



SPECIAL MEETING OF THE  
PARK AND RECREATION COMMISSION  
APPROVED MEETING MINUTES

Wednesday, May 17, 2017  
7:00 pm

**El Cerrito City Hall  
Council Chambers  
10890 San Pablo Ave., El Cerrito**

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Recreation Department at 510-559-7000. Notification 48 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to this meeting. (28 CFT 35.102-35.104 ADA Title II).

1. **Roll Call:** Chair – Glen Lubcke, Ben Chuaqui, Norman La Force, Tara McIntire, David Zuckermann  
Commissioners Absent: Robin Mitchell, Manish Doshi  
Staff: Bridget Cooney, Chris Jones

2. **Oral Communications From The Public:** None

*All persons wishing to speak should sign up with City Staff. Remarks are generally limited to 3 minutes per person. Please state your name and city of residence for the record. Comments related to non-agenda items will be heard first. Comments related to items appearing on the agenda are taken up at the time the Park and Recreation Commission deliberates each item.*

3. **Council/Staff Liaison Announcements and Reports**

*Staff and/or Councilmember Quinto may report on matters of general interest to the Park and Recreation Commission, Council policies, priorities and significant actions taken by the City Council.*

Chris Jones reported that members of the public have asked the West Contra Costa Unified School District Board of Education not to renew the lease agreement between the City and WCCUSD to give Fairmont Elementary School more space. The Open House Senior Center is located on WCCUSD property adjacent to Fairmont Elementary School. Recreation Department staff attended the School District Facility subcommittee meeting May 9, 2017. In its closed session the Committee decided to allow a one year extension on the lease. Mayor Abelson sent a letter requesting a three year lease extension. It is also noted that the Open House Senior Center building is not an approved for occupancy by students by State architects.

4. **Presentation on Swim Center Mandated and Health & Safety Related Renovation Projects:**

Recreation Staff and Lionakis Architects

Receive a presentation on the Swim Center renovation projects that will occur at the El Cerrito Swim Center in Late Fall/Early Winter 2017. Question and answer period will follow for Commissioners and members of the public.

Chris Jones explained the scope of the proposed projects, most of which are mandated and health and safety related. Laws have changed since the pool's construction in 2000.

Lionakis Architecture gave an overview of the project scope:

- Renovation of chemical storage rooms to address issues of excessive corrosion
  - New exhaust fans to improve ventilation
  - Repair/replacement of the beams and electrical systems caused by chemical erosion
  - Sealing the ceiling to prevent erosion

- Locker Rooms

- Regrade floors, which are too steep in areas for ADA standards
- Replace trench drains
- Replace flooring material with epoxy flooring, which is more durable and easier to maintain
- Provide four ADA accessible lockers
- Install wider benches with backs

- Men's Locker Room

- Relocate lavatory to meet ADA standards for clearance

Discussion followed regarding the shower tower. It was explained that more shower heads cannot be added. There needs to be space around each so that water from one does not splash on another.

- Handicapped Bench/Shower:

- Install backing and bariatric bench which larger, sturdier, with legs to provide more support.
- Because of water damage in the wall, new backing will be installed to support the bench.

Q: Does code require anything for privacy for in ADA shower?

A: Not aware of any requirements. Consultant will look into it.

Q: Can we explore other shower options for a shower tower?

A: Lionakis reported that it was cost prohibitive to re-plumb the walls to install additional showers.

- Outside Showers:

- Replace stucco with ceramic tile
- Replace drinking fountains with water bottle refill option fountain
- Replace locker room doors with reinforced plastic doors, current doors are rusted
- Explore possibility of covering open eaves to provide protection from elements.

Comment: First step into large pool is too steep.

A: This is the opportunity to look at it and see if there is a solution.

Q: What is range of thickness of epoxy? How much of the area is covered by 2" of epoxy? Where are the low points?

A: The range of depth is 0-2".

Discussion followed about concern the proposed epoxy floor and the current radiant heating system.

Commissioner La Force advised that the radiant heating system needs to be diagrammed out and should be done by an engineer. It was suggested that we possibly consider working with the original engineer. City staff and the consultant is working with a company to map out the radiant heating system.

Staff advised that the contract language will specify that the radiant heating system has to be functional and that the contractor will be responsible for any necessary repairs.

Discussion followed about the pool closure, which is estimated to be two months.

- Work will likely occur during fall season but before the rainy season for outdoor work. This would allow the contractor to mobilize once, which will keep the costs down. Closure would likely be November/December 2017.

- Pool space at other facilities will be rented to accommodate swim teams

- Pool schedules for other facilities for lap swimming and water aerobics will be provided

Areas for further input/discussion:

- Location for more hooks and grab bars. Discussion followed about grab bars and whether walls would be able to accommodate extra stress; consideration of need and different levels of disability in their location. Staff said that they would offer different times for people to come and point out hook and grab bar locations.

- Sample bench: Design choices and fixtures will be e-mailed to this meeting's e-mail list.

- Pool step: The issue of its height needs to be addressed. The pool needs to be accessible.

- This project is being paid for by tax Measure A. It was suggested that future projects in a ten year plan might be worth trying to generate. It was also suggested to use the e-mail list and distribute a pool survey about users' priorities and if they are interested in participating.

## **5. Meeting Adjournment**