Rescue Hook	\$ 200.00	\$ 400.00	NA	0	0	0
1.16	1		Maintenance Equipment	\$ 500.00	\$ 500.00	3'X3'	9	16	0
1.17		2	Disabled Lift	\$ 12,000.00	\$ 24,000.00	3'X6'	18	0	36
1.18	1		Safety Rope	\$ 80.00	\$ 80.00	2'x2'	4	4	0
2.0			Competitive Equipment	Total	\$ 52,900.00				
2.1		6	Racing Platforms	\$ 7,500.00	\$ 45,000.00	3'X4'	12	0	72
2.2		0	1 Meter Dive Stand and Board	\$ 18,000.00	\$ -	NA	0	0	0
2.3		0	3 Meter Dive Stand and Board	\$ 16,000.00	\$ -	NA	0	0	0
2.4	0		Timing System and Scoreboard	\$ 100,000.00	\$ -	12'x3'	36	0	0
2.5		1	Stationary Water Polo Goals	\$ 3,500.00	\$ 3,500.00	12'X3'	36	0	36
2.6		1	Floating Water Polo Goals	\$ 3,000.00	\$ 3,000.00	15'X4'	30	0	30
2.7		2	Floating Water Polo Goal Lane Lines	\$ 700.00	\$ 1,400.00	8'X4'	32	0	64
2.8	0	0	Coaching Equipment	\$ -	\$ -	10'X4'	40	0	0
2.9		6	Portable Bleachers (50 persons)	\$ 6,500.00	\$ 39,000.00	15'X9'	135	0	810
3.0						TOTAL		27	1426

This equipment estimate is included in the cost estimate provided in 3.1.



3.2 Replace the swimming pool with a 10-lane “L” shaped pool.

The following estimate assumes the small pool stays the same, but we increase the swimming pool to a 10-lane “L” shaped pool that is 5,750 square feet. This allows the facility to use the same number of bathroom fixtures to be complaint with code. It should be noted however, that the existing bathrooms are not ADA compliant and to make them so may require enlarging the bathroom area or eliminating a fixture or two to make space for ADA complaint ones. If that is the case, then the enlarged pool may not be feasible as described above.

ITEM	DESCRIPTION	QTY	UNIT	UNIT PRICE	EXTENSIONS
I.0	CONSTRUCTION COSTS				
I.1	Mobilization	I	LS	\$ 50,000.00	\$ 50,000.00
I.2	Site Preparation/Demolition/Grading	I	LS	\$ 150,000.00	\$ 150,000.00
I.3	Utility Allowance	I	LS	\$ 100,000.00	\$ 100,000.00
I.4	New Swimming Pool & Mechanical Equipment	5,750	SF	\$ 350.00	\$ 2,012,500.00
I.5	Pool Surge Tank	I	LS	\$ 50,000.00	\$ 50,000.00
I.6	New Small Pool & Mechanical Equipment	800	SF	\$ 330.00	\$ 264,000.00
I.7	Pool Deck and Deck Drainage	7,748	SF	\$ 60.00	\$ 464,880.00
I.8	Sidewalks and Path of Travel	I	LS	\$ 60,000.00	\$ 60,000.00
I.9	Fence/Site Repairs	300	LF	\$ 330.00	\$ 99,000.00
I.10	Mechanical Space Allowance	I	LS	\$ 160,000.00	\$ 160,000.00
I.11	TOTAL CONSTRUCTION COSTS				\$ 3,410,380.00
2.0	EQUIPMENT COSTS (FF&E)				
2.1	Deck Equipment	I	LS	\$ 131,780.00	\$ 131,780.00
2.2	Competitive Equipment	I	LS	\$ 82,900.00	\$ 82,900.00
2.3	TOTAL EQUIPMENT COSTS				\$ 214,680.00
3.0	SOFT COSTS				
3.1	General Contractor Mark-Up/Overhead	15%			\$ 543,759.00
3.2	Construction Contingency Costs	10%			\$ 362,506.00
3.3	Time/Inflation Escalation Index	0%			\$ -
3.4	Architecture & Engineering Fess	10%			\$ 362,506.00
3.5	TOTAL SOFT COSTS				\$ 1,268,771.00
4.0	TOTAL ESTIMATED PROJECT COST				\$ 4,893,831.00

Enlarge In-Kind Deck and Competitive Equipment

ITEM	INDOOR QTY	OUTDOOR QTY	DESCRIPTION	PRICE	TOTAL	APX. SIZE (Each)	AREA (Each)	STORAGE SIZE (SQ.FT)	STORAGE SIZE (SQ.FT)
1.0			Deck Equipment	Total	\$ 131,780.00				
1.1		1	Pool Cover and Reel System	\$ 60,000.00	\$ 60,000.00	NA	300	0	300
1.2		6	Stanchion Posts	\$ 350.00	\$ 2,100.00	1'X1'	1	0	6
1.3		11	Lane Lines	\$ 500.00	\$ 5,500.00	NA	0	0	0
1.4		2	Lane Line Reels	\$ 2,500.00	\$ 5,000.00	8'X4'	32	0	64
1.5		1	Pace Clock	\$ 3,500.00	\$ 3,500.00	4'X2'	8	0	8
1.6		0	Grab Rails (Pairs)	\$ 450.00	\$ -	4'X2'	8	0	0
1.7		1	Pool Cleaner	\$ 15,000.00	\$ 15,000.00	3'X2'	6	0	6
1.8		2	Backstroke Pennants	\$ 350.00	\$ 700.00	NA	0	0	0
1.9		3	Lifeguard Chairs	\$ 2,200.00	\$ 6,600.00	4'X4'	8	0	24
1.10	1		First Aid Kit	\$ 200.00	\$ 200.00	1'x0.5'	0.5	1	0
1.11	1		Spine Board	\$ 800.00	\$ 800.00	2'x2'	4	4	0
1.12		2	Safety Buoy & Throw Rope	\$ 200.00	\$ 400.00	1'x1'	1	0	2
1.13		2	Safety Signs	\$ 3,000.00	\$ 6,000.00	NA	0	0	0
1.14	1		Water Quality Test Kit	\$ 1,000.00	\$ 1,000.00	2'x1'	2	2	0
1.15		2	Rescue Hook	\$ 200.00	\$ 400.00	NA	0	0	0
1.16	1		Maintenance Equipment	\$ 500.00	\$ 500.00	3'X3'	9	16	0
1.17		2	Disabled Lift	\$ 12,000.00	\$ 24,000.00	3'X6'	18	0	36
1.18	1		Safety Rope	\$ 80.00	\$ 80.00	2'x2'	4	4	0
2.0			Competitive Equipment	Total	\$ 82,900.00				
2.1		10	Racing Platforms	\$ 7,500.00	\$ 75,000.00	3'X4'	12	0	120
2.2		0	1 Meter Dive Stand and Board	\$ 18,000.00	\$ -	NA	0	0	0
2.3		0	3 Meter Dive Stand and Board	\$ 16,000.00	\$ -	NA	0	0	0
2.4	0		Timing System and Scoreboard	\$ 100,000.00	\$ -	12'x3'	36	0	0
2.5		1	Stationary Water Polo Goals	\$ 3,500.00	\$ 3,500.00	12'X3'	36	0	36
2.6		1	Floating Water Polo Goals	\$ 3,000.00	\$ 3,000.00	15'X4'	30	0	30
2.7		2	Floating Water Polo Goal Lane Lines	\$ 700.00	\$ 1,400.00	8'X4'	32	0	64
2.8	0	0	Coaching Equipment	\$ -	\$ -	10'X4'	40	0	0
2.9		6	Portable Bleachers (50 persons)	\$ 6,500.00	\$ 39,000.00	15'X9'	135	0	810
3.0						TOTAL		27	1506

