

**UPDATE ON THE USE OF AMERICAN
RESCUE PLAN ACT (ARPA) FUNDS**

April 16, 2024



Background

AMERICAN RESCUE PLAN ACT OF 2021 (ARPA)

- \$1.9 trillion Federal economic stimulus bill
- \$350 billion allocated to state, local, territorial, and Tribal governments to respond to the COVID-19 emergency and promote economic growth (Coronavirus State and Local Fiscal Recovery Funds)
- \$18 million allocated to National City
- Funds must be obligated by December 31, 2024 and spent by December 31, 2026

ELIGIBLE USE OF ARPA FUNDS (per Final Rule issued by U.S. Treasury in January 2022)

- Support urgent COVID-19 response efforts to continue to decrease spread of the virus and bring the pandemic under control.
- Replace lost public sector revenue to provide government services to the extent of the reduction in revenue experienced due to the pandemic.
- Respond to the negative economic impacts of the pandemic, including assistance to households, small businesses, and non-profits, and aid to impacted industries.
- Address systemic public health and economic challenges that have contributed to the unequal impact of the pandemic on certain populations.

Community Outreach

PUBLIC ENGAGEMENT STRATEGIES

- City Council Special Meetings and Workshops
- Open House at Las Palmas Park
- Online Surveys
- Written Surveys
- Information Kiosks (Las Palmas Pool, National City Public Library and City Hall)
- Website and Social Media Postings
- “Idea Wall”

Community Outreach

ARPA Community Outreach – Survey Results			
Project	Cost Estimate	Votes	Rank
KIMBALL PARK: New Dog Park & Lighting	\$250,000	493	1
LAS PALMAS PARK: New Pool Splash Pad and Children's Area	\$750,000	423	2
CITYWIDE: Repairs to Streets and Alleys	\$1,000,000	409	3
CITYWIDE: New Homeless Services Equipment	\$500,000	392	4
LAS PALMAS PARK: New Dog Park	\$250,000	362	5
CITYWIDE: Small Business and Nonprofit Microgrants	\$250,000	330	6
CITYWIDE: Fast and Free Broadband Internet at all City Parks	\$500,000	318	7
LAS PALMAS PARK: New Active Use Roof Deck	\$500,000	304	8
LAS PALMAS PARK: New Arena Soccer/Multi-use Field	\$750,000	300	9
LAS PALMAS PARK: New Swim Team Rooms	\$500,000	290	10
LAS PALMAS PARK: New Fitness Plaza	\$500,000	238	11
LAS PALMAS PARK: New Yoga and Fitness Lawn	\$250,000	214	12
CITYWIDE: Cultural Asset Improvements	\$500,000	184	13
CITYWIDE: Increased Contribution to City's General Fund	\$1,500,000	77	14

Community Outreach

ARPA Community Outreach – Idea Wall	
Community Input	Votes
Paradise Creek Educational Park Restrooms	11
Expand Kimball Park Skatepark & Lighting	4
Mundo Gardens Public Art/Kiosk	1
Granger Music Hall Relocation	1
Las Palmas Park Monument Sign & Lighting	1
City Logo on Las Palmas Pool Floor	1
Public Safety Cameras	1
Gym for Children and Pool at El Toyon Park	1
Promenade Within the Community	1

ARPA Spending Plan

City Council ARPA Adopted Spending Plan (approvals through August 16, 2022)		
Item	City Council Approval Date	Amount
FY 22 General Fund Expenditure Offsets	October 19, 2021	\$2,060,000
FY 23 General Fund Expenditure Offsets	February 1, 2022	\$2,000,000
FY 24 General Fund Expenditure Offsets	February 1, 2022	\$2,000,000
Premium Pay to Eligible City Employees	October 19, 2021	\$900,000
Premium Pay to Eligible City Employees	December 7, 2021	\$440,000
Las Palmas Pool Renovations	October 19, 2021	\$2,250,000
Las Palmas Pool Renovations	August 16, 2022	\$660,907
Las Palmas & Kimball Park CIP Design and Community Outreach	October 19, 2021	\$200,000
Las Palmas Pool Building / Wellness Center	February 15, 2022	\$3,500,000
Las Palmas Park Restrooms Replacement	February 15, 2022	\$1,000,000
Las Palmas Park Splash Pad & Children's Area	April 19, 2022	\$750,000
Las Palmas Park Yoga & Fitness Lawn	April 19, 2022	\$250,000
Las Palmas Park Dog Park	April 19, 2022	\$250,000
Kimball Park Dog Park & Lighting	April 19, 2022	\$250,000
Paradise Creek Education Park Restrooms	April 19, 2022	\$500,000
Homeless Outreach Truck & Equipment	April 19, 2022	\$500,000
Cultural Asset Improvements	April 19, 2022	\$500,000
Total		\$18,010,907

