

Albany High School Aquatic Center
Project Fact Sheet
March 2010

The purpose of this report is to provide the facts regarding the design of the Aquatic Center and to provide up to date project information. If you have any questions about the Fact Sheet or the information it contains, please contact David Burke, Project Manager, at david@bolloconstruction.com.

1. What is the pool project schedule?

The project is currently being reviewed by the Division of the State Architect (DSA). All school construction projects require DSA approval to ensure the project will comply with fire/life safety requirements, structural requirements, and access compliance (Americans with Disabilities Act). We expect the plans to be approved in either May or June 2010. Construction will commence shortly thereafter and the project will be complete in May 2011.

2. What will the project include?

The pool project is designed to include:

- **Aquatic building with lockers, changing rooms, bathrooms, pool office area, and covered instructional pool**
- **Outdoor competitive pool**
- **3 classrooms (including one double-size classroom to accommodate career technical classrooms)**

Project details include:

The aquatic building (10,165 sq. ft.) features a steel frame, stucco on concrete block / steel frame, buckling restrained braced frame systems, metal panel roof system, translucent wall panels, concrete floor and foundations, aluminum storefront and curtain walls, door systems; electrical, plumbing, mechanical, heating & cooling systems.

The office area and locker rooms in the aquatic building will form a central part of the aquatic center and will include custom fabricated casework, lockers, toilet partitions, tile floors, carpet, epoxy floor, signage and sculptural panels.

The work at the building will also include installation of site canopies, covered areas and site graphics.

The indoor instructional pool is a 3,754 sq. ft. pool variable depth pool. The outdoor pool is a 5,737 sq. ft. variable depth pool. Both pools are served by a combined support mechanical space adjacent to the indoor pool building.

The site work consists of construction of a concrete plaza deck, ornamental fencing and chain link fence, landscaping; storm water system, mass grading, site utilities, site lighting, site amenities and related Work.

3. Will new classrooms be part of the project?

Yes. Three new classrooms will be part of the project, including one double-size classroom. Two classrooms will be standard 960 square foot classrooms and the third classroom will be 1,600 square feet. This larger classroom is designed with special features to accommodate a career technical curriculum.

The new classrooms will be provided in one 3,520 square foot building located on the north side of the new Aquatic Center.

4. Were there any “last minute and unannounced” changes to the pool design presented at the February 18, 2010 School Board meeting?

The pool design presented to the Board in February 2010 was the same design that was presented to the Board and community in the fall of 2008: one 50’x75’ indoor exercise pool, one 75’x75’ outdoor competition pool, and the necessary support facilities. There were no “last minute and unannounced” changes.

5. What are the sizes and depths of each pool?

The following table provides data from the project plans.

**Albany High School Aquatic Center
Pool Dimensions and Depth Data**

Pool	Size	Area less than 4.5' Deep	Area 4.5'-7' Deep	Area greater than 7' Deep	Maximum Depth	Planned Operating Temperature
Indoor	50'x75' (3,750 sq. ft.)	54%	46%	0%	7'	Approx. 84 Degrees
Outdoor	75'x75' (5,625 sq. ft.)	13%	37%	50%	13'	Approx. 78 Degrees

6. Why was the plan submittal to the Division of the State Architect (DSA) delayed by almost one year to identify additional sustainable design features?

The submittal of the plans to DSA was originally intended to occur in January 2009. Development of the plans was intentionally suspended when the Sustainability Committee was formed. The Sustainability Committee was charged with identifying additional sustainable features for consideration as part of the Aquatic Center Project. It should be noted that many sustainable features were already planned to be included in the project. The committee presented its findings to the Board in June 2009. Upon Board approval of the Committee's recommendations, development of the plans resumed. Plans were submitted to DSA on December 3, 2009.

An additional \$700,000 from the District Building fund was identified to help offset the cost of the additional sustainable features identified by the Sustainability Committee.

Detailed information on the Pool Sustainability Committee can be found at:

http://ausd.ca.schoolloop.com/cms/page_view?d=x&piid=&vpid=1237080425061

In addition to the sustainability review, the District was also watching the bond market to determine when to sell the Measure E bonds. With the State's financial meltdown in September 2008, the District wanted to wait for stabilization in the bond market before issuing long term bonds. This stabilization returned by spring of 2009, and the District issued the Measure E bonds in early summer.

