

AHS Aquatic Center Newsletter

November 2008

Design: Balancing Budget, Stakeholders, and State Requirements

The existing Albany High School Pool has provided valued service to the District and the community for over 50 years. As a result of its long service life and changing requirements, the existing pool and facilities are in need of replacement. The cost of repair and necessary modifications to meet current disabled access and seismic codes makes replacement of the facilities the financially prudent choice.

In February 2008, the voters of the AUSD approved Measure E; a \$10 million General Obligation Bond to replace the pool with two new pools and provide up to five classrooms.

The architectural designing and construction planning of California public school facilities is complex and subject to stringent building requirements administered by the Division of the State Architect (DSA). These requirements are necessary to insure our public schools provide the highest performance in terms of disabled access, fire and life safety systems, and structural integrity.

To assist the AUSD in planning and designing the new Aquatic Center, several consulting professionals have or will be hired. The Board has selected LPA Architects to provide architectural design services and BCI to provide planning and construction management services necessary. Soils engineering, topographical surveying, hazardous materials surveying, and building inspection

are some of the other professional services that will be necessary.

The charge of the consultants is to design and deliver an Aquatic Center that provides the District and the community with their requested amenities and aesthetic impact, and meets the requirements of the DSA- all within the \$10 million budget.

The proposed design of the new Aquatic Center will include a 6 lane 50'x75' warm water indoor pool, an 8 lane 75'x75' outdoor competition pool, new shower/changing rooms, new pool support spaces, and four new modular classrooms.

All new facilities will meet current disabled access requirements and seismic standards.

The two-pool design provides the opportunity for concurrent use of the indoor pool for community based aquatic programs and of the outdoor pool by AUSD programs. Scheduling will allow the District use of the indoor pool and community use of the outdoor pool.

Although it was originally intended that the competition pool would be covered, budget constraints dictate that it be uncovered. The outdoor pool will be designed to be covered at a later date if funding becomes available.

Community Oversight:

The AUSD Board of Education is committed to encouraging and providing on-going public participation and community oversight of the design and construction of the Albany High School Aquatic Center.

The Board has received numerous Aquatic Center presentations over the last 12 months. The Board has directed the project priorities be to adhere to the \$10 million capital budget, address the needs of AUSD students, and provide additional classroom space. All Board meetings are open to the public and can be viewed at KALB.

The Board authorized the formation of a Pool Committee to provide recommendations to the Superintendent regarding the general design and construction of the Aquatic Center. This 11 member committee is comprised of AHS staff, District and community representatives, and AHS neighbors. The Committee has met 7 times since April 2008. The Committee meetings are open to the public and meeting minutes and upcoming agendas are available on the Pool Website.

Also, a Citizen's Oversight Committee (COC) has been formed as required by Proposition 39 (Measure E is a Proposition 39 bond). This committee is charged with ensuring the proper expenditure of Measure E funds. More information on the COC can be found at: ausd.ca.schoolloop.com

Planned Construction Schedule:

Sept to Dec 08:	Schematic Design
Jan to Jun 09:	DSA Review
Jul to Aug 09:	Bidding
Sept 2009 to Sept 2010 :	Construction
Sept 2010:	Pool Opens

Closing the Current Pool

The existing pool facility is scheduled to be permanently closed at the end of December 2008. Aquatic classes will resume when the new Aquatic Center is opened in 2010.

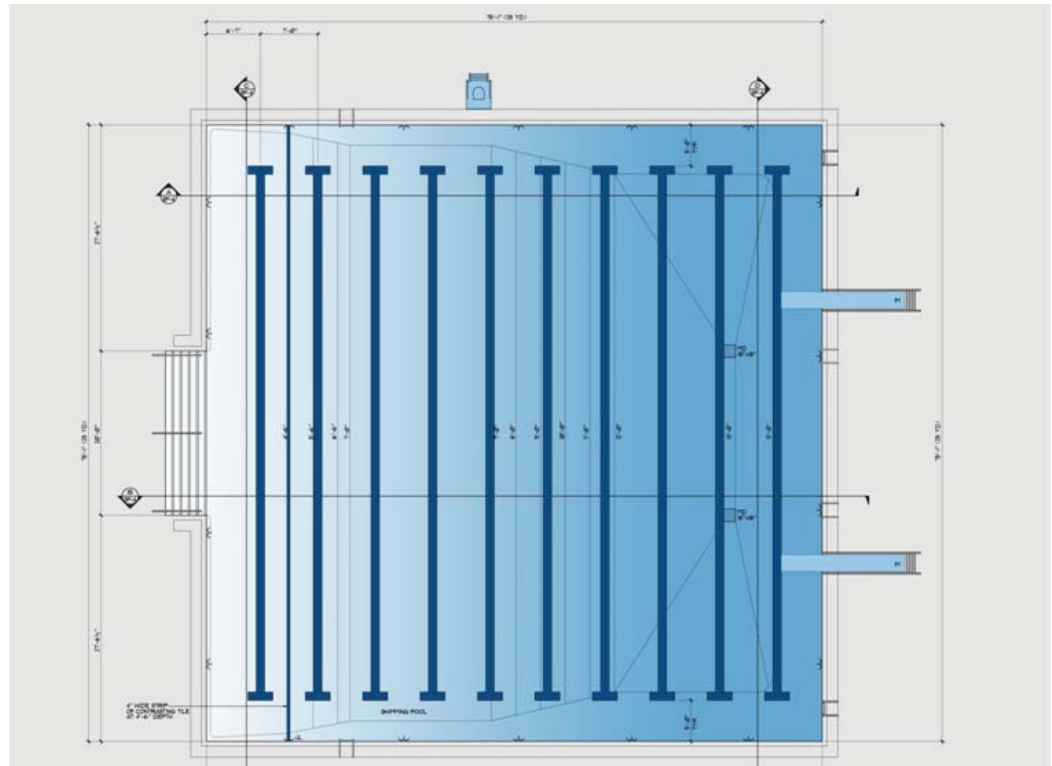
The existing pool must be closed in December so that complete soils testing can be performed, the existing co-generation plant can be bypassed, and hazardous material abatement can be completed prior to the demolition of the pool building and pool shell.

It is essential the pool be demolished as early as possible so construction is not delayed.

Going Green

The Board of Education has directed the use of "Green" design for the new Aquatic Center.

Green design will be used from demolition through final construction. Recycling of demo'ed materials will be used wherever possible.



The New Albany High School Pool will provide expanded physical education and exercise opportunities to AUSD students and the Albany community

Visualizing the Exterior Architecture

The construction of the new Aquatic Center provides the AUSD and the community with an opportunity to provide a strong expression through the architec-



The extensive use of windows and roof mounted water heating will allow for passive solar energy to warm the indoor pool and pool building.

Photo-voltaic panels are planned for electrical generation.

tural design of the building.

The Pool Committee has been working closely with LPA Architects to identify designs that compliment the surrounding architecture, take advantage of sustainable building practices, and are fully functional.

Moreover, the final design

must be able to be constructed within the project's \$10 million budget.

The Pool Committee will make a recommendation to the Superintendent on the design. The Superintendent will bring this recommendation to the Board in January 2009.

Architectural renderings will be posted on the Pool website.

To find more information on the AHS Aquatic Center Project visit the District's website under the "Facilities" tab at: ausd.ca.schoolloop.com