This equipment estimate is included in the cost estimate provided in 3.2.



H. PROFORMA BUDGET

ITEM	DESCRIPTION	Qty	UNIT	ESTIMATE	TOTAL
<b>1.0</b>	<b><u>CODE COMPLIANCE</u></b>				
1.1	Pool Turnover Rate	1	LS	\$ 280,000.00	\$ 280,000.00
1.2	Pool Deck ADA Access	1	LS	\$ 550,000.00	\$ 550,000.00
1.3	Pool Fill and Deck Obstructions	1	LS	\$ 20,000.00	\$ 20,000.00
1.4	Pool Floor Inlets	1	LS	\$ 400,000.00	\$ 400,000.00
1.5	Pool Skimming System	1	LS	\$ 110,000.00	\$ 110,000.00
1.6	Pool Suction Piping	1	LS	\$ 95,000.00	\$ 95,000.00
1.7	Pools Automated pH Feed	1	LS	\$ 5,000.00	\$ 5,000.00
1.8	Pool Perimeter Fence	1	LS	\$ 100,000.00	\$ 100,000.00
<b>1.9</b>	<b>TOTAL CODE CONDITIONS</b>				<b>\$1,560,000.00</b>
<b>2.0</b>	<b><u>MAINTENANCE &amp; OPERATIONS</u></b>				
2.1	New Chemical Feed Equipment	1	LS	\$ 150,000.00	\$ 150,000.00
2.2	New Automated Control Systems	1	LS	\$ 58,000.00	\$ 58,000.00
2.3	New Plaster and Tile Small Pool	1	LS	\$ 50,000.00	\$ 50,000.00
2.4	Splash Pad	1	LS	\$ 420,000.00	\$ 420,000.00
<b>2.5</b>	<b>TOTAL MAINT. &amp; OPERATIONS</b>				<b>\$ 678,000.00</b>
<b>3.0</b>	<b><u>ENHANCEMENTS</u></b>				
3.1	Replace In-Kind	1	LS	\$4,234,545.00	\$ -
3.2	Enlarge In-Kind	1	LS	\$4,893,831.00	\$ -
<b>4.0</b>	<b><u>SOFT COSTS</u></b>				
4.1	General contractor overhead and burden	15%			\$ 335,700.00
4.2	Project mobilization	3%	LS		\$ 67,140.00
4.3	DSA Permits and fees	4%			\$ 89,520.00
4.4	Design Contingency	10%			\$ 223,800.00
4.5	Construction Contingency	15%			\$ 335,700.00
4.6	Escalation (Annual)	10%			\$ 223,800.00
4.7	Architectural and Engineering Fees	10%			\$ 223,800.00
<b>4.8</b>	<b>TOTAL SOFT COSTS</b>				<b>\$1,499,460.00</b>
<b>5.0</b>	<b>TOTAL PROJECT COSTS</b>				<b>\$3,737,460.00</b>
	(1) Note: the total project cost does not include any enhancement items				

I. SUMMARY

The pools at Harvey West Park have a rich history providing aquatics programming in this section of town. Codes and standards have changed over the years which require a fair amount of modernization. The facility and its systems have clearly been well maintained to perform as well as it has for its age. Certain areas are worn and tired and in need of renovation. The pool structure is assumed to be sound as noted previously in this report without any destructive testing to confirm. With the correction of code violations and the suggested improvements the pools can be restored to a fully functional municipal swimming pool. It must be kept in mind that even though the pool components meet current standards, the comparative cost to repair versus replace the pool and the risk associated with renovation work should be carefully evaluated. As such, a decision should be made as to whether the capital expenditure provides an acceptable return in a cost benefit analysis of any renovation versus replacement.

This study is meant to supplement the study being provided by ELS Architects where enhanced pool programming and facilities are being evaluated in much more detail.

Sincerely,

**AQUATIC DESIGN GROUP, INC.**





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+ cost estimates

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REIMAGINED Harvey West Aquatics Center

OPINION OF PROBABLE COST  
Development Level 1



Demolition					
Building	-	sf	\$	20 /sf	\$ -
Pools and Deck	-	sf	\$	15 /sf	\$ -
Site Prep	-	sf	\$	15 /sf	\$ -
Renovation of Existing Building	4,500	sf	\$	400 /sf	\$ 1,800,000
Renovation of Existing Pools and Pool Deck					
Competition Pool 25m x 25 yrd	Allowance		\$	400,000	\$ 300,000
Fun Water Pool	Allowance		\$	300,000	\$ 300,000
Spray Pad	Allowance		\$	300,000	\$ 300,000
Pool Deck	Allowance		\$	250,000	\$ 250,000
Pool Equipment + Features	Allowance		\$	300,000	\$ 300,000
SUBTOTAL					\$ 3,250,000
TOTAL					\$ 3,250,000
Design Contingency	15.0% +		\$	487,500	\$ 3,737,500
Escalation	6.7% +		\$	250,413	\$ 3,987,913
General Conditions	10.0% +		\$	398,791	\$ 4,386,704
OH&P	5.0% +		\$	219,335	\$ 4,606,039
Bonds & Insurances	3.0% +		\$	138,181	\$ 4,744,220
Project Budget					\$ 4,744,220

