

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 38-07

AN ORDINANCE

determining that it is in the public interest to proceed with construction of improvements to the bathhouse at the Oakland Family Aquatic Center; approving and adopting plans and specifications; determining that the work shall be done by contract; calling for bids through the Purchasing Division; determining that a portion of the project shall be done by city employees; providing for payment for the improvement; providing for compliance with the prevailing wage law; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The Council finds that the construction of improvements to the bathhouse at the Oakland Family Aquatic Center, including construction of a family changing area, renovation of the concession area and entryway, installation of new flooring in the locker rooms and general improvements throughout the facility, is necessary for the welfare and improvement of the City and that it is in the public interest such improvement be made.

SECTION 2. The plans and specifications for this improvement, including a schedule of prevailing hourly wages needed to execute the contract, and the general prevailing rate for legal holiday and overtime work, as prepared by the Director of the Parks and Recreation Department and filed in the office of the City Clerk, are hereby approved, adopted and made a part of this ordinance.

SECTION 3. The construction of the improvement shall be done by contract in accordance with the plans and specifications adopted therefor, the laws of the State of Missouri, and the Charter and Ordinances of the City of Columbia, Missouri.

SECTION 4. The Purchasing Agent is hereby authorized to call for bids and execute a contract for any necessary concrete cutting or coring services for the possible relocation of an existing sewer line. As deemed advisable by the City Manager, city employees shall be used to construct the family changing area, renovate the concession area and entryway, install new flooring in the locker rooms and for general improvements throughout the facility.

SECTION 5. Payment for this improvement shall be made from Park Sales Tax Funds, and such other funds as may be lawfully appropriated.

SECTION 6. The City shall cause to be inserted into the contract a stipulation to the effect that not less than the prevailing hourly rate of wages, as found by the Department of Labor and Industrial Relations of Missouri, shall be paid to all workers performing work under the contract. The contractor's bond shall include such provisions as will guarantee the faithful performance of the prevailing hourly wage clause, as provided by the contract.

SECTION 7. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2007.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

Source

Mike Hood
AHH

TO: City Council
FROM: City Manager and Staff *[Signature]*
DATE: January 3, 2007
RE: Oakland Family Aquatic Center Improvements

Fiscal Impact

YES x
NO

Other Info.

Summary: The Department of Parks and Recreation is requesting authorization to proceed with improvements to the Oakland Family Aquatic Center (OFAC) bathhouse. Planned improvements include the construction of a family changing area, renovation of the concession area and entry way, installation of new floor covering in the locker rooms and general improvements throughout the facility. The City's FY-07 budget includes an appropriation of \$75,000 from the Park Sales Tax and \$15,000 in force account labor. The project will begin immediately upon Council approval and should be completed in time for the 2007 swim season. A combination of contract and force account labor will be used to complete the project.

Project Description: The City of Columbia's fiscal year 2007 budget includes an appropriation of \$75,000 in Park Sales Tax funds for improvements to the bathhouse at the Oakland Family Aquatic Center (OFAC).

The OFAC bathhouse was constructed in 1973 as part of the original pool construction project. Since then, the roof has been replaced and there have been minor improvements to the plumbing and electrical systems. In 1999, the pool shell including exterior plumbing and filtration system was renovated and a new zero depth water play area was constructed.

OFAC is open from Memorial Day to Labor Day and is the Department's most popular outdoor facility with a total attendance of 32,399 in 2006 and 30,781 in 2005. However, as a 34 year old facility, it does not possess the basic amenities that are seen in more modern facilities. Staff that operate the facility indicate that most of the patron comments or concerns are about the lack of amenities in the bathhouse.

One of the key improvements to the bathhouse will be the construction of a small family locker room. Historically, pool locker rooms were constructed to be gender segregated with parents or facility owners responsible for determining the age appropriateness of allowing children of the opposite gender. By the 1990s, locker rooms had evolved to include a "family" locker room where parents could help children of the opposite gender or a spouse might assist an elderly person of the other gender. The construction of the OFAC family locker room will create an area where two families may separately dress and shower in a private area and then be able to access the pool deck without having to walk through either the men's or women's locker rooms. The family locker room will also contain two private restrooms with infant diaper changing stations.

The family locker room will be constructed by park staff with a cost range \$25,000 to \$35,000. This includes all materials including toilets, showers, benches, lockers, lighting, doors and electrical. The walls will be concrete/cinder block walls to match the existing bathhouse construction which allows for easier cleaning and maintenance. The unknown factor is the condition and location of the existing sewer lines that are located within the bathhouse concrete floor. In looking at the old 1973 plans, staff believes that a 4-inch sewer line is near the location of the proposed family locker room. If the line is not located as planned or is not in usable condition, staff may have to enter into a contract for a concrete cutting/coring services to assist with the addition of a new connecting line or in a worse case scenario, staff may shift or relocate the family locker room to better accommodate the existing utilities.

The project will also consist of a complete renovation of the concession area. All of the old cabinets will be removed and replaced with stainless steel carts. The vinyl floor tile will be removed and replaced with a stained and sealed concrete floor similar to what exists at the Stephens Lake Park Riechmann Pavilion. Improvements will be made to the two concession serving windows, electrical components and additional storage area will be constructed. Estimated cost of the concession renovation including the replacement of some of the mechanical units (air conditioner, soda dispensing systems, garbage disposal, water heaters, etc..) is \$15,000.

