



Belmont Pool (Belmont Beach and Aquatics Center Project)

Project Update – January 22, 2025



Presentation Overview

1. Project Context
2. Design Overview
3. Project Budget & Funding
4. Remaining Activities and Schedule



Presentation Available at
www.belmontpool.com

Belmont Pool – Project Context

Recent History

- In early 2023, the project and design teams were directed to prepare feasible alternatives that both reduced capital and operational costs (see www.belmontpool.com for prior project history)
- On June 27, 2023, the City held a Community Meeting at Will Rogers Middle School to share and present (3) design alternatives, including a preferred design option
- In October 2023, the City Council approved a preferred design option that combines pool bodies of water, maintains recreational and competitive elements, and reduces the overall footprint of the development
- In October 2023, the City Council authorized City Manager to proceed with design/engineering of this preferred option and to amend the project's design contracts.
- The current designs are consistent with what was shared in June and October 2023

Belmont Pool – Project Context

Work Completed in 2024

- January 2024 mobilized design and construction management teams
- Engaged regulatory agencies and prepared a Coastal Development Permit (CDP) amendment application for new project design
- Prepared new design and engineering plans: Concept, Schematic, Design Development (DD), and Construction Documentation (CD)
- Updated and revised technical studies (geotechnical, low impact development, mitigation and adaptation reports, habitat and biological studies)
- Issued RFQ to prequalify General Contractors and prequalified five firms
- Building & Safety/Health/Utilities/Fire plan checks are in progress and the design team are addressing comments
- Completed branding and sponsorship feasibility study to support fundraising

Belmont Pool – Project Design



Belmont Pool – Project Design

Project Goals

- Develop an inspiring aquatics complex that will provide access to most aquatic opportunities, including:
 - Swim lessons
 - Therapy
 - Recreational water play
 - Competition space
- Develop a fiscally viable project alternative
- Ensure sustainable long-term O&M costs
- Make it fun and architecturally significant

