



Memorandum

Date: June 22, 2026
To: City Council
From: Brian MacDonald, Director of Parks, Recreation and Community Services
Cc: Midori Lichtwardt, City Manager
Arturo Sanchez, Assistant City Manager
Richard Joaquin, Assistant Director of Parks, Recreation and Community Services *RJ*
Subject: Response to Council Request Regarding Aquatic Center Recreation Pool Alternatives

Honorable Mayor and City Councilmembers:

At the June 16, 2026, City Council meeting, the City Council, by majority consensus, authorized staff to proceed with preparation of construction documents for the Aquatic Center with Group 4 Architecture, Research + Planning, Inc. The approved project includes the following base scope elements: an outdoor 50-meter competition pool, an outdoor recreation pool with play structure, party/training rooms (Building A), and outdoor community living room/activity spaces. The approved project also includes all enhancements, consisting of three waterslides, a lazy river with island, an outdoor toddler area, and a community room. Based on cost estimates presented by the project design team, the total estimated project cost for the approved project is approximately \$85.6 million.

This memorandum responds to a request made during Council Items and Comments following item 6A at the June 16, 2026, City Council meeting. During that discussion, Councilmember Bedolla, with support from Councilmember Evans and Mayor Arriola, requested a comparison between (1) a fully built-out Aquatic Center that includes an outdoor recreation pool and (2) a fully built-out Aquatic Center that includes an indoor recreation pool (natatorium) and no community room. Councilmember Bedolla also requested that the previously presented community engagement results related to recreation pool preferences be included for reference.

The information summarized below has previously been presented to the City Council during public meetings on April 15, 2025, September 16, 2025, and June 16, 2026. The purpose of this memorandum is to consolidate the relevant capital cost, operating subsidy, and community engagement information into a single reference document.

Comparative Summary

Item	Scenario 1: Outdoor Recreation Pool	Scenario 2: Indoor Recreation Pool (No Community Room)
Capital Cost	\$85.6 million	\$87.3 million
Difference	-	+ \$1.7 million
Annual Operating Subsidy	\$1.1M - \$2.1M	\$1.3M – \$2.4M
Community Room	Included	Not Included
Indoor Recreation Pool	No	Yes

Scenario 1 – Full Buildout with Outdoor Recreation Pool

(Selected by City Council on June 16, 2026)



Elements Included

Base Scope

- Outdoor 50-meter competition pool
- Outdoor recreation pool with play structure

- Party/training rooms (Building A)
- Outdoor community living room/activity spaces

Enhancements

- Three waterslides
- Lazy river with island

- Outdoor toddler area
- Community room

Capital Cost Estimate

Component	Cost
Base Scope (Outdoor Recreation Pool + Competition Pool)	\$59.2 Million
Waterslides	\$3.6 Million
Lazy River	\$11.8 Million
Outdoor Toddler Area	\$4.1 Million
Community Room	\$6.9 Million
Total Full Buildout	\$85.6 Million

Annual Operating Subsidy Full Buildout Scenario 1: \$1.1 - 2.1 million*

*The low end of the subsidy range is based on market comparable facility fees.

*The high end of the subsidy range is based on conservative Joe Wilson Pool fees.

Scenario 2 – Full Buildout with Indoor Recreation Pool (Natatorium)

(Community Room Removed)



Elements Included

Base Scope

- Outdoor 50-meter competition pool
- Indoor recreation pool with play structure
- Party/training rooms
- Outdoor community living room/activity spaces

Enhancements

- Three waterslides
- Lazy river with island
- Outdoor toddler area

Capital Cost Estimate

Component	Cost
Base Scope (Indoor Recreation Pool + Competition Pool)	\$67.8 Million
Waterslides	\$3.6 Million
Lazy River	\$11.8 Million
Outdoor Toddler Area	\$4.1 Million
Total Full Buildout	\$87.3 Million

Annual Operating Subsidy Full Buildout Scenario 2: \$1.3 - 2.4 million*

**The low end of the subsidy range is based on market comparable facility fees.*

**The high end of the subsidy range is based on conservative Joe Wilson Pool fees.*

Additive Alternates

The following additive alternates are not included in either full buildout scenario. These items would be carried forward into bidding and could be awarded or rejected by the City Council at the time of construction contract award, subject to available project funding.

For reference, those items are listed below.

Component	Cost
Photovoltaic Panels*	\$1.3 Million
Public Art	\$0.5 Million
Additional Parking Bays (91 spaces)	\$1.6 Million

**Photovoltaic panels are included in base project to meet code requirements. This additive alternate would expand the number of panels to further offset energy demands of the facility.*

In summary, the indoor recreation pool (natatorium) alternative without a community room is currently estimated to increase the total project cost by approximately \$1.7 million compared to the approved outdoor recreation pool full buildout scenario. Annual operating subsidies are also projected to be modestly higher under the indoor recreation pool scenario. Community engagement results previously presented to the City Council indicated a preference among survey participants for an indoor recreation pool option. The supporting engagement materials are attached on the next page for reference.

COMMUNITY OUTREACH: Occurred from January 13th – February 16th, 2025

Community Input



1,623 total participants

Online Survey
January 13 – February 16

Tracy Branch Library Kiosk
January 13 – February 16

Grand Theater Pop-Up
Friday, January 17

Parks & Community Services Commission Community Workshop
Thursday, February 6

Tracy Farmer's Market
Saturday, January 25

City Hall & Senior Center Kiosk
January 13 – February 16






Community Input | Recreation Pool



