



Legislation Text

File #: 14-0272, **Version:** 1

Recommendation to authorize City Manager to proceed with the design and bidding phase for the proposed Belmont Plaza Pool Demolition Project, and consider Statutory Exemption SE14-01. (District 3)

On January 13, 2013, the Belmont Pool was temporarily closed to investigate the seismic stability of the building. It was subsequently deemed seismically unsafe in the event of a moderate earthquake, and was permanently closed several weeks later to protect the safety of the public. On February 12, 2013, the City Council authorized the City Manager to proceed with the entitlement phase of the Belmont Pool Revitalization Project (Project). On March 4, 2014, the City Council awarded a contract to Harley Ellis Devereaux Corporation for architectural and engineering services for the Project, which includes the design services required for the demolition of the Belmont Pool buildings. As a result of the existing structural condition of the Belmont Pool buildings, it is recommended that the City proceed with the early demolition of the facility.

The City's Building Official has reviewed the "Seismic Evaluation and Collapse Probability for Assessment for Belmont Pool Buildings," dated February 2013, and declared the main natatorium building unserviceable and unsafe, and has condemned the existing facility. The Building Official recommends the facility be demolished as soon as permitted. The demolition of the Belmont Pool buildings will require approval from the California Coastal Commission.

The demolition plan will require portions of the Belmont Pool buildings to be encapsulated to ensure proper removal of any existing asbestos, lead paint or other hazardous materials that are identified. A specific removal and disposal plan for hazardous material will be developed for the project. After the removal of hazardous materials is completed, all salvageable furnishings, fixtures and equipment will be removed from the building and properly recycled, salvaged or transported offsite for disposal.

The demolition of the facility will consist of removal of all reinforced concrete building structural components, as well as all appurtenant building materials, including all flatwork, stairs and ramps that, if left remaining, would present an unsafe condition or aesthetic nuisance that may encourage trespassing. The demolition will also include the removal of all existing improvements, walls, foundations, pool basins, etc., down to the top of existing wooden piles under existing foundations. Appropriate storm water pollution prevention measures utilizing appropriate best management practices will be developed and implemented. Upon completion of demolition and removal of building debris, the site will be backfilled to a positive draining profile, and fenced off with a vision screening material. In order to proceed with the preparation and bidding of demolition plans, authorization from the

City Council is requested.

In accordance with provisions of the California Environmental Quality Act, a Statutory Exemption SE14-01 for Emergency Projects under Article 18, Section 15269(c), has been prepared to effectuate the demolition in the interest of mitigating potential public safety issues (Exhibit A).

This matter was reviewed by Deputy City Attorney Linda Vu on March 31, 2014 and by Budget Management Officer Victoria Bell on April, 3,2014.

SUSTAINABILITY

Recycling of building materials generated from the demolition of the facilities will be implemented wherever feasible as a sustainability requirement in the construction documents.

City Council action on this matter is requested on April 15, 2014, in order to start the design, bidding and demolition implementation.

Funding to support the design services required for the demolition of the Belmont Pool buildings was appropriated in the Tidelands Operations Fund (TF 401) in the City Manager Department (CM) on March 4, 2014 as part of the contract award to Harley Ellis Devereaux Corporation. A future contract for the demolition work is currently estimated at \$1,800,000, and sufficient funding is budgeted in the Tidelands Operations Fund (TF 401) in the City Manager Department (CM) for the demolition. Approval of the recommended action will provide continued support to our local economy.

Approve recommendation.

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