ARPA Project Status

ARPA Funded Project Status			
Project	ARPA Allocation	ARPA Balance*	Status
Las Palmas Pool Renovations	\$2,910,907	\$0	Construction complete (other than a few minor items)
Las Palmas Pool Building	\$3,500,000	\$2,500,000	Wellness Center at 95% design; completed Alternatives Assessment
Las Palmas Park Restrooms Replacement	\$1,000,000	\$900,000	Project at 95% design
Las Palmas Park Splash Pad & Children's Area	\$750,000	\$700,000	Project at 95% design
Las Palmas Park Yoga & Fitness Lawn	\$250,000	\$250,000	Design on-hold
Las Palmas Park Dog Park	\$250,000	\$0	Project complete
Kimball Park Dog Park & Lighting	\$250,000	\$0	Dog Park complete; need additional \$1.2M to replace ballfield lighting
Paradise Creek Education Park Restrooms	\$500,000	\$500,000	Part of Paradise Creek Park Expansion project, which is in design; may be challenging to award construction contract by Dec 2024 ARPA funding obligation deadline
Cultural Asset Improvements	\$500,000	\$500,000	Complete Facilities Needs Assessment by June 2024
Total	\$9,910,907	\$5,350,000	
* Projection through end of FY24			

Las Palmas Pool Building

ALTERNATIVES ASSESSMENT

- Option 1 - Rehabilitate and retrofit the existing facility for Code compliance and to meet current programming needs, while preserving those elements which convey its historical, cultural, and architectural value
- Option 2 - Demolish the existing facility and construct a new, modern and energy efficient facility in the same location
- Option 3 - Construct new pool building / Wellness Center on east side of pool
- Option 4 - Install prefabricated or portable facilities for showers, restrooms, locker rooms and changing areas

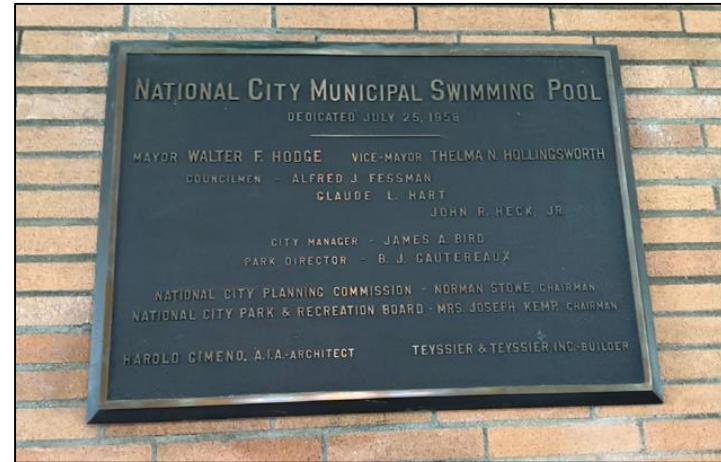
SCHEDULE

- Regardless of which option is selected, construction contracts using ARPA funds must be awarded by December 31, 2024 (obligation deadline) and construction must be completed by December 31, 2026 (expenditure deadline).

Las Palmas Pool Building – Location Map



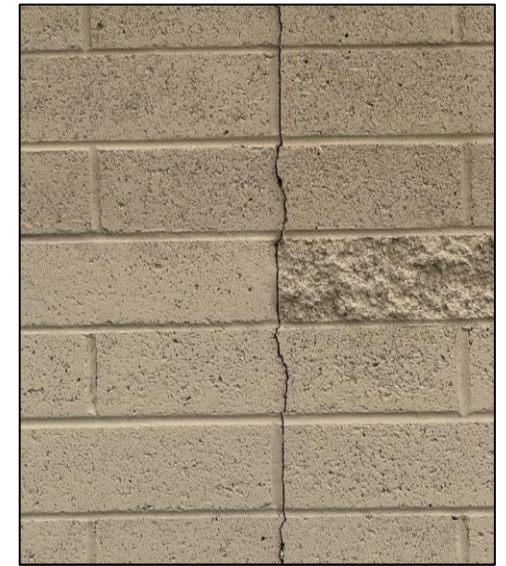
Las Palmas Pool Building – Existing Conditions



Constructed in 1956 (68 years old)
Building area ~ 9,300 square feet



Las Palmas Pool Building – Existing Conditions



Las Palmas Pool Building – Existing Conditions



Las Palmas Pool Building – Option 1

EXISTING DEFICIENCIES

- Roof
- Exterior Walls
- Mechanical, Electrical and Plumbing Systems (MEP)
- Title 24 Accessibility (interior and exterior)
- Drainage
- Restrooms, Showers and Locker Rooms (including lack of private family changing areas)
- Layout / Floor Plan
- Front Glass and Windows
- Office and Storage Needs

