

Community Pool Facility

Preliminary Programs, Operations and Maintenance

The Community Pool facility is anticipated to be completed by December 2008 and it is planned to open the facility to the public in mid May 2009. This new facility and recreation services will be unique to the City and should have a more detailed description of the scope of the services proposed to be developed.

The programming, operations and maintenance of the Community Pool will be the responsibility of the Public Works and Community Resources Departments. The City's General Fund budget will account for the facility operations and maintenance costs in the Public Works Department under a Pool Maintenance program. The Community resources Department will provide the day-to day programming of public use and classes under an Aquatics Services program.

Pool Operations and Maintenance – Public Works

The Importance of Swimming Pool Maintenance

While the Community Pool water might look sparkling and clear, it can actually be home to a host of irritants and contagions including bacteria, mold, algae, sunblock and suntan lotions, perspiration, and other human by-products. When chlorine levels drop too low or high, the pH levels go unregulated, or the pool's pumps and filters fail to work properly, these unwanted contaminants can actually build up to unsafe levels, causing everything from eye and skin irritations to actual infections. From a purely financial standpoint, poorly-maintained pool water can also cause pumps and filters to fail, and cause problems with concrete, plaster, and vinyl pool linings. In short, keeping up on swimming pool maintenance is the best way to keep the pool running properly, and the water healthy, week in and week out throughout swimming pool season.

Public swimming pools in Napa County are inspected by Environmental Health Department. The inspection will identify safety concerns and rule violations, including accurate record keeping on chemical levels and pool maintenance. Noncompliance may result in procedures to suspend or revoke the permit to operate a public swimming pool and potentially pool closure.

Pool Operational Systems Maintenance

A minor portion of one Plant Operator position in the Budget is designated to perform maintenance on Pool Operational Systems. This is generally work that occurs within the Pool's pump room. Some examples include:

- Performs maintenance and repair work on swimming pool facilities and related mechanical and chemical systems, including electrical and plumbing systems
Backwashes pool sand filters
- Adjusts chemical levels of pool water, including maintenance of chemical testing and injection systems
- Mandatory daily checks of pool systems and chemical levels
- Operates pumps, filters, chemical injectors, aerator systems and chlorinators
Performs regular inspections of swimming pool mechanical equipment including pumps, motors, filters, chemical feed systems, pool boilers, booster pumps
- Maintains and repairs filtration, and pump systems
- Maintains, repairs, and calibrates chemical injection systems, including changing and recharging containers
- Maintains water heater and boiler systems
- Monitors pool chemical and supply inventory
- Maintains written maintenance and repair records

The Operational Systems Maintenance requires 7-day a week presence to perform daily checks and to be on-call for system alarms during the swim season. A lesser degree of maintenance would be required in the off-season. For City staff, this would either require shift work or premium pay for weekends and holidays.

The pool systems maintenance could be contracted, although an initial search for such vendors on public swimming pools did not reveal such companies in the local geographic area. Typically, for a contracted service, weekends and holidays would also require premium pay. Contracted service vendors would likely spend billable hours in travel from either Santa Rosa or Napa, and response time may be slow to emergency call-outs. As with most contracted services, there is an inherent loss of efficiency as City staff must spend significant time to manage the contract and inspect the services provided.

The model of using Plant Operators for Pool Operational Systems Maintenance is consistent with the City of Yountville's maintenance model. Other municipal pool facilities typically utilize in-house staff to perform pool systems maintenance.

Pool Facility Maintenance

Although the Calistoga Community Pool will be new, there are many outside-the-pump-room facility maintenance tasks that need to be performed on this high-intensity use facility. A small sampling are: tile repair, graffiti removal, grass mowing and edging, plumbing repairs, repairs to finishes, pest management, pool deck and fixture repairs, cleaning bird droppings and swallow nests, repair of vandalism, roof cleaning, pressure washing of sidewalks, grading of the parking lot, storm drain cleaning, repair of storm damage, etc.

A smaller portion of a Maintenance Technician position is included in the Budget to perform routine maintenance of the pool facility, along with non-routine maintenance and small improvements for better efficiency and operation. As the City has experienced on other facilities such as City Hall and the Police Station, there are a nearly endless number of small improvement and non-routine maintenance projects that could and should be performed, given the availability of time and resources.

While specific facility maintenance could be contracted, it would be difficult to clearly define a level of maintenance quality or performance standard. A contracted maintenance vendor would not likely have a sense of facility ownership to make long lasting maintenance repairs. Again, as with most contracted services, there is an inherent loss of efficiency as City staff must spend significant time to manage the contract and inspect the services provided.