EXCLUSIONS

- 1. Construction Contingency - Carried in the City's budget
- 2. A/E Fees not included - Carried in the City's budget.
- 3. Escalation included to the midpoint of construction, which is assumed to be December 2025

REIMAGINED Harvey West Aquatics Center

OPINION OF PROBABLE COST  
Development Level 2



Demolition					
Building	-	sf	\$	20 /sf	\$ -
Pools and Deck	18,000	sf	\$	15 /sf	\$ 270,000
Site Prep	31,600	sf	\$	15 /sf	\$ 474,000
New Building	2,000	sf	\$	850 /sf	\$ 1,700,000
Pools					
Competition Pool 25m x 25 yrd	6,220	sf	\$	330 /sf	\$ 2,052,600
Fun Water Pool	3,750	sf	\$	330 /sf	\$ 1,237,500
Flow Rider	Allowance		\$	-	\$ -
Pool Deck	13,825	sf	\$	60 /sf	\$ 829,500
Pool Equipment + Features	Allowance		\$	750,000	\$ 750,000
SUBTOTAL					\$ 7,313,600
TOTAL					\$ 7,313,600
Design Contingency	15.0% +		\$	1,097,040	\$ 8,410,640
Escalation (to midpoint of construction, es	6.7% +		\$	563,513	\$ 8,974,153
General Conditions	10.0% +		\$	897,415	\$ 9,871,568
OH&P	5.0% +		\$	493,578	\$ 10,365,147
Bonds & Insurances	3.0% +		\$	310,954	\$ 10,676,101
Project Budget					\$ 10,676,101

EXCLUSIONS

- 1. Construction Contingency - Carried in the City's budget
- 2. A/E Fees not included - Carried in the City's budget.
- 3. Escalation included to the midpoint of construction, which is assumed to be December 2025



REIMAGINED Harvey West Aquatics Center

OPINION OF PROBABLE COST  
Development Level 3



Demolition					
Building	4,500	sf	\$	20	/sf \$ 90,000
Pools and Deck	18,000	sf	\$	15	/sf \$ 270,000
Site Prep	50,000	sf	\$	15	/sf \$ 750,000
New Building	12,000	sf	\$	850	/sf \$ 10,200,000
Landscaping/Hardscape	21,500	sf	\$	25	/sf \$ 537,500
Pools					
Competition Pool 25m x 25 yrd	7,725	sf	\$	330	/sf \$ 2,549,250
Fun Water Pool	3,750	sf	\$	330	/sf \$ 1,237,500
Flow Rider	Allowance		\$	-	\$ -
Pool Deck	17,260	sf	\$	60	/sf \$ 1,035,600
Pool Equipment + Features	Allowance		\$	900,000	\$ 900,000
				SUBTOTAL	\$ 17,569,850
				TOTAL	\$ 17,569,850

Design Contingency	15.0% +	\$	2,635,478	\$	20,205,328
Escalation (to midpoint of constructi	6.7% +	\$	1,353,757	\$	21,559,084
General Conditions	10.0% +	\$	2,155,908	\$	23,714,993
OH&P	5.0% +	\$	1,185,750	\$	24,900,743
Bonds & Insurances	3.0% +	\$	747,022	\$	25,647,765

Project Budget	\$ 25,647,765
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EXCLUSIONS

- 1. Construction Contingency - Carried in the City's budget
- 2. A/E Fees not included - Carried in the City's budget.
- 3. Escalation included to the midpoint of construction, which is assumed to be December 2025

REIMAGINED Harvey West Aquatics Center

OPINION OF PROBABLE COST  
Development Level 4



Demolition					
Building	4,500	sf	\$	20	/sf \$ 90,000
Pools and Deck	18,000	sf	\$	15	/sf \$ 270,000
Site Prep	61,500	sf	\$	15	/sf \$ 922,500
New Building	12,000	sf	\$	850	/sf \$ 10,200,000
Landscaping/Hardscape	30,500	sf	\$	25	/sf \$ 762,500
Pools					
Competition Pool 25m x 25 yrd	6,220	sf	\$	330	/sf \$ 2,052,600
Fun Water Pool	3,750	sf	\$	330	/sf \$ 1,237,500
Flow Rider	Allowance		\$	2,000,000	\$ 2,000,000
Pool Deck	16,600	sf	\$	60	/sf \$ 996,000
Pool Equipment + Features	Allowance		\$	900,000	\$ 900,000
				SUBTOTAL	\$ 19,431,100
				TOTAL	\$ 19,431,100

Design Contingency	15.0% +	\$	2,914,665	\$	22,345,765
Escalation (to midpoint of constructi	6.7% +	\$	1,497,166	\$	23,842,931
General Conditions	10.0% +	\$	2,384,293	\$	26,227,224
OH&P	5.0% +	\$	1,311,361	\$	27,538,586
Bonds & Insurances	3.0% +	\$	826,158	\$	28,364,743

Project Budget	\$ 28,364,743
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EXCLUSIONS

- 1. Construction Contingency - Carried in the City's budget
- 2. A/E Fees not included - Carried in the City's budget.
- 3. Escalation included to the midpoint of construction, which is assumed to be December 2025



REIMAGINED Harvey West Aquatics Center

OPINION OF PROBABLE COST  
Development Level 4



Demolition					
Building	8,000	sf	\$	20	/sf \$ 160,000
Pools and Deck	18,000	sf	\$	15	/sf \$ 270,000
Site Prep	80,000	sf	\$	15	/sf \$ 1,200,000
New Building	Aquatics	12,000	sf	\$	850 /sf \$ 10,200,000
	Community Center	6,500	sf	\$	850 /sf \$ 5,525,000
Landscaping/Hardscape	30,500	sf	\$	25	/sf \$ 762,500
Pools					
Competition Pool	25m x 25 yrd	6,220	sf	\$	330 /sf \$ 2,052,600
Fun Water Pool		3,750	sf	\$	330 /sf \$ 1,237,500
Flow Rider	Allowance			\$	2,000,000 \$ 2,000,000
Pool Deck		16,600	sf	\$	60 /sf \$ 996,000
Pool Equipment + Features	Allowance			\$	900,000 \$ 900,000
SUBTOTAL					\$ 25,303,600
TOTAL					\$ 25,303,600