Las Palmas Pool Building – Option 1

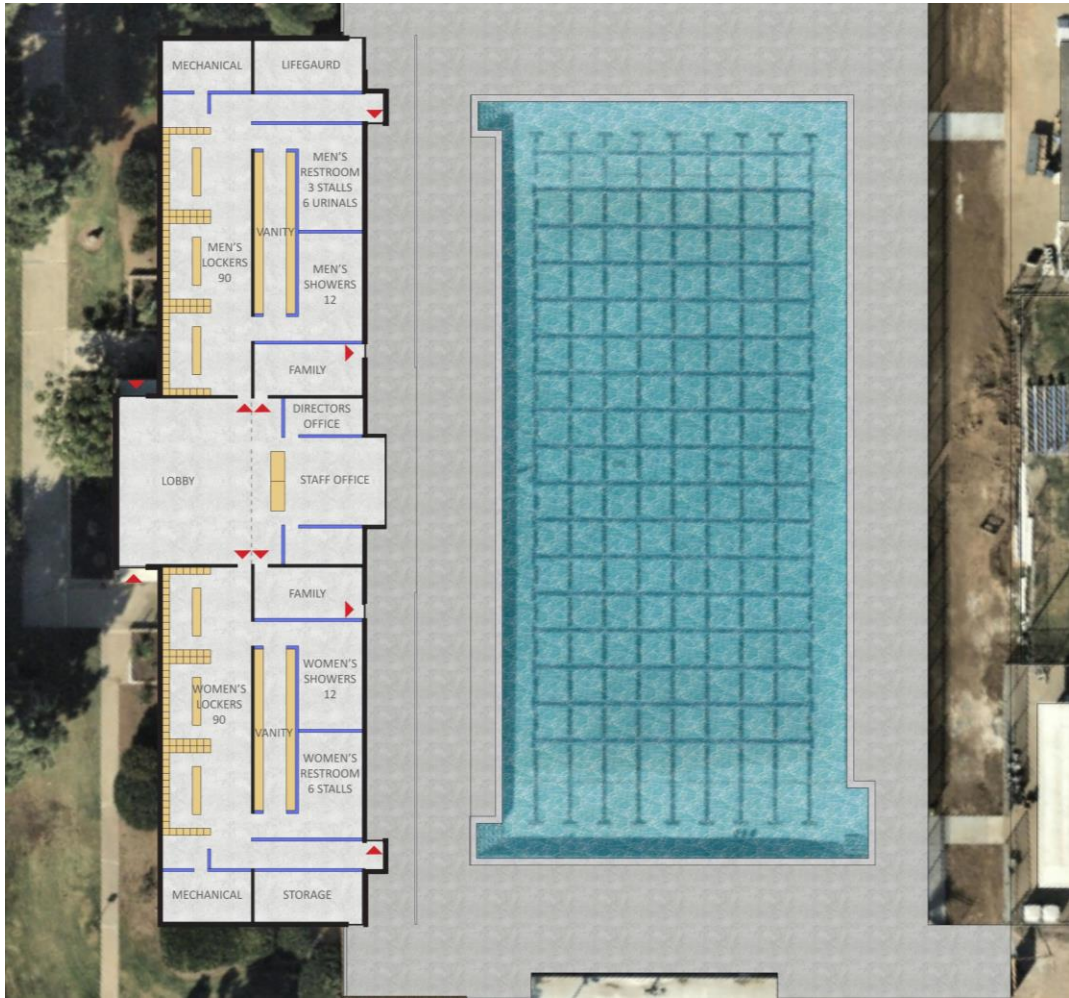
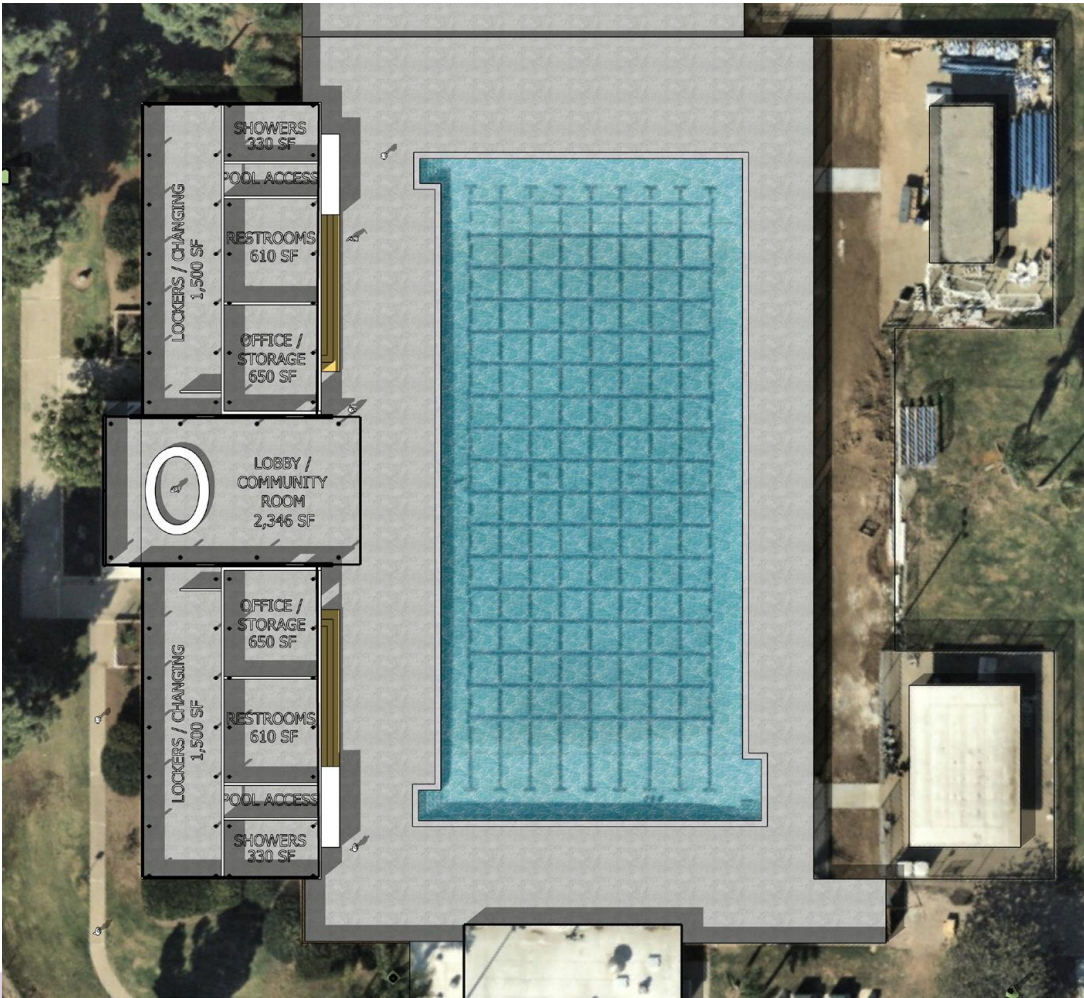
NOTABLE ITEMS OF WORK