Budget Assumptions for Staffing Needs

The following is a summary Budget calculation for both Pool Operational Systems Maintenance and Pool Facility Maintenance:

- Swim season, 7-days per week, 12-hours per day mid-May thru late-August
- 6 added weekends, 3 on each side of swim season
- Reduced maintenance required in the off-season
- High-cost area with limited hiring or contracting opportunities
- Location with moderately high probability of vandalism and building finishes that are not vandal resistant
- Facility with high risk of liability, thus need for prompt maintenance
- Community perception of pool closure for maintenance problems will be less than tolerant and highly disruptive to programs
- Limited area for storage of supplies and maintenance equipment, thus loss of maintenance efficiency
- Lifeguards (teens) with limited understanding of maintenance cause-effect
- Highly corrosive environment, that requires added maintenance attention
- Aquatics staff will perform all custodial services, including pool deck

Staffing need for Pool Operational Systems Maintenance: 557 hours/year.
With annual leave and sick leave, estimate **0.3 FTE**.

- Pump room maintenance and daily check: 1 hour/day x 7 days/week x 4.5 weeks/month x 3.5 months/year + 1 hour/day x 2 days/weekend x 6 added weekends/year = 122 hours/year
- Chemical ordering and restocking: 4 hours/month x 4 months/year = 16 hours/year

- Sand filter backwashing and media replacement: 3 hours/week x 4.5 weeks/month x 3.5 months/year + 3 hours/weekend x 6 added weekends/year = 65 hours/year
- Pumps, boilers, and chemical feed maintenance: 32 hours/month x 3.5 months/year + 4 hours/weekend x 6 added weekends/year = 136 hours/year
- Chemical sampling calibration and lab sampling: 4 hours/month x 3.5 months/year + 2 hours/weekend x 6 added weekends/year = 26 hours/year
- CPO and pump/boiler maintenance training: 48 hours/year x 4 staff = 192 hours/year

Staffing need for Pool Facility Maintenance: 408 hours/year. With annual leave and sick leave, estimate **0.3 FTE**.

- Pool facility maintenance: Building with intensive use, doors, locks, windows, HVAC systems, plumbing, electrical, telecommunications, furnishings, gutters, siding, fencing, hardscape, damage in restrooms and locker rooms, vandalism, non-custodial maintenance on the pool deck and pool fixtures, etc. 8 hours/day x 1 day/week x 4.5 weeks/month x 4 months/year + 8 hours/day x 2 days/month x 8 months/year = 272 hours/year
- Minor Non-Capital facility improvement projects: 136 hours/year .. (e.g. install lockers, add shelves, site improvements, improve security, etc.)

Aquatic Services – Community Resources

The new Community Pool is an exciting facility scheduled to open in spring 2009. This effort has been years in the making and reflects a true community partnership to bring this effort to an actual 2009 opening. The pool is one of two pools in the Napa Valley owned by a municipality. Other public aquatic facilities are owned by other entities and partially operated by the city in a facility use agreement shared by the user groups.

A special thank you goes not only to the City of Calistoga, but to the very active Calistoga Community Center and Pool Project, Inc. a non-profit committee who raised significant funds for the pool, and continues to pursue grants and donations for both facility improvements and programs. Additional community support came from the Calistoga Joint Unified School District and business and private donors.

The facility features two pools, one recreation pool and one swimming pool. The facility has one small office, a support mechanical and chemical area, and a location for a potential future water slide.

Swimming Pool

The swimming pool is a 6 lane, 25 yard pool with a one meter diving board. This pool will be used for lap swimming, recreation/family swim, swim lessons and all typical aquatic activities.

The depth of the pool graduates from 3'6" at the entry to 12' in the dive zone. Special areas for supervision in addition to general lifeguarding will be the will be the drop areas as well as the diving area. The surface area is 3,428 sq ft. Pool Capacity is 171 people.

Recreation Pool

The recreation pool is configured with two entry points, one step entry starting at 1.6" and located in the tot area which houses two water play (bucket/spray) features, a Vortex Fabulous Five and a Vortex Bozzle Spray. The other step entry located at the opposite end of the pool enters at a 3' depth. The deepest location in this pool is 3'6."Special areas for supervision will be at depth drops and water feature areas. The surface area is 2,038 sq ft. Pool Capacity is 102 people.

Aquatic Program and Budget Highlights

The aquatic programming and budget for the Community Pool is proposed as an estimate and is designed to be flexible with program options. The budget is