

## RESOLUTION NO. 16-104

### **A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF COMMERCE, CALIFORNIA, AUTHORIZING IMPLEMENTATION OF PHASE 1 AQUATIC CENTER AIR QUALITY RECOMMENDATIONS**

WHEREAS, since construction in 2001, the Aquatic Center has had issues with ventilation and shortly after construction, the City engaged the service of EMC Engineers to conduct an Indoor Air Quality Study. Their final report was issued in March 2006 and included recommendations, all of which the City implemented except for recommendation 5b (Increase Outside Air Using Operable Windows); and

WHEREAS, on July 7, 2015, the City Council awarded an agreement to BOA Architecture in the amount of \$43,000 to conduct a new air quality evaluation and to recommend options for City consideration. Staff received their final report on March 14, 2016 in which the indicated that the air quality issues arise from “system deficiencies”; and

WHEREAS, Facilities Maintenance can address some of the system deficiencies through a contracted maintenance provider used for the pool’s mechanical equipment including repairs to the exhaust fans, leaking valve, and calibration until which time major equipment is replaced; and

WHEREAS, the two major challenges are aging equipment (mechanical) and wide ranging pool user temperatures (user preferences); and

WHEREAS, the consultant recommended the following:

1. Ventilation fan system repairs.
2. Leaking valve repair on dehumidifier unit 1.
3. Bypass damper repair on the dehumidifier.
4. Use of a pool cover already owned by the City.
5. Installation of spot cooling for the spectator areas; and

WHEREAS, staff recommends that the City pursue the consultants’ recommendations and also:

1. Direct Dewberry to re-evaluate the air quality conditions based on the completed lap pool filtration project, model the pool equipment needs based on various water usage temperatures and provide new dehumidifier unit specifications.
2. Perform a cost analysis for future replacement of an upsized HVAC unit 1R and/or additional circuit to dehumidifier units; and
3. Draft preliminary conceptual plans for expanding the mechanical room on both sides of the building to place new dehumidifier units on the ground level for easier access and provide much needed storage for the Aquatic Center; and

WHEREAS, the consultant also recommends as an option adding natural ventilation in phases through the replacement of existing fixed in place glass enclosures with roll up openings and other manually controlled openings; and

WHEREAS, staff recommends that since the main source of the challenge is mechanical and user temperature preference, to first address the Phase 1 recommendations and staff's additional recommendations as noted in staff's report, then implementation of Phase 2 recommendations in a separate fiscal year followed by a re-evaluation of the Aquatic Center's air quality before considering implementing any natural ventilation options requiring costly structural changes without addressing the equipment changes needed first; and

WHEREAS, Council approved \$300,000 in the current fiscal year during the budget approval process from Measure AA Capital Outlay.

NOW, THEREFORE, THE CITY COUNCIL DOES HEREBY RESOLVE, DECLARE AND DETERMINE AS FOLLOWS:

Section 1. Authorize staff to take action to implement:

1. The Priority Phase 1 recommended repairs/improvements including some HVAC modifications for the spectator area;
2. Conduct a cost analysis for future replacement of an upsized HVAC unit 1R and additional units as necessary and/or additional circuit to dehumidifier units;
3. A structural engineer assessment of the feasibility of pool structure modifications to allow natural ventilation;
4. A Dewberry (consultant) re-evaluation of air quality conditions following completion of the lap pool project, modeling and specification of replacement dehumidification units based on continued site conditions to accommodate various water temperatures; and
5. Drafting of preliminary conceptual plans for expanding the mechanical room on both sides of the building to place new dehumidifier units on the ground level and provide much needed storage to the Aquatic Center.

Section 2. Authorizes the approved \$300,000 in Fiscal Year 2016/17 from Measure AA Capital Outlay to fund the repairs/improvements recommended for Phase 1.

PASSED, APPROVED AND ADOPTED this 16th day of August, 2016.

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Ivan Altamirano, Mayor

ATTEST:

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Lena Shumway, City Clerk