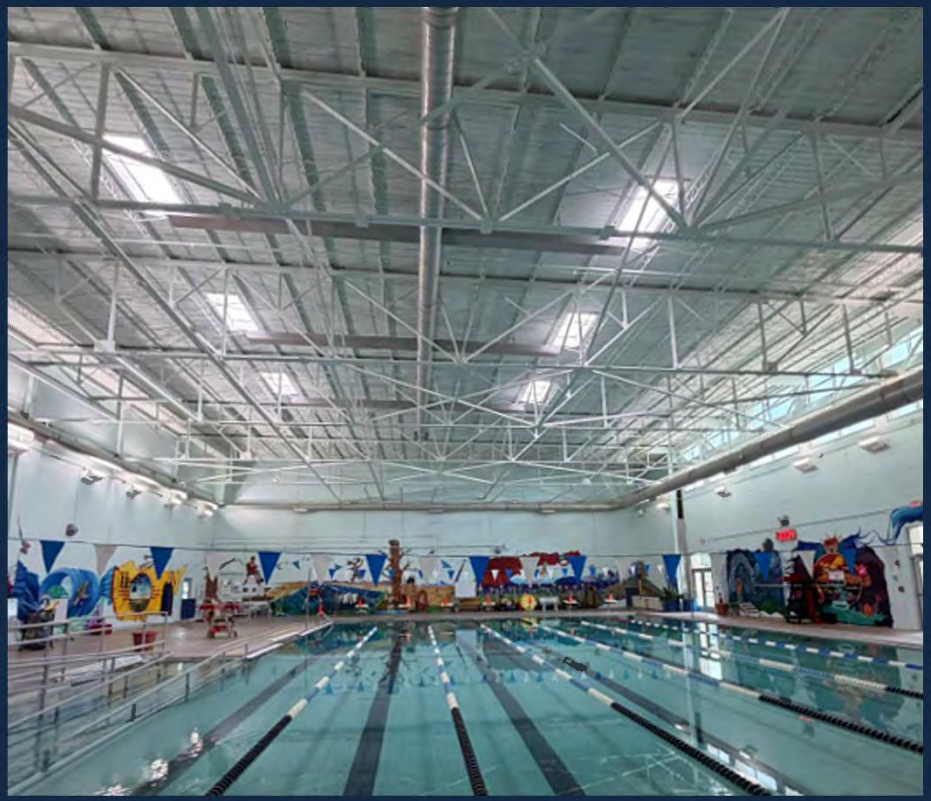
CITY OF SANTA FE | FEASIBILITY & TECHNICAL EVALUATION

Salvador Perez Swimming Pool

Complete Remodel vs. Full Replacement

Physical conditions • regulatory requirements • investment options • long-term facility considerations



Feasibility study completed by:
Farnsworth Group • Counsilman-Hunsaker • Davenport Construction

DATE OF AUDIT
October 2026

Decision at-a-glance

Consultant evaluation: full replacement is recommended over a complete remodel.

FACILITY STATUS

Closed since March 2026; existing vessel is non-compliant with health requirements.

COST DIFFERENTIAL

Estimated remodel and replacement ranges differ by approximately 5%.

RECOMMENDED ACTION

Advance full replacement as the preferred long-term investment.

Why replacement is favored

- Remodeling costs will exceed 50% of the total replacement cost. This removes the pool's current grand-fathered exemptions and requires the entire facility to be brought up to current aquatic codes.
- If a remodel is pursued, the only component from the existing mechanical system that can be saved and reinstalled is the pool heater. All other equipment and systems must be replaced.
- Only about two-thirds of the existing concrete shell would be retained in a remodel.

Estimated total investment

$4.50M–$5.07M

Complete remodel

$4.75M–$5.32M

Full replacement

Facility baseline

The pool serves as a year-round aquatic resource.

Location

601 Alta Vista Street, Santa Fe, NM

Original construction

70+ years ago

Dimensions

50 ft × 75 ft; 7 lanes; 25-yard lap pool

Water depth

3 ft shallow end to 10 ft deep end

Water volume

180,000 gallons

Surface area

3,935 sq ft, including ramp alcove

Ramp alcove

7 ft 6 in wide × 34 ft long

Recorded repairs

2000 drainpipe; 2016 liner removed; 2019 plaster, 2020 mold remediation, various large and small capital projects.