Design Contingency	15.0% +	\$ 3,795,540	\$ 29,099,140
Escalation (to midpoint of construction, es	6.7% +	\$ 1,949,642	\$ 31,048,782
General Conditions	10.0% +	\$ 3,104,878	\$ 34,153,661
OH&P	5.0% +	\$ 1,707,683	\$ 35,861,344
Bonds & Insurances	3.0% +	\$ 1,075,840	\$ 36,937,184

Project Budget	\$ 36,937,184
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EXCLUSIONS

- 1. Construction Contingency - Carried in the City's budget
- 2. A/E Fees not included - Carried in the City's budget.
- 3. Escalation included to the midpoint of construction, which is assumed to be December 2025





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+ appendix

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# PROJECT MEETING #1

November 15, 2023



## Meeting Minutes

To:	Tremain Hedden-Jones, City of Santa Cruz	Date:	11/15/2023
From:	Clarence Mamuyac / ELS	Project:	Santa Cruz – HWA (Harvey West Aquatics)
Subject:	Project Meeting #1	Project No:	
Meeting Date:	11/15/2023	Location:	Zoom
Attending:	City: Tremain Hedden-Jones, Lindsey Bass ELS: Clarence Mamuyac, Anthony Grand.	Distribution:	All Attendees

Item	Discussion	Action
1.0	<p>ELS Presented that attached PowerPoint presentation covering the Elk Grove Aquatic Center, Existing Conditions at Harvey West Park (a recap of our site visit on November 1) and four concepts A, B, C and D.</p> <p>ELS explained the renovation of the Existing Center, essentially is maintenance and repair effort that could range from ½ million to \$5MM in cost, and that Concepts A, B, C, and D will significantly exceed a maintenance and repair scenario. For example, ELS shared the images and cost for Elk Grove, Piedmont and Mountain View.</p> <p>Elk Grove Civic Aquatic Center, City of Elk Grove – Today’s cost would be approximately \$40MM</p> <p>Piedmont Aquatic Center, City of Piedmont – Similar in scope to what ELS represents in Concepts B,C and D – Piedmont was bid 1 year ago and came in \$22MM (8,000sf building, All electric and two pools)</p> <p>Rengstorff Aquatic Center, City of Mountain View - Similar in scope to what ELS represents in Concepts B,C and D – Rengstorff was bid 1.5 years ago and came in \$21MM (10,000 sf building, All electric and two pools)</p>	
2.0	<p>City Response:</p> <ul style="list-style-type: none"> <li>Like the direction and range of concepts A – D</li> <li>Concern over the contrast of new to old – i.e., a new aquatic center next to an existing, older clubhouse.</li> <li>City would like to tour Mountain View Project on December 6<sup>th</sup>.</li> </ul>	ELS/Tremain

	<ul style="list-style-type: none"> <li>City would like els to consider a Flowrider and/or a potential portable wave machine. Tremain to share information on portable wave machine</li> </ul>	ELS/Tremain
3.0	<p><b>Next Steps:</b></p> <ol style="list-style-type: none"> <li>ELS to investigate Flowrider and portable wave machine – Tremain to share information he has on these items.</li> <li>ELS will prepare order of magnitude cost estimates for each concept – A through D, and will include Flowrider/portable wave machine</li> <li>ELS will prepare massing diagrams for new building area indicated on concepts A – D.</li> <li>All new work will be presented at our next session on November 22, 2023, via ZOOM.</li> </ol>	<p>ELS/Tremain</p> <p>ELS</p> <p>ELS</p> <p>ELS</p>

The above represents the conclusions and directions for the els and client project team. Should there be any significant omissions or needed clarifications, please advise els immediately. Thank you.

Attachment – PowerPoint Link to Meeting #1 Presentation – 11/15/2023





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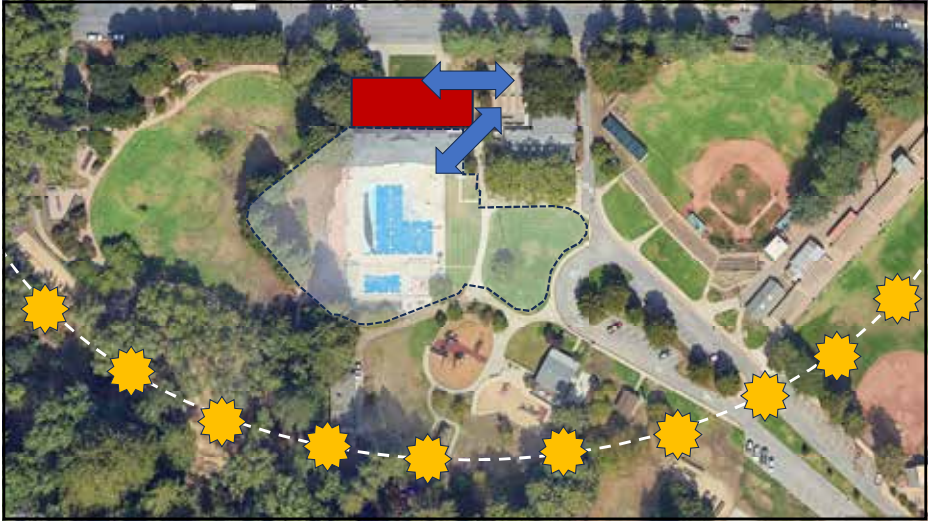


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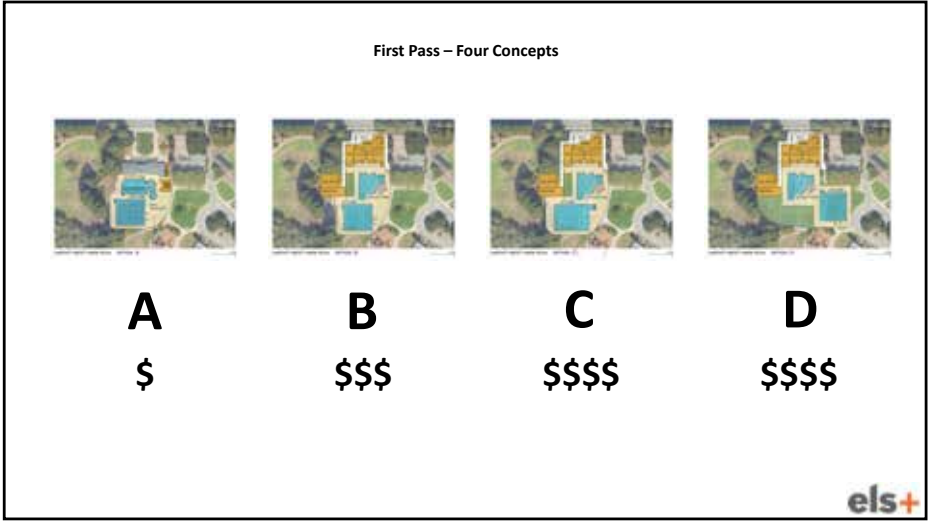