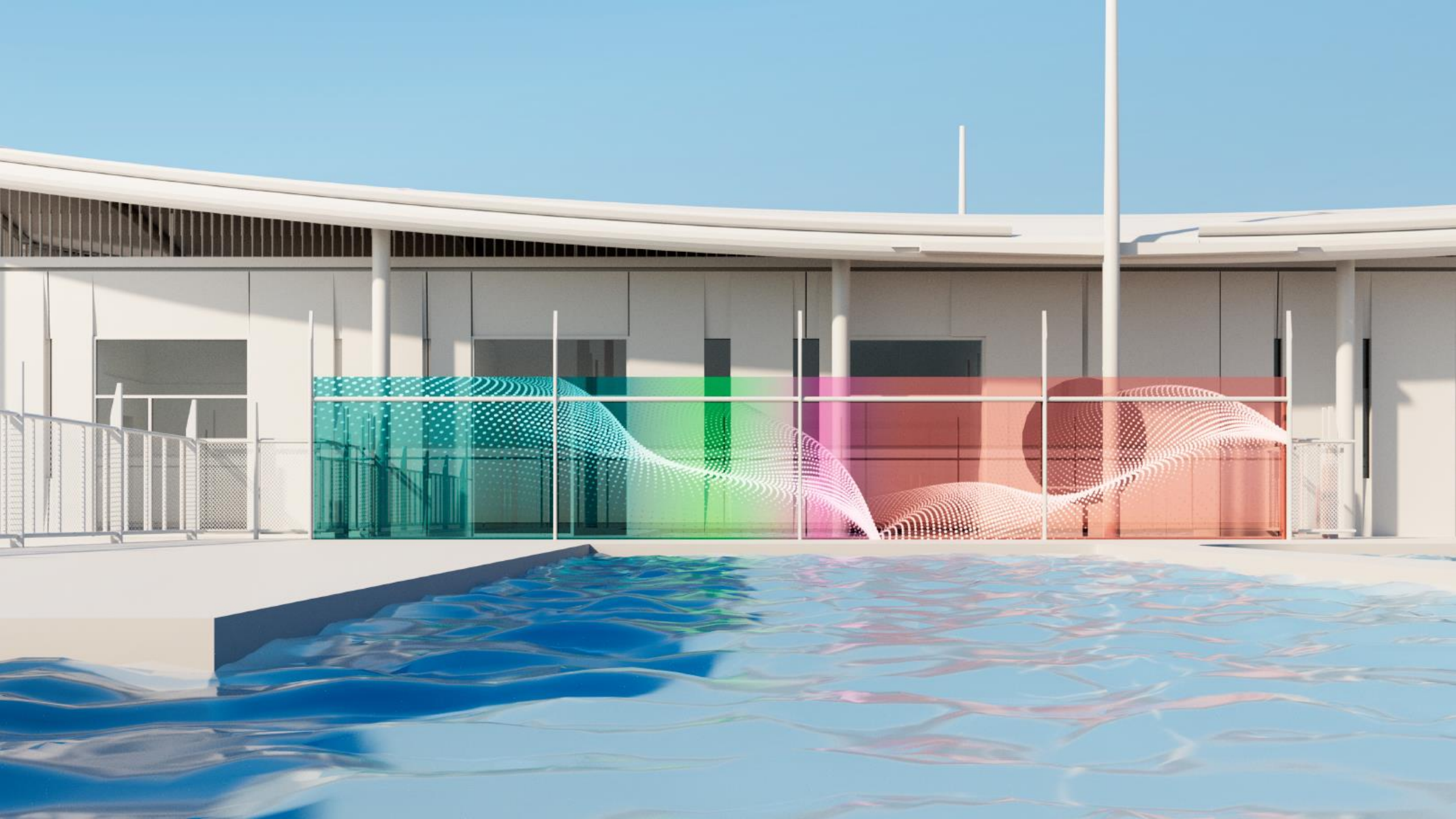


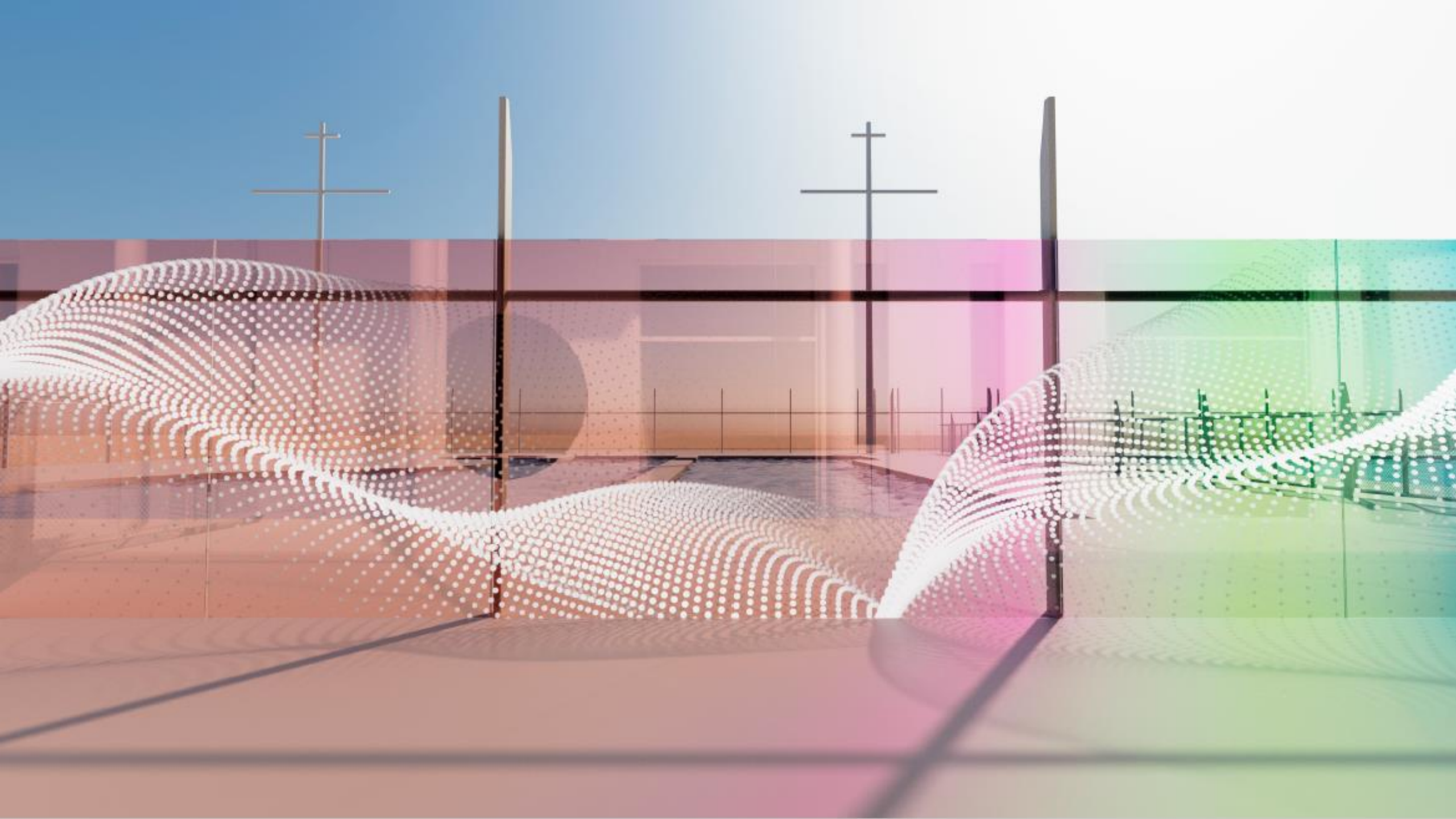


















Belmont Pool – Project Design

Overview of Preferred Design – Consistent with