SE1

Current state of operations: water is recirculated unheated to maintain plaster integrity.

Slide 3

SE1 Fix this

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Physical infrastructure audit

Key deficiencies identified in the feasibility assessment.

System area	Observed condition / deficiency	Severity
Pool vessel & plaster	Metal staining; unmaintained mid-pool cold joint with probable water loss into subgrade soils	High
Perimeter overflow	Corroded stainless-steel gutter; broken grating supports; no gutter at ramp alcove	Critical
Pool deck & drainage	Smooth concrete; failed expansion joints; saturated areas; abandoned corroded anchors	High
Plumbing & inlets	Undersized 6-in main drain; no floor inlets; drain-cover certification unverified	Critical
Mechanical & pumps	400 GPM pump; 7.5-hour turnover; leaking pump volute; unsupported strainer	Critical
Filtration & water care	20+ year-old sand filter with broken lateral; no backwash air gap; corroded acid room	High
ADA & safety	Ramp width reported as 40 in; corroded embedded handrails; loose starting blocks	Critical

Severity labels are reproduced from the source assessment.

Mandatory remediation and optional enhancements

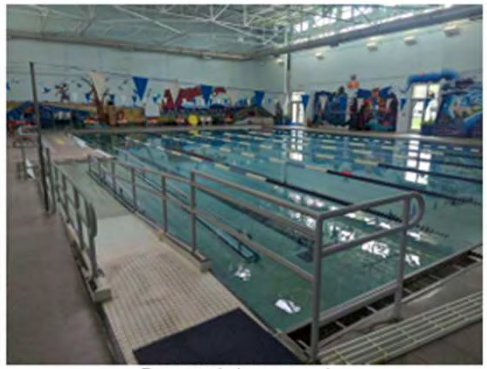
Separate code- and safety-related scope from recommended upgrades.

Required scope

- Replace steel gutter with concrete perimeter gutter and a 3,935-gallon surge tank.
- Install new 8-inch main drain piping and centerline floor-inlet distribution.
- Remove and rebuild deck for surge tank, gravity lines, lighting conduit and non-slip concrete.
- Rebuild ADA ramp with 33–38-inch clear width and socketed rails.
- Replace mechanical systems: 575 GPM pump, stacked sand filters, chemical feed and acid-room HVAC.

Recommended Improvements

- LED underwater lighting, including wall niches.
- Secondary deck-mounted ADA lift.
- Premium cementitious deck topping for improved traction.
- Variable-frequency drive pump controls tied to magnetic flow meters.
- Less-corrosive chemical blends to help preserve equipment rooms.



Ramp and alcove overview



Spalled patch at rail post

Requirements affecting reopening and renovation

The source assessment identifies several governing requirements.

NMED REOPENING INSPECTION

7.18.1.14 NMAC: because the pool has been out of public service for more than 30 days, a formal NMED reopening inspection is required before public use.

SUBSTANTIAL ALTERATION

7.18.1.11 NMAC: renovation exceeding 50% of replacement cost triggers full modern-code compliance, including the Model Aquatic Health Code (MAHC).

WATER TURNOVER

MAHC Table 4.7.1.10: maximum 6-hour turnover (500 GPM minimum). Existing pump: 400 GPM / 7.5 hours. Recommended design target: 575 GPM / 5.2 hours.

ACCESSIBILITY & DRAIN SAFETY

The assessment cites 2010 ADA Standards for ramp dimensions or lifts, and the Virginia Graeme Baker (VGB) Act for certified ANSI/APSP-16 drain covers.

Note: Regulatory references and interpretations are presented as stated in the October 2026 feasibility assessment; confirm applicable requirements with the relevant authorities during design.

A remodel requires extensive demolition

The assessment estimates that approximately 66% or more of the existing concrete vessel would be demolished.

1	**Gutter perimeter**	Remove the top 24–32 inches of pool wall around the perimeter.
2	**Center floor trench**	Cut a 36-inch-wide trench from shallow to deep end for the new 8-inch drain line.
3	**Floor inlet trenches**	Cut six 24-inch-wide trenches across 75% of the pool width.
4	**Lighting penetrations**	Remove ten 3 ft × 3 ft concrete sections for underwater light niches.
5	**ADA ramp and deck**	Remove the existing ramp alcove and surrounding deck.