- Testing of exterior walls for structural integrity; seismic retrofit vs. repair and restore based on results
- Demo existing slab to install new utilities and adjust grades near pool deck to address water intrusion issues.
- Remove most of the interior walls to reconfigure the layout to meet programming and accessibility needs.
- MEP upgrades
- Install new roof system

COST ESTIMATE - \$13M

- Costs could be higher based on unknown conditions such as structural integrity of exterior walls, type of roof system, presence of hazardous materials, extent of utility service line replacements, etc.

Las Palmas Pool Building – Option 1



Las Palmas Pool Building – Option 2

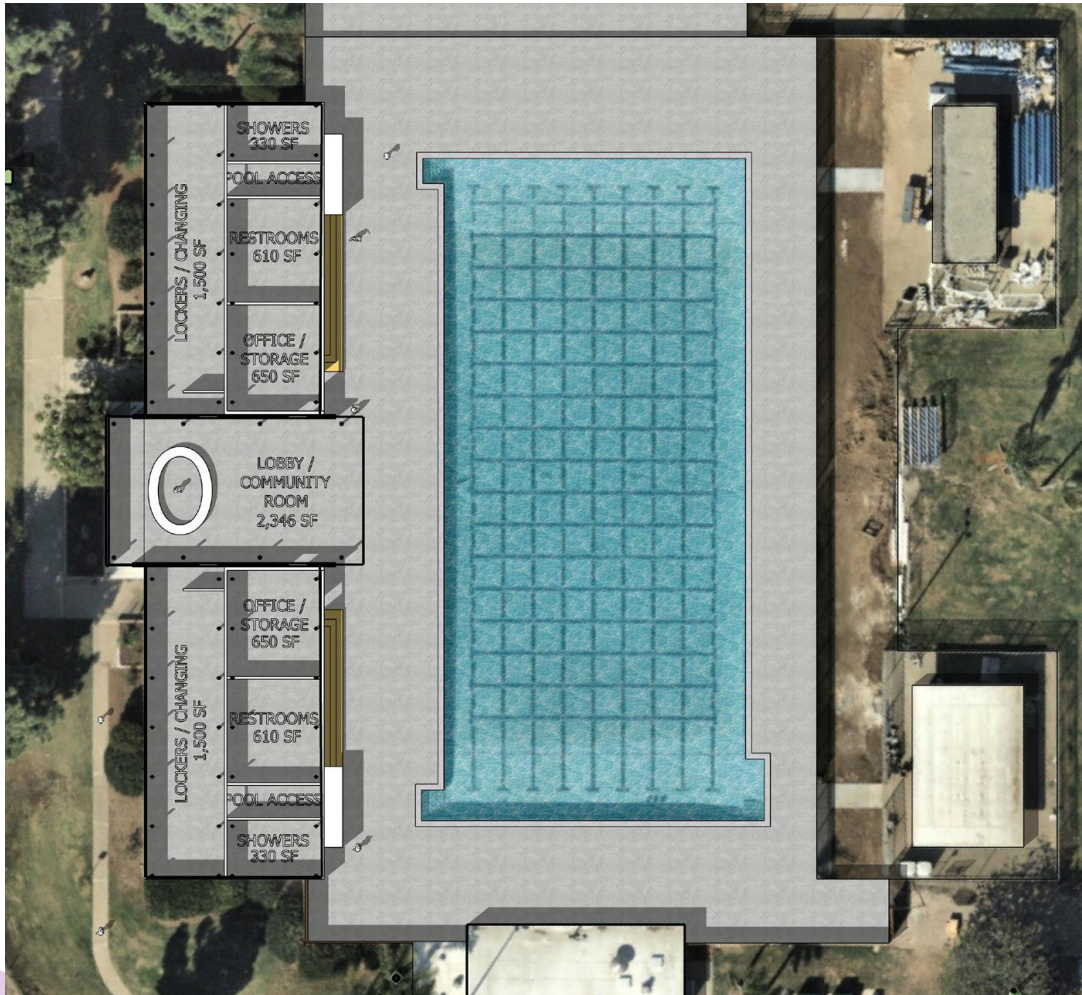