Preferred Design Option Presented June 2023

- Features (1) 50M pool with movable bulkhead, spring board diving
- Features combined instructional and recreational pool



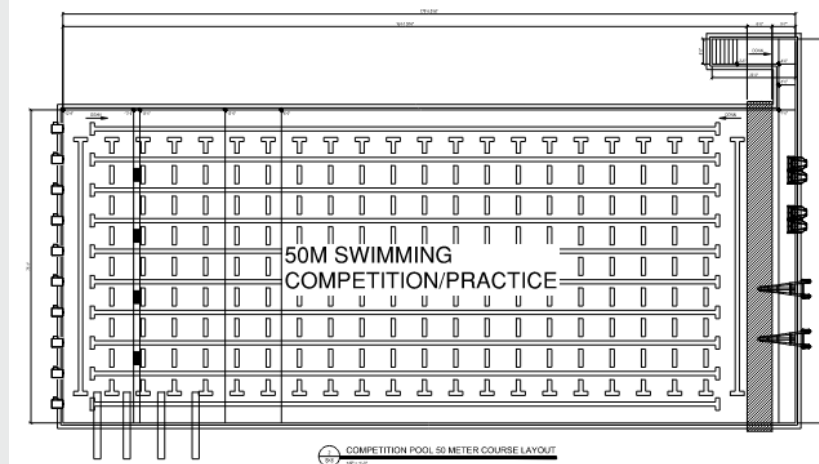
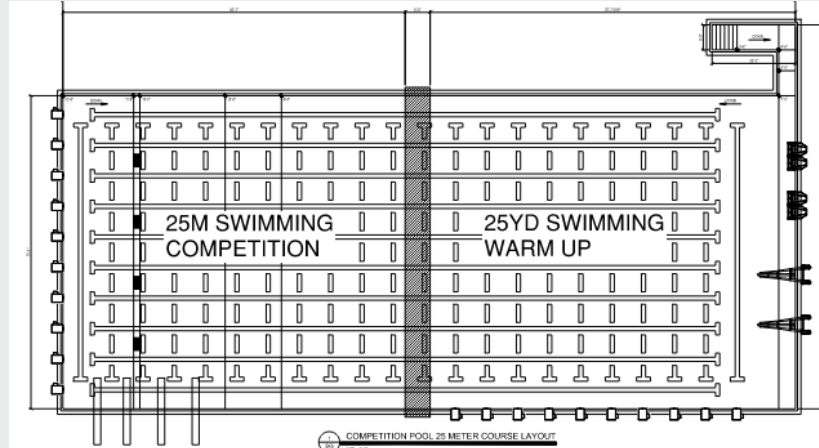
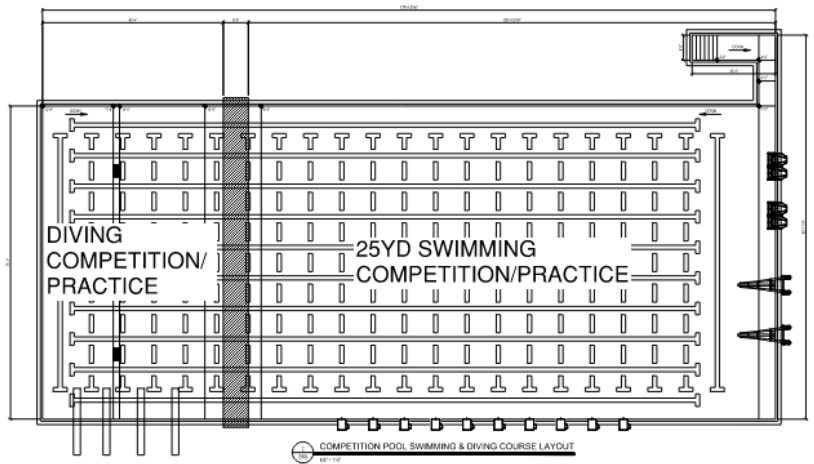
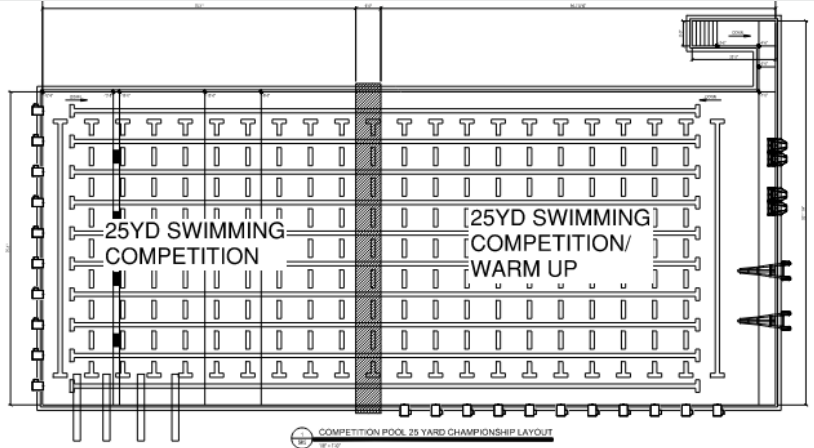
Belmont Pool – Project Design