Leaking, corroded pump volute



Recirculation pump and strainer



Unsupported hair and lint strainer



Motor nameplate

Note: extensive cutting, drilling and epoxy pinning into 70-year-old reinforcing steel may compromise structural integrity and contribute to reflective cracking or cold-joint leaks.

Opinion of probable construction costs

Estimates prepared by Davenport Construction Management and Lee-Sure Pools Inc. All costs subject to 10 -15% increase based on procurement.

Cost category	Complete remodel	Full replacement
Architectural, engineering & design	$261,870	$261,870
General conditions & demolition	$675,000–$975,000	$700,000–$1,000,000
Pool shell, gutters, tile, plaster & surge tank	$2,050,000–$2,250,000	$2,250,000–$2,450,000
Pool mechanical equipment & controls	$750,000	$750,000
Non-pool facility works (HVAC, electrical, plumbing)	$766,800–$834,800	$791,800–$864,800
TOTAL ESTIMATED INVESTMENT	$4,499,800–$5,067,800	$4,749,800–$5,322,800

Funding Gap: D2 Councilors have prioritized a $2m ICIP ask for SFY28

Estimate notes: includes HVAC replacement ($300,000), electrical ($142,000) and equipment-room demolition ($175,000).

Potential long-term operating benefits

The assessment describes expected efficiencies from modern systems.

ENERGY & UTILITIES

- New VFD pumps and automated HVAC / dehumidification
- Estimated 25–35% reduction in annual electrical consumption
- Surge tank design intended to minimize heat loss

WATER & CHEMICALS

- Sealed vessel may eliminate water loss (up to 180+ gallons/day)
- Stacked glass-media filters may reduce backwash water loss by 50%

STAFFING & MAINTENANCE

- Automated chemical controllers
- Less-corrosive chemical storage
- Reduced manual handling risk, downtime and emergency callouts

*These are projected benefits described in the feasibility assessment; actual operations may vary.

Three development scenarios

The report favors full replacement based on cost, service life and structural risk.

Scenario	Estimated cost	Estimated life	Code status	Assessment outcome
1. Minimal repairs	$500K–$800K	1–3 years	Non-compliant	Would not resolve turnover violation; **pool cannot legally reopen**.
2. Pool remodel	$4.50M–$5.07M	15–20 years	Compliant upon build	Retains 70+ year-old vessel base and risk of reflective cracking / cold-joint leaks.
3. New pool vessel	$4.75M–$5.32M	40-50 years	Fully compliant	Recommended; new monolithic structure and optimized plumbing layout.

Key comparison: the remodel offers limited estimated savings relative to replacement while retaining the existing vessel structure.

Implementation: authorization to reopening

Indicative 16-month sequence presented in the feasibility assessment.

01

Design & permitting

Months 1-6

Complete design / engineering plans ($258K); submit NMED permit materials; obtain City Council authorization.

02

Procurement & bidding

Months 7-8

Evaluate contractors; onboard specialized pool contractor; order long-lead equipment.

03

Demolition & construction

Months 8–18

Remove existing shell; excavate; construct new pool vessel; install mechanical systems and deck.

04

Commissioning & reopening

Month 18

Balance water; complete safety inspection; train staff; prepare for public reopening.

Schedule is a planning sequence; actual duration will depend on approvals, procurement, construction conditions and commissioning.

Operational considerations

Something

Lifeguards

Addressing the Ongoing Lifeguard Staffing Shortage

Immediate next steps

1. Hiring – Current staffing levels – 2 FT Lifeguards, 2 FT Instructors, 9 PT Lifeguards, 8 Temp Lifeguards , 6 Trainees, 7 FT Supervisors, 2 PT Supervisors , 1 Tech and 1 Manager. **Vacancies: 22 positions.**
2. Recruitment strategies – Created a 2nd Aquatics Technician position, increased collaboration with SFPS, Free Lifeguarding course to be offered over Christmas and Spring breaks
3. Current retention efforts - Continuous advertisement and recruiting, consistent course offerings and communications, ongoing class and compensations studies for fair pay. Hiring and retention incentives.

Questions & discussion

Next Steps

RECOMMENDED STRATEGIC DECISION

Authorize planning for a new pool vessel within an estimated $4.75M–$5.32M investment range.

1. Approve design-phase funding of $261,870.
2. Finalize the engineering scope for design-document development.
3. Initiate NMED preliminary construction review submission.



Questions & discussion