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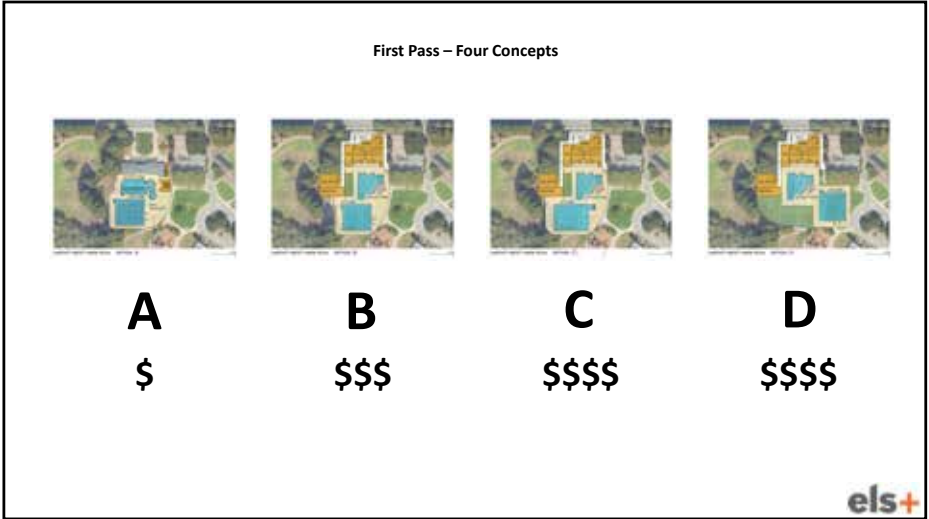


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# PROJECT MEETING #2

November 22, 2023



## Meeting Minutes

To:	Tremain Hedden-Jones, City of Santa Cruz	Date:	11/22/2023
From:	Clarence Mamuyac / ELS	Project:	Santa Cruz – HWA (Harvey West Aquatics)
Subject:	Project Meeting #2	Project No:	
Meeting Date:	11/22/2023	Location:	ZOOM
Attending:	City: Tony Elliot, Tremain Hedden-Jones ELS: Clarence Mamuyac, Anthony Grand.	Distribution:	All Attendees

Item	Discussion	Action
1.0	<p>ELS Presented that attached PowerPoint presentation covering a recap of meeting #1 and new material.</p> <p>ELS explained that the renovation of the Existing Center, essentially a maintenance and repair effort, could range from ½ million to \$5MM in cost, and that Concepts A, B, C, D, and E will significantly exceed a maintenance and repair scenario. For example, ELS shared images and cost for Elk Grove, Piedmont, and Mountain View.</p> <p>New Concepts and their Ball Park construction cost were presented as follows:</p> <p>Concept X: \$5MM or less (Base Concept – Renovation of Existing Aquatics Center)</p> <p>Concept A: \$10.7MM Concept B: \$24.8MM Concept C: \$25.7MM Concept D: \$25.3MM Concept E: \$28.4MM (Includes Flow Rider)</p> <p>Concept A – Added a modest amount of new area to the existing building with an all–new aquatics environment. See attachment.</p> <p>Concepts B – E represented a replacement of the existing building with a new building of approximately 12,000sf and all-new aquatics environment. See attachment.</p>	

2.0	<p>City Response:</p> <ul style="list-style-type: none"> <li>Like overall direction, design and cost range of concepts X, A, B, C, D and E</li> <li>Tony shared his interest in possibly furthering the scope as part of the master planning effort, such as: <ul style="list-style-type: none"> <li>Re-designing and re-building the “clubhouse to the east of the existing aquatics center.</li> <li>Including the lawn area and picnic area to the west. Perhaps this could be a candidate location for the new aquatic center?</li> <li>He also mentioned that depending on what the swimming community would like to see – even the ideas presented today could shift. ELS concurred, and understood that this current effort was to simply “test” the possibilities for a reimagined Harvey West Aquatics Center – the results of the test are for the city to gauge and bracket future scope, especially as it relates to the future community engagement and park master planning effort. This effort is not intended for public distribution.</li> </ul> </li> <li>The city would like to tour Mountain View Project on December 6<sup>th</sup>.</li> <li>The city selected to the following concepts to move forward: <b>X, A, C, E</b></li> </ul>	
3.0	<p>Next Steps:</p> <ol style="list-style-type: none"> <li>ELS to engage BAE to begin Market Demand/Project Economics Scope</li> <li>ELS to engage ADG to begin Existing Aquatic Center Assessment</li> <li>ELS will arrange for a site visit at Rengstorff Park for 12/6 at 10am (Tremain to coordinate City of Santa Cruz attendees).</li> <li>BAE and ADG will be invited to our next session on November 29, 2023, via ZOOM. ELS to prepare agenda.</li> <li>ELS Scope of Services and Final Concept Report to wrap up by week of 12/18/2023.</li> </ol>	<p><b>ELS</b> <b>ELS</b> <b>ELS/Tremain</b></p> <p><b>ELS</b></p> <p><b>Tremain</b></p>





architecture+  
urban design

The above represents the conclusions and directions for the els and client project team. Should there be any significant omissions or needed clarifications, please advise els immediately.  
Thank you.