Overview - 50M Pool

- 50M pool features movable bulkhead with (4) spring boards provides flexible programming
- Removable recreational elements such as climb walls and zip lines subject to approvals
- City's preferred design option includes shade structure and spectator seating/bleachers with 544 proposed seats (LBCC aquatics has 474 seats)

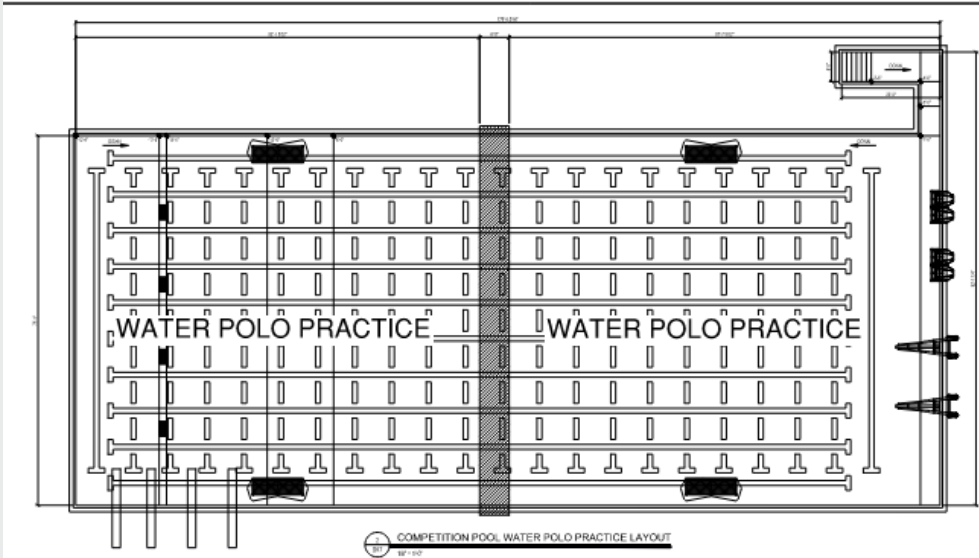
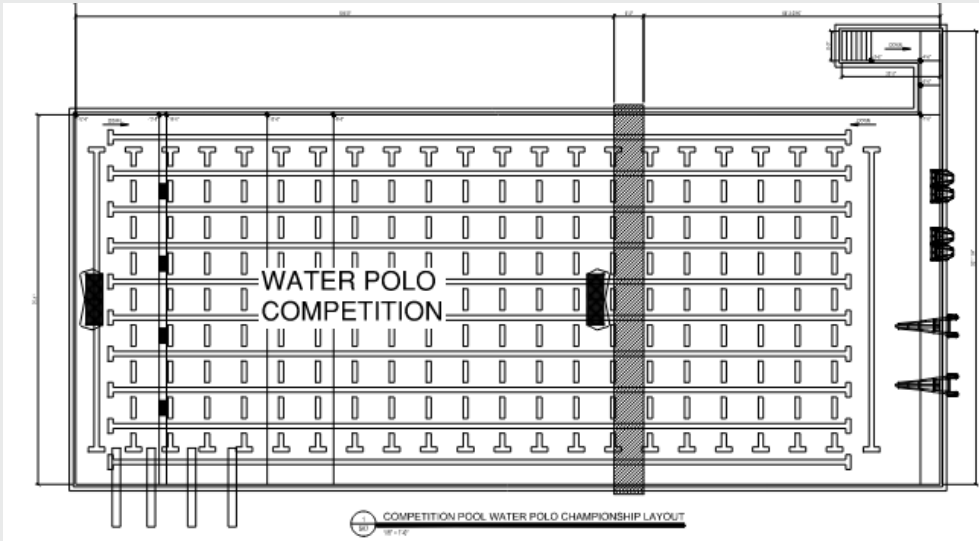
Belmont Pool – Project Design