7. Why was the DSA submittal identified as “incomplete” by DSA up to March 2, 2010?

The DSA design review of school projects is a very exhaustive and detailed process. This process is required to ensure that California school facilities are structurally sound, meet fire/life safety codes, and meet the requirements of the Americans with Disabilities Act. It is common for DSA to list project submittals as incomplete until DSA is satisfied they have all of the information needed to complete the review of a project. The project schedule has always included a five month DSA review process.

8. Why does the design accommodate activities such as competitive swimming, water polo and diving as future options?

Providing a facility that will support a wide range of aquatic uses was a key focus in the design planning. The flexibility to accommodate specialized uses such as competitive swimming, water polo and diving while at the same time accommodating PE classes, aquatic exercise programs, adaptive PE programs, swim instruction, and community/family swim increases the functionality and revenue generating potential of the Aquatic Center.

It should be noted that the depth of the pool will support competitive diving and that sub-deck foundations for future 1 meter diving boards will be installed; however, the installation of diving boards is not part of the project. Again, the project was designed to have the ability to accommodate as many aquatic uses as possible. By providing the diving board foundations now, the future installation of boards will be very easy and cost effective SHOULD the District decide to offer diving instruction.

9. Will the pools accommodate recreational swim, swim instruction, exercise classes, and swim skills development?

Yes. By design, the project will accommodate a wide range of aquatic uses by both the school district and the community.

10. Why were ramps not included as part of the pool design? Do they affect other uses of the pool?

Ramps were considered early on in the design process by the Pool Committee. Due to the amount of space needed for the ramps, maintenance and operation issues with pool ramps and issues regarding water/chemical tolerant wheelchairs, and input from pool users and instructors, ramps were not included in the final design. The pool design does meet the requirements of the Americans with Disabilities Act by having two means of access at each pool: hydro-powered lifts and stairs with handrails.

AUSD Board Member, Paul Black, posted a more complete background on the ramps on his blog at: http://www.prblack.com/BoE/BoE_Blog/Entries/2010/2/23_Pool_Ramps_and_Budget_Update.html

11. How was the design of the Aquatic Center guided?

There were numerous impacts on the pool design. First and foremost, the design has to meet the structural, life safety, and disabled access compliance requirements of the State of California for school facilities and the water quality requirements of the Alameda County Health Department.

The Pool Committee and Sustainability Committee also provided substantial input regarding anticipated uses and the desired design features to support a wide range of pool user groups.

The specialty pool design consultant for the project is Aquatic Design Group (ADG). Aquatic Design Group is a preeminent pool design firm. More information about ADG can be found at:

<http://www.aquaticdesigngroup.com/>

12. Who is on the Pool Committee?

The Pool Committee was formed in April 2008 to provide guidance to the project design team. The Pool Committee provides a broad representation and is comprised of AHS Pool Directors, the AHS swim team coach, the AHS Principal, an adult education instructor, an adaptive PE instructor, pool users, and AHS neighbors. The Committee has met frequently over the last two years to assist in the development of the project plans. Meetings are open to the public.

More information on the Pool Committee can be found at:

http://ausd.ca.schoolloop.com/cms/page_view?d=x&piid=&vpid=1237080435258

13. What is the estimated cost of the project?

The project has a budget of \$10 million. An additional \$700,000 is available from the District's Building Fund should the funding be necessary. Project budget and expenditures reports can be found at:

<http://ausd.ca.schoolloop.com/AlbanyPoolProject>

14. Why are bond issuance costs and debt service costs not considered within the Aquatic Center Project Budget?

The \$10 million in funding for the project is being provided by Measure E. Measure E is a General Obligation Bond that was passed by the Albany Voters in February of 2008. The issuance costs were paid from the bond premium generated when the bonds were issued. The debt service on the bonds is paid through annual tax collections. The Measure E bonds will be repaid over 18 years.

15. Are there any “cost overruns” for the project?

It has been stated that there are currently “cost overruns” associated with the project. There are no cost overruns in the project.

Additional scope has been added to the project such as the features resulting from the input of the Sustainability Committee. To accommodate the increase in scope, an additional \$700,000 from the Building Fund is available to the project, should it be needed.

In addition, the project budget includes \$500,000 in contingencies to help ensure the project remains within budget.

16. What oversight is there regarding budgets, costs, and expenditures of the Pool Project?

The Pool Project is subject to oversight by the Pool Project Citizens Oversight Committee. This legally required committee is charged with ensuring bond proceeds are spent in accordance to the bond language and project list approved by the Albany voters in February 2008. More information can be found on the Citizens Oversight Committee at:

http://ausd.ca.schoolloop.com/cms/page_view?d=x&piid=&vpid=1223961136973