Attachment – PowerPoint Link to Meeting #2 Presentation – 11/22/2023

[elsarch.com](http://elsarch.com)

**BERKELEY | 510.549.2929**  
2040 Addison Street  
Berkeley, CA 94704

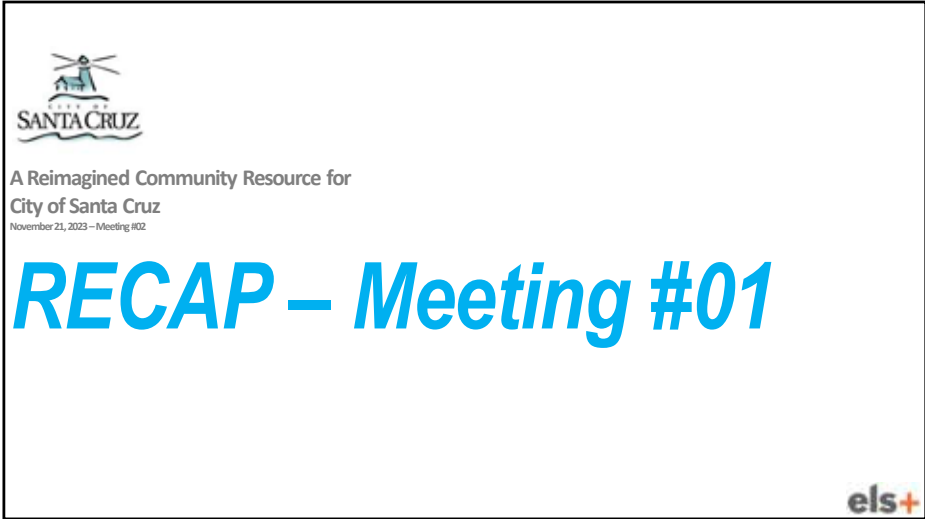
**LOS ANGELES | 213.348.1155**  
950 S. Grand Avenue, Suite 400  
Los Angeles, CA 90015

**SACRAMENTO | 916.301.4411**  
800 Howe Avenue, Suite 330  
Sacramento, CA 95825





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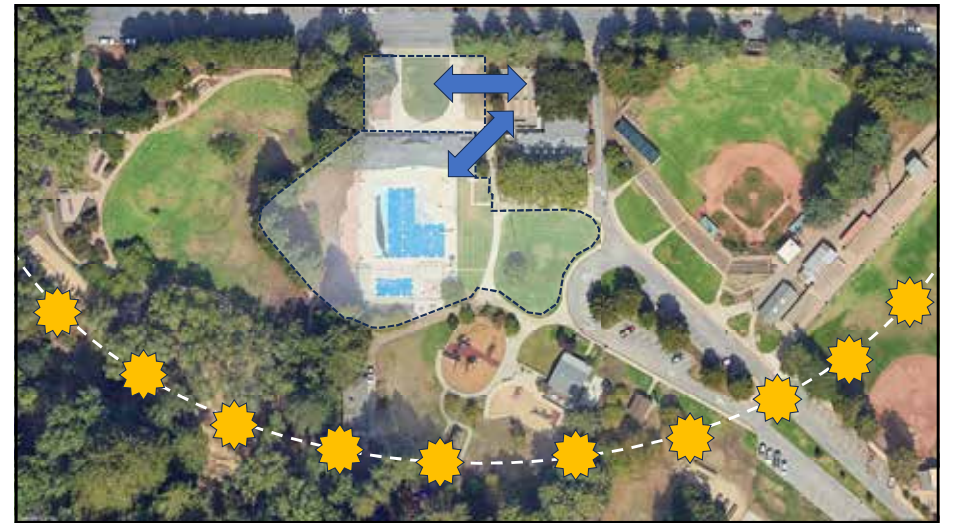
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First Pass Pass – Four Concepts  
Base Concept “X” – Renovate Existing  
\$5MM



**A**  
\$

**B**  
\$\$\$

**C**  
\$\$\$\$

**D**  
\$\$\$\$

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A Reimagined Community Resource for  
City of Santa Cruz  
November 21, 2023 – Meeting #02

*New Material*

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Second Pass Pass – FIVE Concepts  
Base Concept “X” – Renovate Existing  
\$



**A**  
\$\$

**B**  
\$\$\$\$\$

**C**  
\$\$\$\$\$

**D**  
\$\$\$\$\$

**E**  
\$\$\$\$\$\$

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Second Pass Pass – FIVE Concepts  
Base Concept “X” – Renovate Existing  
\$4.8MM



**A**  
\$10.7MM  
2X

**B**  
\$24.8MM  
5X

**C**  
\$25.7MM  
5X






**D**  
\$25.3MM  
5X

**E**  
\$28.4MM  
6X

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Second Pass Pass – FIVE Concepts  
Base Concept “X” – Renovate Existing  
\$4.8MM



**A**  
\$10.7MM  
2X

~~**B**  
\$24.8MM  
5X~~

**C**  
\$25.7MM  
5X

~~**D**  
\$25.3MM  
5X~~

**E**  
\$28.4MM  
6X

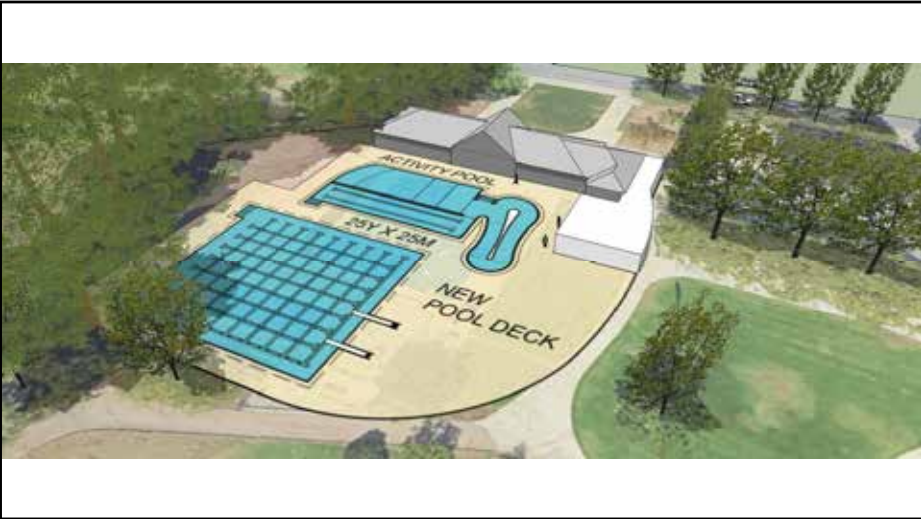
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HARVEY WEST PARK POOL OPTION A

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A Reimagined Community Resource for  
City of Santa Cruz  
November 15, 2023