NOTABLE ELEMENTS OF DESIGN

- Lobby and Community room with large glass panes providing natural light and direct access to the pool
- Addition of outdoor showers and lockers
- Shaded bleachers facing the pool
- Solar powered roofing system with natural ventilation above the locker rooms, showers and restrooms
- Efficient layout within a smaller building footprint to control costs, while meeting programming needs

COST ESTIMATE - \$13M

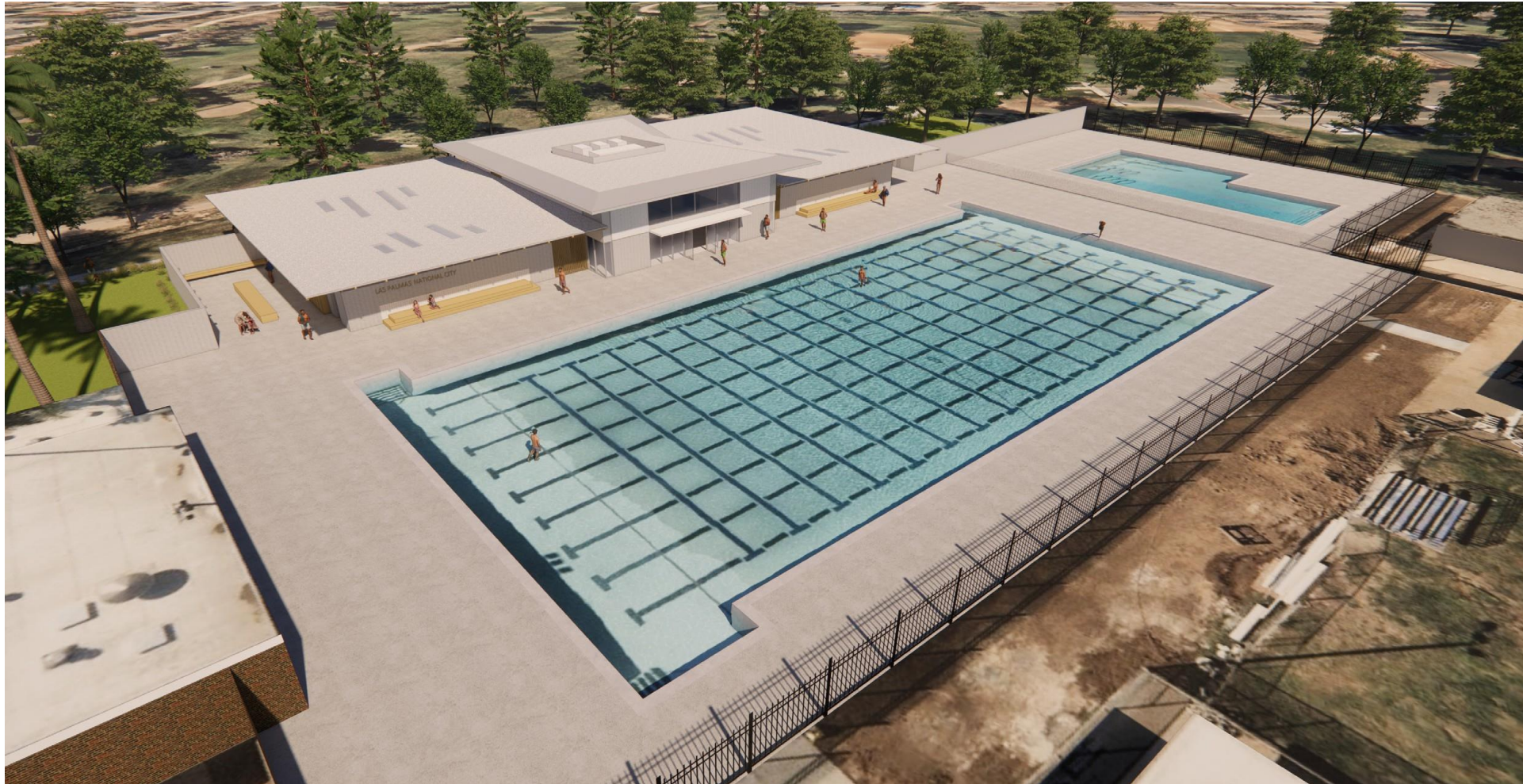
- Value engineered to target a cost of \$900 per s.f. for new building construction

Las Palmas Pool Building – Option 2



Conditioned Space	3,300 sf
Covered Space	<u>4,800 sf</u>
Total Building Area	8,100 sf
Outdoor Shower Space	1,800 sf