50M Pool Flexible Programming

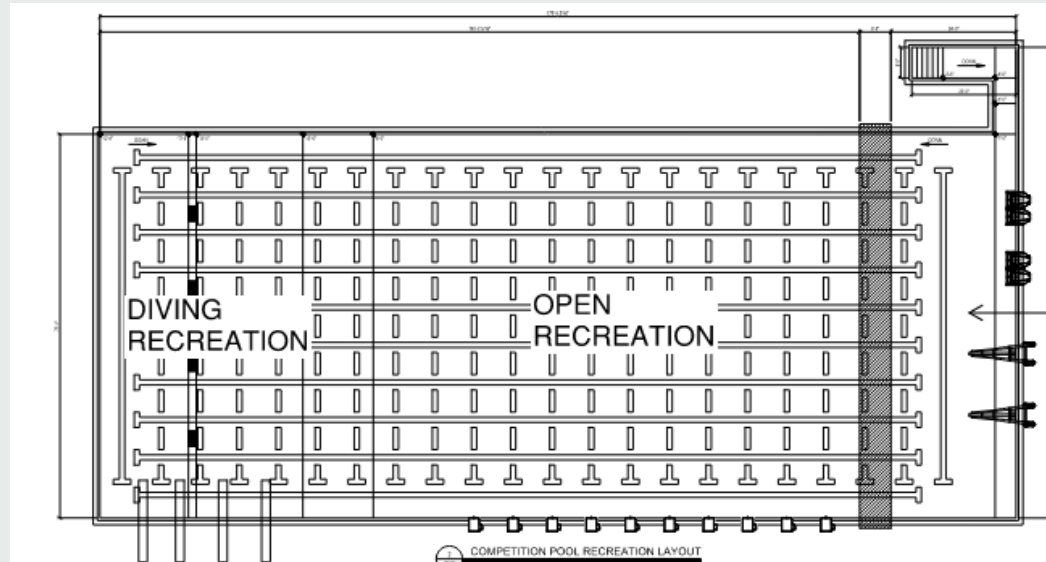
- Proposed 50M can accommodate competitive events such as 25M, 25YD, 50M swim, and spring board diving

Belmont Pool – Project Design



50M Pool Flexible Programming

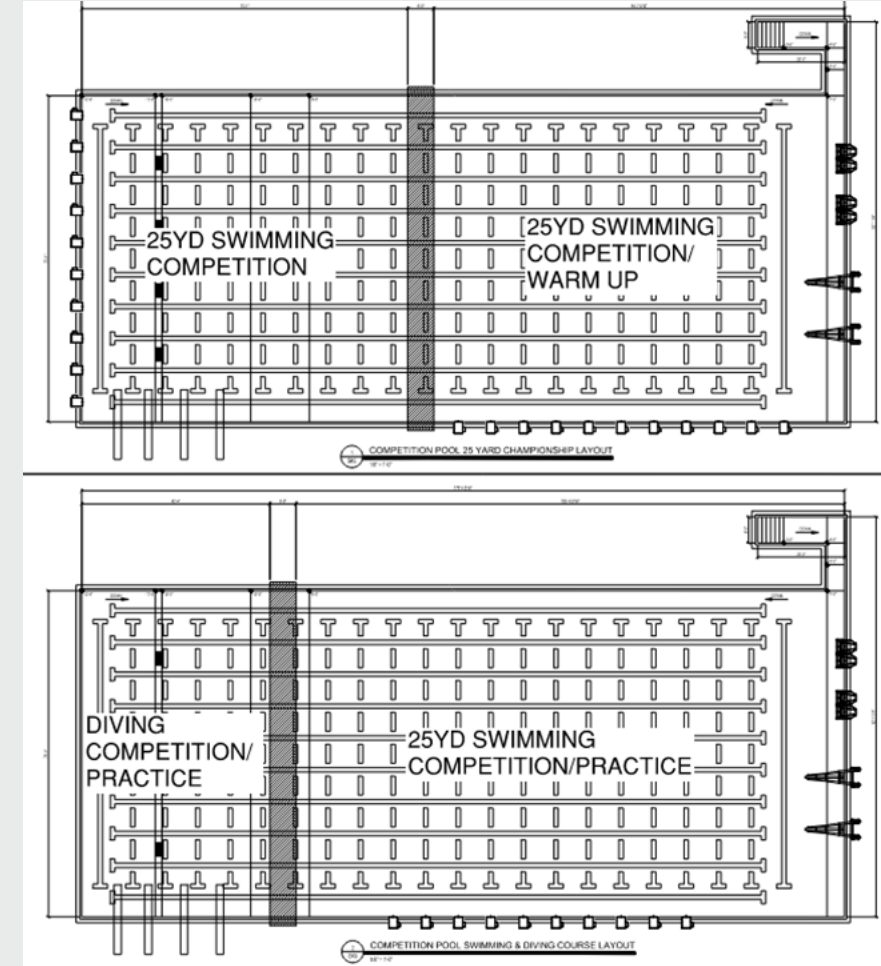
- Options to configure can support water polo competition and warm up, and water polo practice
- Can be configured to support general parks recreational programming