# Next Steps

## Harvey West Aquatics

At Harvey West Park



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# PROJECT MEETING #3

November 29, 2023



## Meeting Minutes

To:	Tremain Hedden-Jones, City of Santa Cruz	Date:	11/29/2023
From:	Clarence Mamuyac / ELS	Project:	Santa Cruz – HWA (Harvey West Aquatics)
Subject:	Project Meeting #3	Project No:	
Meeting Date:	11/29/23	Location:	ZOOM
Attending:	City: Tremain Hedden-Jones, Travis Beck, Steve Gomez ELS: Clarence Mamuyac, Anthony Grand. BAE: Matt Kowta ADG: Dennis Berkshire	Distribution:	All Attendees Tony Elliot Lindsey Bass Noah Downing

Item	Discussion	Action
1.0	<p>ELS Presented the attached PowerPoint presentation covering a recap of meeting #1 and #2, plus outline material and approach of ADG and BAE effort ahead.</p> <p>ELS shared similar projects and costs for City of Elk Grove, City of Mountain View and City of Piedmont.</p> <p>ELS also shared the concepts that will be included in the final report, per the City's selection on 11/22, which are X, A, C, E (see attached PowerPoint show)</p>	
2.0	<p>ADG Effort: Dennis outlined his effort, leading to a memo report that will focus on a review of the exiting aquatic center. ADG will focus on pools, pool equip, and review/comment on the existing conditions per ADG scope of services.</p> <p>BAE Effort: Matt outlined the services in his scope of effort – per the attached PowerPoint show, with a request for the key inputs from the city this week:</p> <ol style="list-style-type: none"> <li>1. List of Major Stakeholders and User Groups of the Pool and the contact information for each. Matt needs this information to begin his stakeholder interview process.</li> <li>2. List of Programmed Activities, Events, etc., that may include certain demand and attendance data. Tremain reiterated that this</li> </ol>	

	<p>information was a bit scarce, but he will provide what he city has on record.</p> <ol style="list-style-type: none"> <li>3. List of aquatic centers within the Santa Cruz service area. This topic produced a lively discussion, and several aquatics facilities were mentioned by both the city and Dennis (ADG). Some of the facilities included: Simkins (County Facility), UCSC, local high schools and privately operated centers such as Madrona, Elks and Boys and Girls Club. Matt (BAE) will use this information, along with BAE's resources, to develop a more targeted and relevant list aquatic centers within a reasonable service area of the Santa Cruz community.</li> <li>4. Tremain asked how the open water contingent and ocean access will be included in the analysis. Matt shared that BAE will focus on built aquatic centers, knowing that some percentage of the pool user's are both open water enthusiasts and pool swimmers.</li> <li>5. Steve commented on how important the fun-water pool and slide and Wave Rider components will be to the community – especially children.</li> <li>6. Travis asked if Operating Cost was included in the BAE effort. Matt stated that operational financials are not a part of his current scope. Clarence added that, in his opinion, it was too early commencing that level of study now, especially in the context of the park master plan, Clarence advised to wait until the overall park master planning has run its course. BAE could certainly provide these services in the future.</li> </ol>	
3.0	<p><b>Next Steps:</b></p> <ol style="list-style-type: none"> <li>1. ELS to meet with City Team at Rengstorff Aquatic Center (Under construction and approximately 75% complete) on December 6<sup>th</sup> at 10am. This will serve as Meeting #4</li> <li>2. BAE to provide ELS a list of "information needs". ELS will forward that information request to Tremain and Lindsey.</li> <li>3. Dennis (ADG) will meet with Steve and Tremain at the existing facility this coming Friday morning at 9:30am – This will start ADG's assessment of Existing Conditions.</li> <li>4. BAE and ADG will join our regularly scheduled meeting on Wednesday, 12/13 to provide an update on their efforts.</li> <li>5. ELS will continue to work with ADG on fine tuning Concepts X, A, C and E.</li> <li>6. ELS+ADG+BAE are aiming for a final concept report to be delivered to the City of Santa Cruz the week of 12/18.</li> </ol>	<p><b>ELS</b></p> <p><b>BAE/Tremain</b></p> <p><b>ADG/Steve</b></p> <p><b>ADG/BAE</b></p> <p><b>ELS/ADG</b></p> <p><b>ELS</b></p>





architecture+  
urban design

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The above represents the conclusions and directions for the els and client project team. Should there be any significant omissions or needed clarifications, please advise els immediately.  
Thank you.

Attachment – PowerPoint Link to Meeting #2 Presentation – 11/29/2023

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A Reimagined Community Resource for  
 City of Santa Cruz  
November 29, 2023 – Meeting #03

# Harvey West Aquatics

## At Harvey West Park




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 City of Santa Cruz  
November 29, 2023 – Meeting #03

# Harvey West Aquatics


## At Harvey West Park



AGENDA


- Review and Recap of Meetings 1 and 2
- Aquatics Center Needs Assessment
  - Site Visit by Aquatic Design Group on Friday, 12/1
  - Document existing conditions, identify code and safety violations, as well as maintenance concerns
  - Work with els to finalize alternates and conceptual cost selected during Meeting #2 on 11.22.2023
- Market Demand - Kickoff
  - Start-Up and Review of Background Information
  - Document Demand of Existing Facility
  - Compile Community-Wide Aquatics Facility Supply and Demand Information
  - Interviews with Key User Groups
  - Final Product – Memo Report (Aiming for Week of December 18<sup>th</sup>)

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November 21, 2023 – Meeting #02

# RECAP – Meetings 01 & 02



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First Pass Pass – Four Concepts  
Base Concept “X” – Renovate Existing  
\$5MM

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>
\$	\$\$\$	\$\$\$\$	\$\$\$\$

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Second Pass Pass – FIVE Concepts  
Base Concept “X” – Renovate Existing  
\$4.8MM

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
\$10.7MM 2X	\$24.8MM 5X	\$25.7MM 5X	\$25.3MM 5X	\$28.4MM 6X

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Second Pass Pass – FIVE Concepts  
Base Concept “X” – Renovate Existing  
\$4.8MM

<b>A</b>	<b>B</b>	<b>C</b>	<b>D</b>	<b>E</b>
\$10.7MM 2X	<del>\$24.8MM 5X</del>	\$25.7MM 5X	<del>\$25.3MM 5X</del>	\$28.4MM 6X