Las Palmas Pool Building – Option 2



Las Palmas Pool Building – Option 2



Las Palmas Pool Building – Option 2



Las Palmas Pool Building – Option 2



Las Palmas Pool Building – Option 2



Las Palmas Pool Building – Option 2



Las Palmas Pool Building – Option 2



Las Palmas Pool Building – Option 2



Las Palmas Pool Building – Option 3

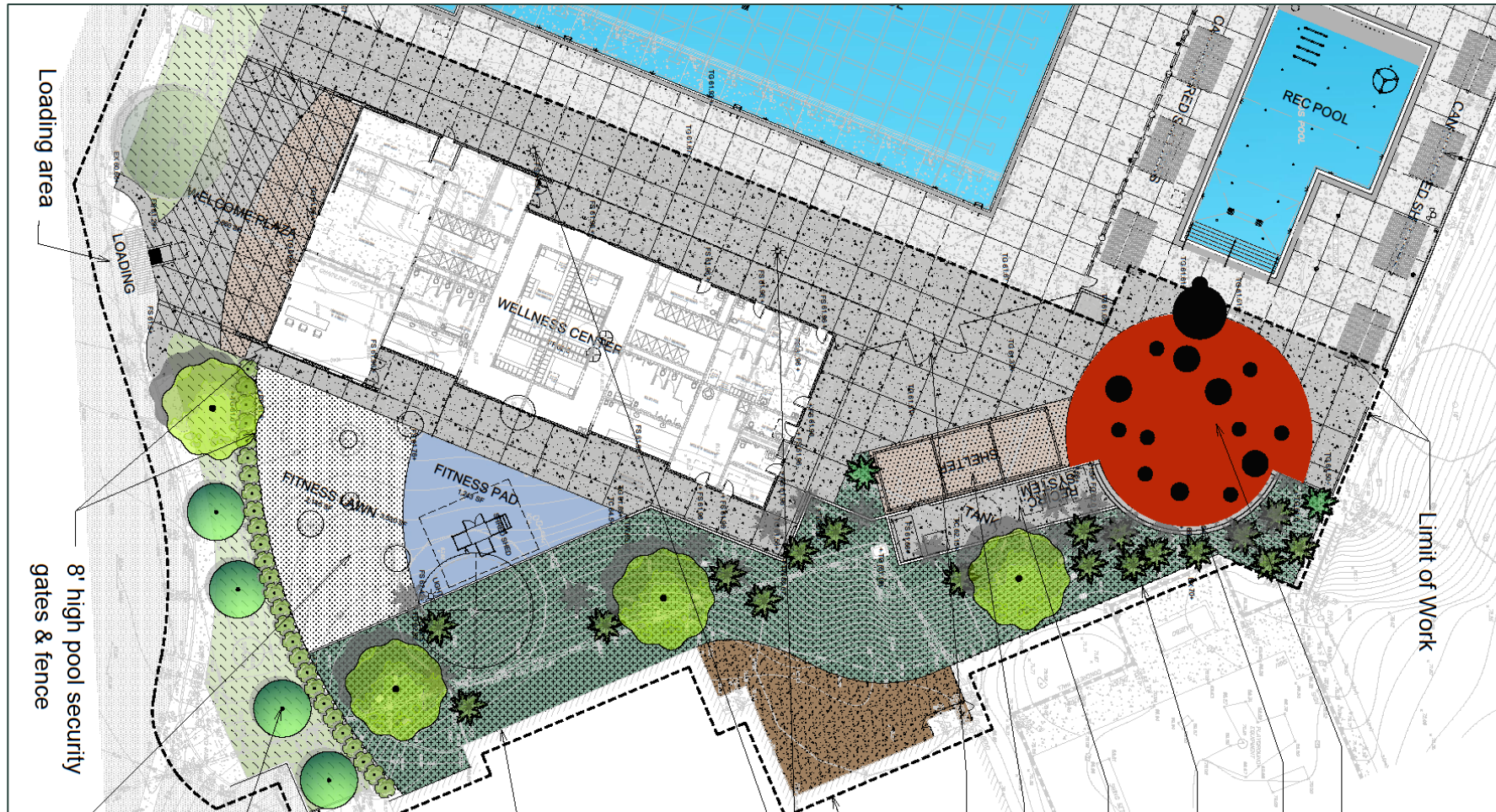
NOTABLE ELEMENTS OF DESIGN

- Modern, energy efficient design that meets programming needs
- Creates natural connections between the pool and Camacho Rec Center
- Requires more extensive site prep, grading, and utility relocations
- Efficient layout within a smaller building footprint to control costs, while meeting programming needs

COST ESTIMATE - \$14M

- Considers cost of \$1,000 per s.f. for new building construction; does not include cost to demo existing pool building