Belmont Pool – Project Design

50M Pool Competitive Configurations

- Flexible programming can support many different levels of competitive events
- Functionality of pool similar to LBCC Aquatics Complex
- While LBCC has a 65M pool, the proposed 50M Belmont Pool bulkhead can be adjusted for 25-yard competition, with the use of other areas of the 50M or instructional pool for warm up
- Overall, the 50M configurations can accommodate a variety of events form 25M, 25YD, 50M swim, and spring board diving
- Proposed Belmont Pool spectator seating is 544 seats compared to 474 seats at LBCC Aquatics



Belmont Pool – Project Design



Combined Instructional and Recreational Pool

- Access to shallow therapy and learning pool
- Splash and spray zones and activity tower
- Vortex area
- Deployable volleyball and floatable features for periodic program offerings

Belmont Pool – Project Design

Overview – Recreational Pool

- Provides children of all ages and abilities access to creative and open water play
- Rec pool area features family seating areas, loungers, shade and picnic tables



Belmont Pool – Project Design



Overview – Instructional Pool

- Swim lessons, therapy, water aerobics, and other learning opportunities.
- Deployable water play elements depending on programming.

Belmont Pool – Project Design

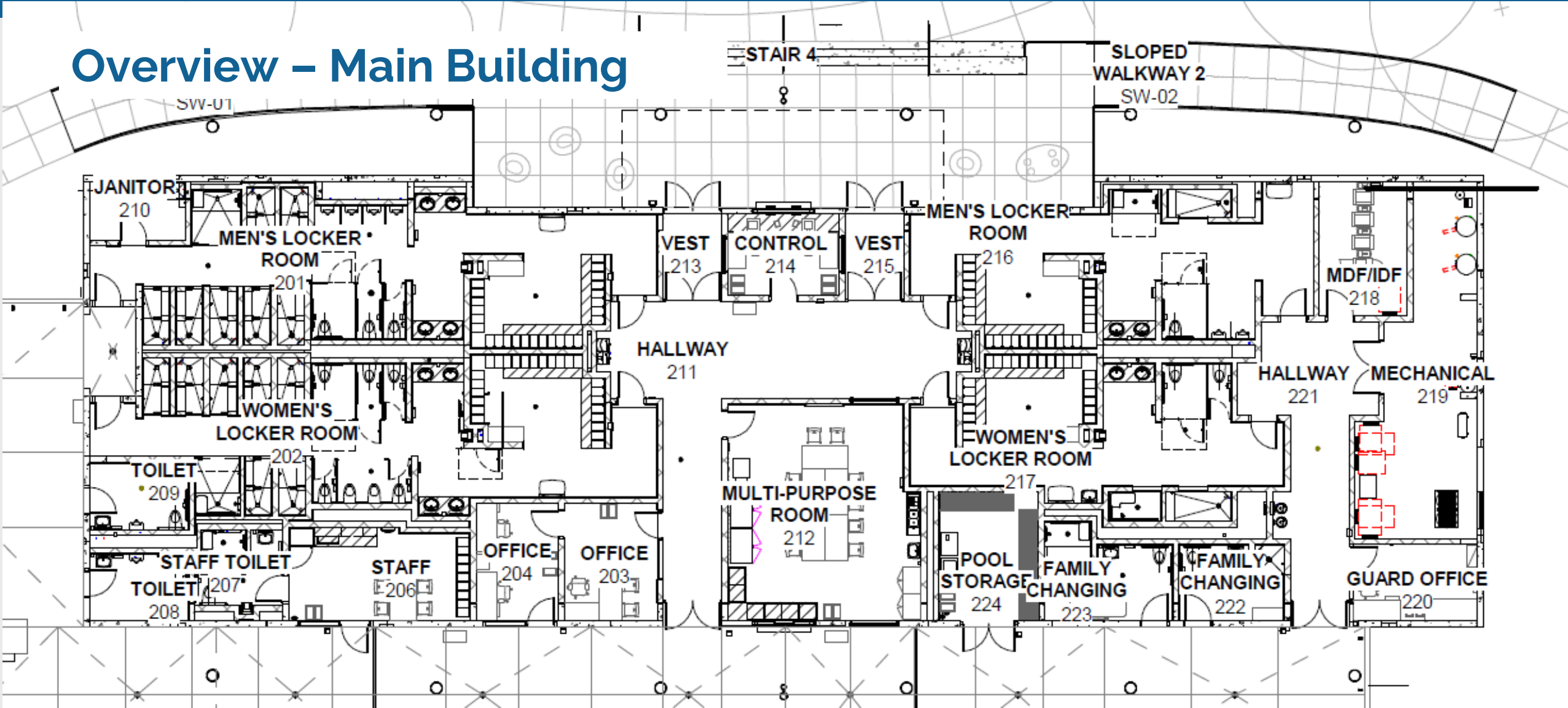
Overview – Main Building

- Main building (entry) features ticketing desk and dedicated entry & exit vestibules
- Large Men's/Women's locker room on west end, and smaller pair of Men's/Women's locker room on east end
- General restrooms and family changing rooms
- Multi-purpose/concessions room, staff offices, staff changing rooms & restroom
- Back of house – technology rooms (MDF/IDF), mechanical, storage, and janitorial