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City of Santa Cruz  
November 29, 2023 – Meeting #03

# ADG – Needs Assessment


## 2. Aquatics Center Needs Assessment

- a. Site Visit by Aquatic Design Group on Friday, 12/1
- b. Document existing conditions, identify code and safety violations, as well as maintenance concerns
- c. Work with els to finalize alternates and conceptual cost selected during Meeting #2 on 11.22.2023



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City of Santa Cruz  
November 29, 2023 – Meeting #03

# BAE – Market Demand

**3. Market Demand Kickoff**

- a. Start-Up and Review of Background Information
- b. Document Demand of Existing Facility
- c. Compile Community-Wide Aquatics Facility Supply and Demand Information
- d. Interviews with Key User Groups
- e. Final Product – Memo Report (Aiming for Week of December 18<sup>th</sup>)





A Reimagined Community Resource for  
City of Santa Cruz  
November 29, 2023

# Next Steps Harvey West Aquatics At Harvey West Park





# PROJECT MEETING #4

December 22, 2023





Meeting Minutes

To:	Tremain Hedden-Jones, City of Santa Cruz	Date:	12/22/2023
From:	Clarence Mamuyac / ELS	Project:	Santa Cruz – HWA (Harvey West Aquatics)
Subject:	Project Meeting #4	Project No:	
Meeting Date:	12/22/2023	Location:	ZOOM
Attending:	City: Tremain Hedden-Jones, Noah Downing ELS: Clarence Mamuyac, Anthony Grand. BAE: Matt Kowta	Distribution:	All Attendees

Item	Discussion	Action
1.0	ELS Presented a draft of the Feasibility Report and PowerPoint presentation covering a “bonus idea” – the replacement of the existing clubhouse with a new community center. The PowerPoint presentation is attached herewith for information. The DRAFT Feasibility Report will be released later today for review and comment by the city. ELS has requested all comments by January 5, 2024. ELS will then submit the Final Feasibility Report by January 12, 2024.	
2.0	<p>Market Demand Study – BAE Reported the following:</p> <p>The City of Santa Cruz experienced modest but consistent population growth since the opening of HWP in 1960 through 2020 and, apart from the Simpkins Family Swim Center, has seen no significant expansion of additional municipal swimming pool access from 1960 until now.</p> <p>The State Department of Finance reports a slight decline in the City’s population since 2020, and projects a long-term leveling off or decline in the countywide population through 2060.</p> <p>The analysis thus far, suggests that the community’s demand for aquatics facilities would support replacement of the existing Harvey West pool facilities with equivalent pool capacity along with additional capacity to address what is likely additional pent up unmet demand that is in line with the additional capacity contained within the Harvey West pool renovation scenarios that are under consideration, Including additional training lanes as well as additional water for instructional and recreational uses. Recreational elements could include shallow swim lanes, slide, zero beach entry and/or a lazy current. The market demand analysis considers the following:</p> <ol style="list-style-type: none"><li>unmet demand and growth that has occurred in the Santa Cruz area since HWP opened in 1960;</li></ol>	



	<ol style="list-style-type: none"><li>the addition of the Santa Cruz County Simpkins Center;</li><li>more limited access to UCSC aquatic facilities;</li><li>limited inventory of publicly accessible pools;</li><li>decline in recent population, and projected countywide decline over the next decades; and</li><li>high level sense of interest gained through interviews with various community aquatics groups throughout Santa Cruz.</li></ol> <p>Accordingly, and apart from the Wave Rider-like feature proposed in Development Level 4, all four Development Levels presented herein align with the market demand of the Santa Cruz area. The Wave Rider-like feature, based on limited data, makes it difficult to draw a meaningful conclusion as to its contribution to the marketability or operational “bottom line” of a new or renovated center. What is clear, however, is that the net addition of swim lanes and recreation water are the most viable and important components to the revival of the center’s success.</p>	
3.0	<p><b>Next Steps:</b></p> <ol style="list-style-type: none"><li>ELS to submit Draft Feasibility Report by EOB 12/22</li><li>The City (Tre) to gather any remaining “schedule Data” that gives a sense of how the pool was used on an hourly basis. Tre to try and send data to ELS and BAE by EOB 12/22.</li><li>The City to issue all review comments on the Draft Feasibility Report by January 5, 2024.</li><li>ELS to issue final Feasibility Report by January 12, 2024</li></ol>	<p>ELS City/Tre/BAE</p> <p>City/Tre</p> <p>ELS</p>

The above represents the conclusions and directions for the els and client project team. Should there be any significant omissions or needed clarifications, please advise els immediately. Thank you.

Attachment – PowerPoint Link to Meeting #4 Presentation – 12.22.23





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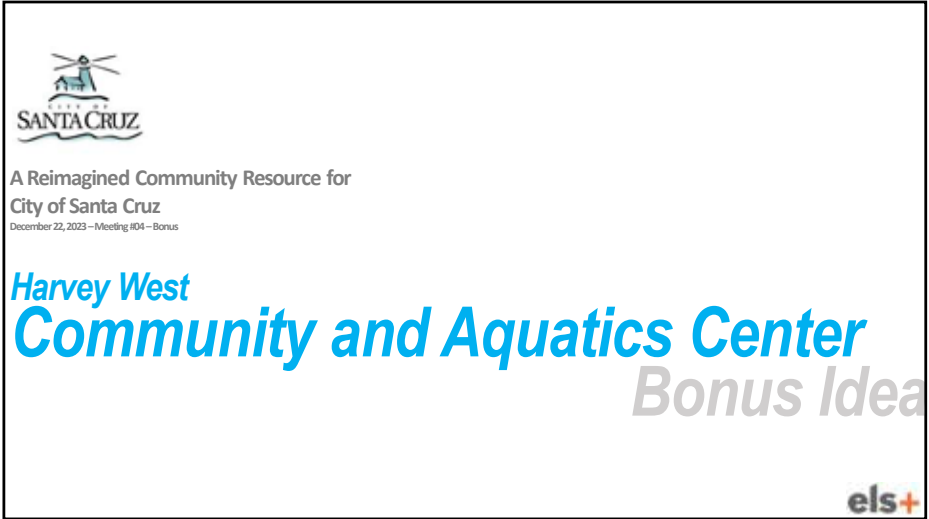


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November 29, 2023

# Next Steps

## Harvey West Aquatics

At Harvey West Park





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