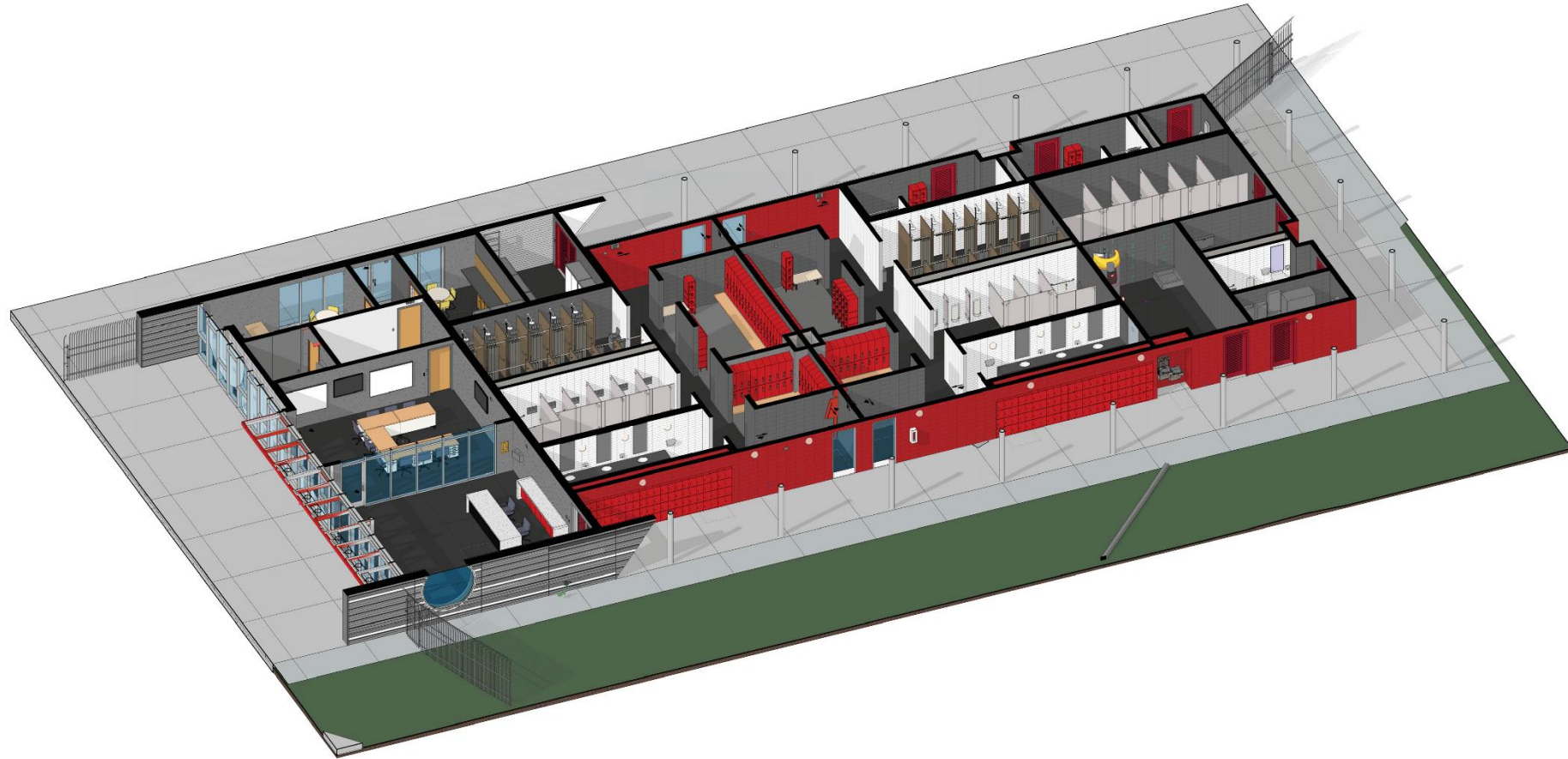
Las Palmas Pool Building – Option 3



Las Palmas Pool Building – Option 3



Las Palmas Pool Building – Option 3



Las Palmas Pool Building – Option 4

NOTES

- Offers an immediate, cost-effective solution until grants or other funding can be secured to build a new, permanent facility.
- Could be placed on existing concrete pads to the east of the pool, which are currently used for materials storage and snack shack
- Existing Pool Building lobby and offices could be refurbished and remain accessible for staff and the public; remainder of building would be closed to the public and could be repurposed for dry storage