Belmont Pool – Project Design

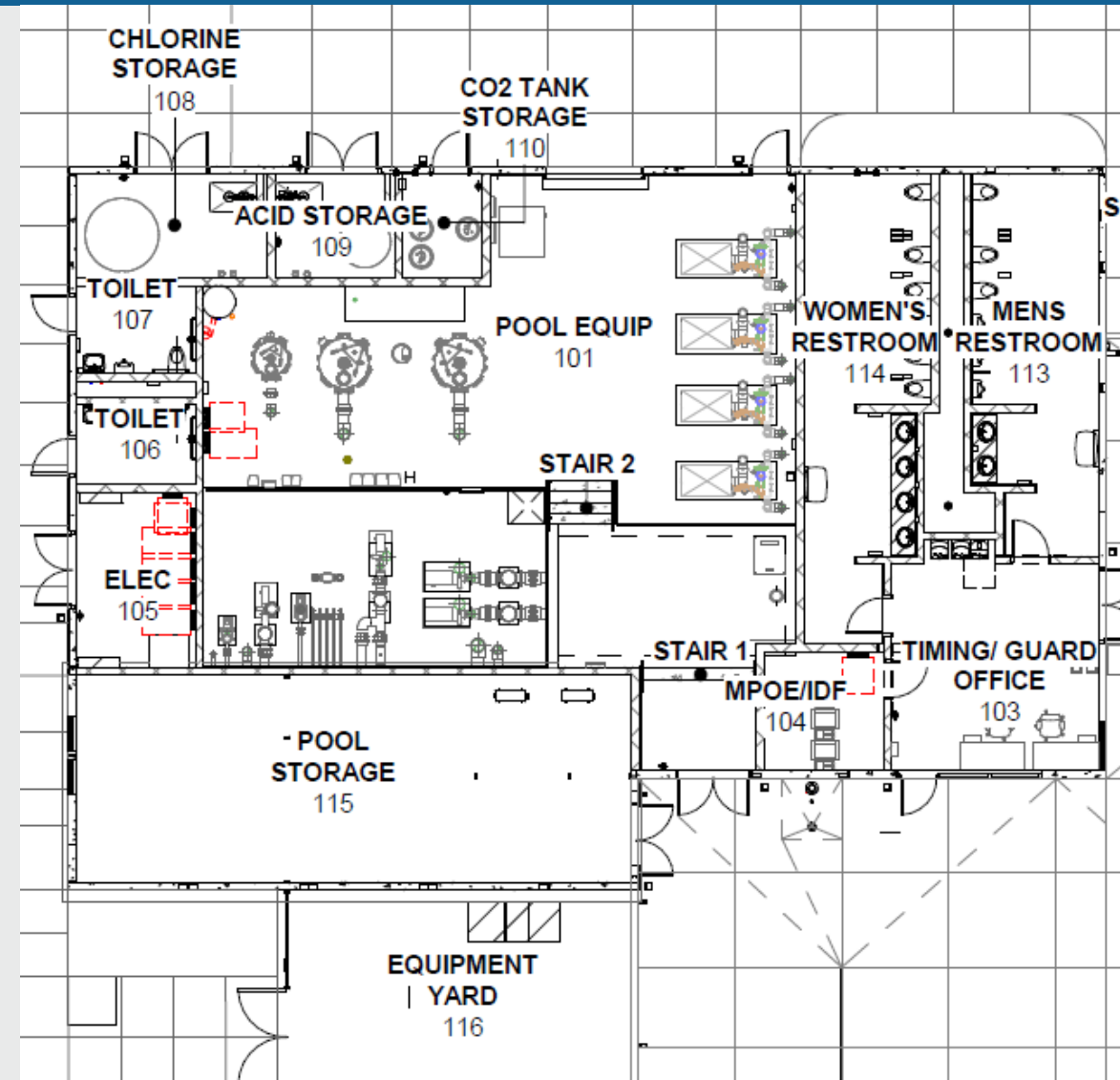
Overview – Main Building



Belmont Pool – Project Design

Overview – Pool Equipment Building

- Back of house features:
 - Pool mechanical and electrical equipment
 - Various chemical storage tanks and rooms (Chlorine, CO2, Acid) and safety devices
 - Pool equipment storage
 - Timing/guard office
 - Switchgear and equipment yard
 - Solar panel system
- Beach restrooms (required by CCC)
- Pool user restrooms and shade structures (Bid Alternate)



Estimated Costs for Construction & Delivery

ALL BBAC COSTS (PROPOSED AND INCURRED)		
CATEGORY	ESTIMATES JANUARY 2025	NOTES
Project Delivery (Soft Costs)	\$34.7M	
Base Bid (Construction)	\$46.5M	Includes incurred construction costs (demolition and early temp pool repairs)
Base Bid Contingency & Reserve	\$5.3M	Includes \$500K reserve
FF&Es, Gas Main, IT Costs	\$780K	
BASE BID TOTAL	\$87.3M	
BID ALT	\$2.7M	
BASE + ALT TOTAL	\$90.0M	

FUNDING SUMMARY	
AVAILABLE VS PROPOSED	
Budget Approved to Date (FY25)	\$70.8M
Estimated Total Project Costs <ul style="list-style-type: none"> With Incurred to Date Actuals With Bid Alternate (Spectator Seating, Shade Structure, Restrooms) 	\$90.0M
Funding Need without Seating/Shade/RR	(\$16.5M)
Funding Need with Seating/Shade/RR	(\$19.2M)

Belmont Plaza Pool

Addressing the Funding Gaps

Sponsorship Opportunities

- 2024 feasibility study identified \$5M-\$6M in potential branding and corporate sponsorship opportunities

Philanthropy

- 2018 feasibility study identified \$2M+ in philanthropy opportunities

State Grants

- Identify grants are available for habitat components of project

Tidelands Funding and/or Debt Service

- Leveraging anticipated revenues

Belmont Pool

Remaining Activities

- Continue coordination with Coastal Staff for CDP Amendment & Hearings
- Obtain Building Permits (completed Plan Check)
- Finalize Construction Documents and Bid Documents
- Recommend a final funding strategy to City Council
- Continue with procurement, financing agreements, and construction contract, bonding and insurance approvals



Proposed Schedule

Major Activities	Target Completion
Coastal Commission Permitting – Amendment and Hearing	Spring-Summer 2025
Building & Safety and Utilities Plan Check	Winter-Spring 2025
General Contractor Bid & Procurement	Spring-Summer 2025
City Council Recommendations	Summer 2025
Construction Start	Summer-Fall 2025
Construction Completion & Building Commissioning	2027



QUESTIONS & ANSWERS

For project updates,
please visit:

www.belmontpool.com

For any inquiries or to submit
comment, please visit:

www.belmontpool.com/contact.php



Thank you

Tom Modica, City Manager

Eric Lopez, Director of Public Works

**Charlene Angsuco, Tidelands Project
Management Officer**