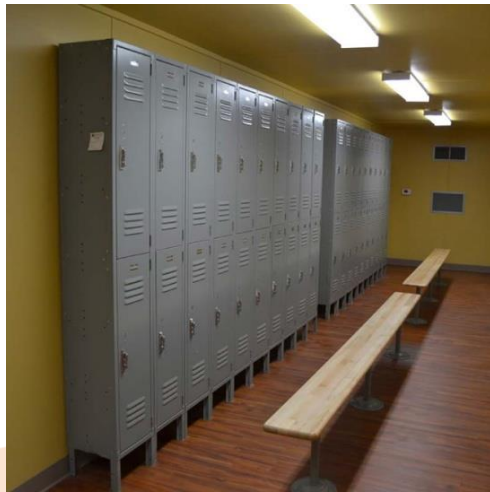
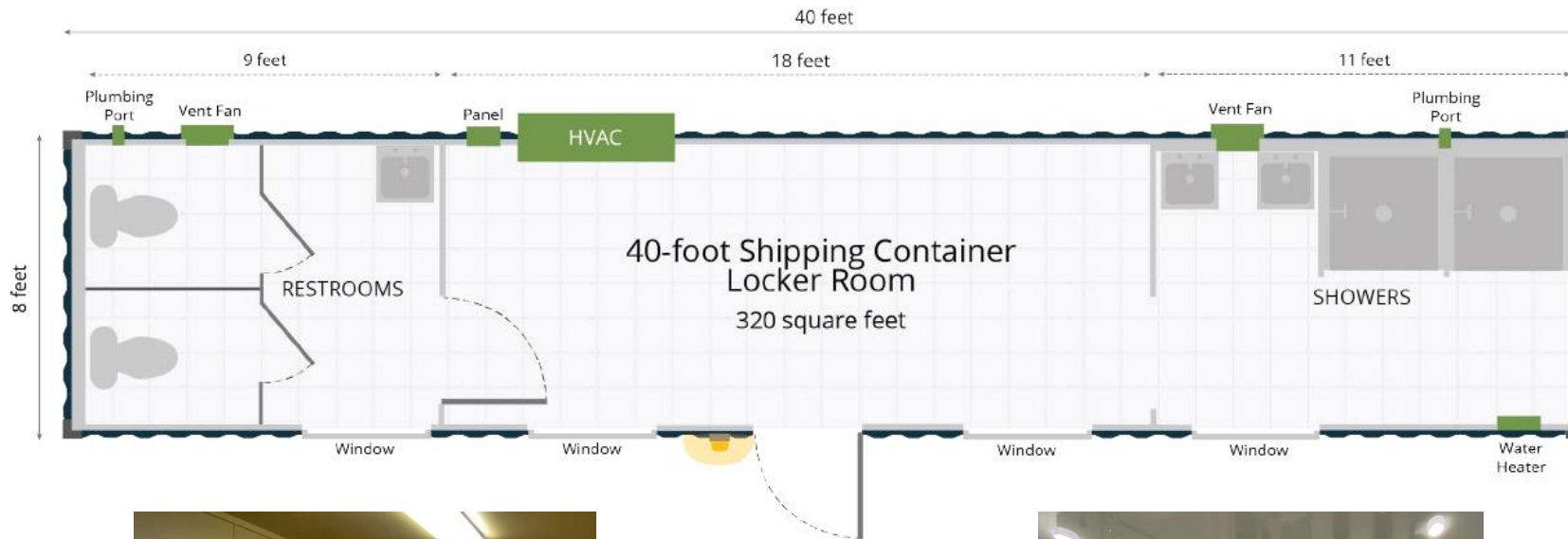
COST ESTIMATE - \$2M

- Includes site prep, demo of snack shack, utility connections and refurbishment of existing pool building lobby and offices

Las Palmas Pool Building – Option 4



Las Palmas Pool Building – Option 4



ARPA Project Status

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Las Palmas Park Splash Pad & Children's Area	\$750,000	\$700,000	Project at 95% design
Las Palmas Park Yoga & Fitness Lawn	\$250,000	\$250,000	Design on-hold
Las Palmas Park Dog Park	\$250,000	\$0	Project complete
Kimball Park Dog Park & Lighting	\$250,000	\$0	Dog Park complete; need additional \$1.2M to replace ballfield lighting
Paradise Creek Education Park Restrooms	\$500,000	\$500,000	Part of Paradise Creek Park Expansion project, which is in design; may be challenging to award construction contract by Dec 2024 ARPA funding obligation deadline
Cultural Asset Improvements	\$500,000	\$500,000	Complete Facilities Needs Assessment by June 2024
Total	\$9,910,907	\$5,350,000	
* Projection through end of FY24			

Open Discussion

SEEKING CITY COUNCIL DIRECTION

- Las Palmas Pool Building
- Las Palmas Park Restrooms Replacement
- Las Palmas Park Splash Pad & Children's Area
- Las Palmas Park Yoga & Fitness Lawn
- Kimball Park Lighting
- Paradise Creek Education Park Restrooms
- Cultural Asset Improvements
- Other Projects



Staff Recommendation

Revised ARPA Spending Plan – Staff Recommendation				
Project	Description	ARPA	State Grant	General Fund (FY25 CIP)
Las Palmas Pool Building Refurbishment & Auxiliary Facilities	Refurbish entrance, lobby & offices; patch and paint exterior walls; implement public art elements; install modular facilities for restrooms, showers and changing areas on east side of pool; fencing and landscaping	\$1,500,000	\$1,000,000	
Las Palmas Park Restrooms Replacement	Demo and replace both park restrooms	\$1,300,000		
Las Palmas Park Splash Pad & Children's Area	Construct splash pad, children's area, shade structure and fencing	\$1,000,000		
Las Palmas Park Ballfields	New infields and sod, grading and erosion control, ADA accessibility improvements	\$350,000		
Kimball Park Ballfield Lighting Replacement	Replace all 6 existing ballfield lights with new light structures & fixtures	\$1,200,000		
Paradise Creek Education Park Restrooms	Construct as part of Paradise Creek Park Expansion project			\$500,000
Cultural Asset Improvements	Complete Facilities Needs Assessment			TBD
Total		\$5,350,000	\$1,000,000	\$500,000