Other renovation projects include the replacement or addition of new floor coverings in the locker rooms and renovating the entry area including the cashier's station. This includes new benches in the front and a shaded area for patrons to sit under while they wait on pool users. Estimated cost for these improvements is \$15,000.

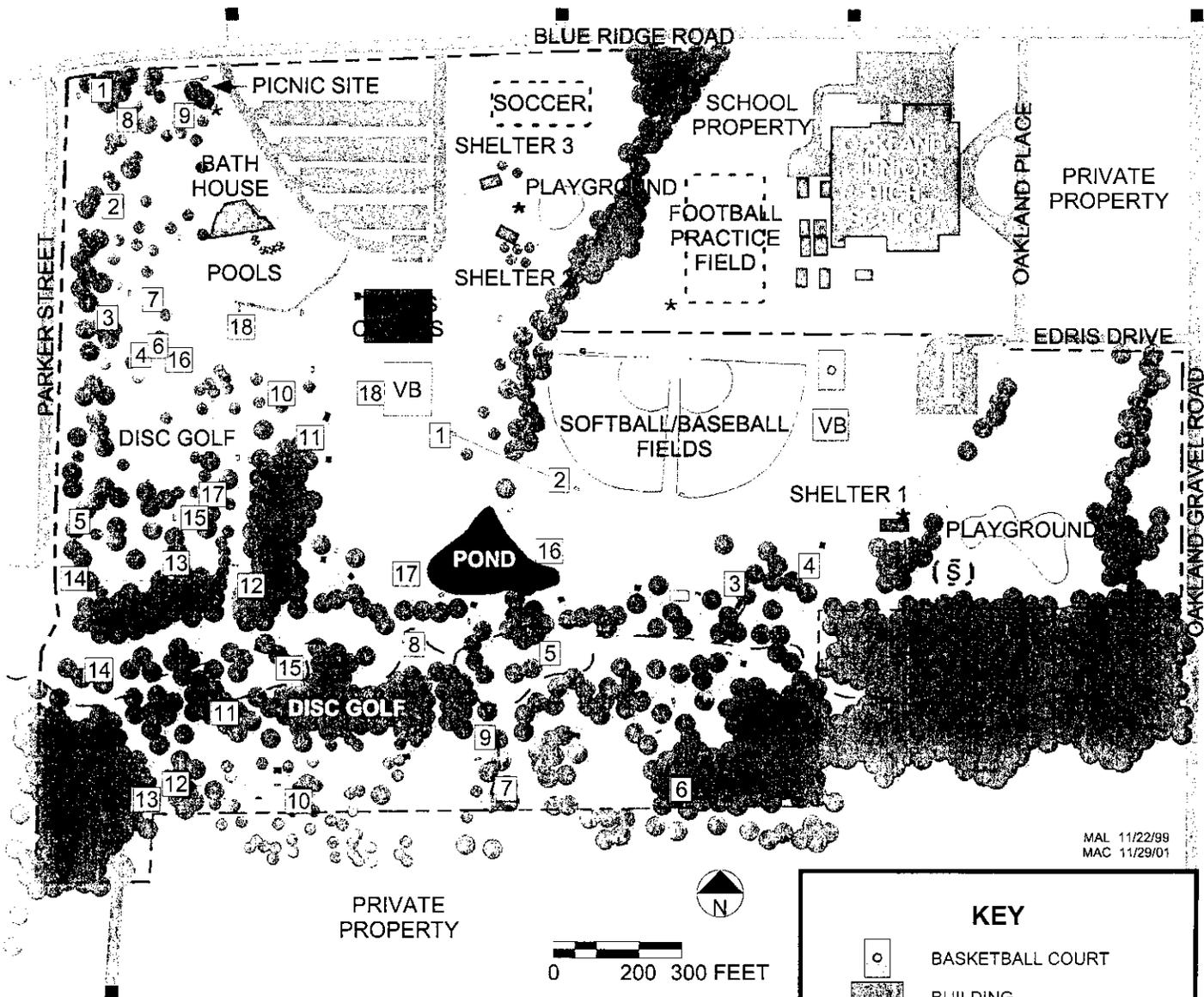
The remaining funds will be used to replace some of the existing stainless steel toilets and/or sinks; replace changing room curtains and partitions; and make general improvements throughout the facility, including but not limited to painting, replacing some of the stainless steel doors, sign replacement and creating more storage space.

The project is scheduled to begin immediately following Council approval and should be completed in time for the 2007 swim season. Contracted portions of the project will be bid through the City's purchasing division.

Recommended Council Action: If the Council concurs that the project should proceed, the resolution calling for the public hearing should be approved, and following the public hearing, the ordinance authorizing the project should be adopted.

OAKLAND PARK

1900 BLUE RIDGE ROAD



MAL 11/22/99
MAC 11/29/01

PARK FACILITIES

75 ACRES

3 - RESERVABLE SHELTERS

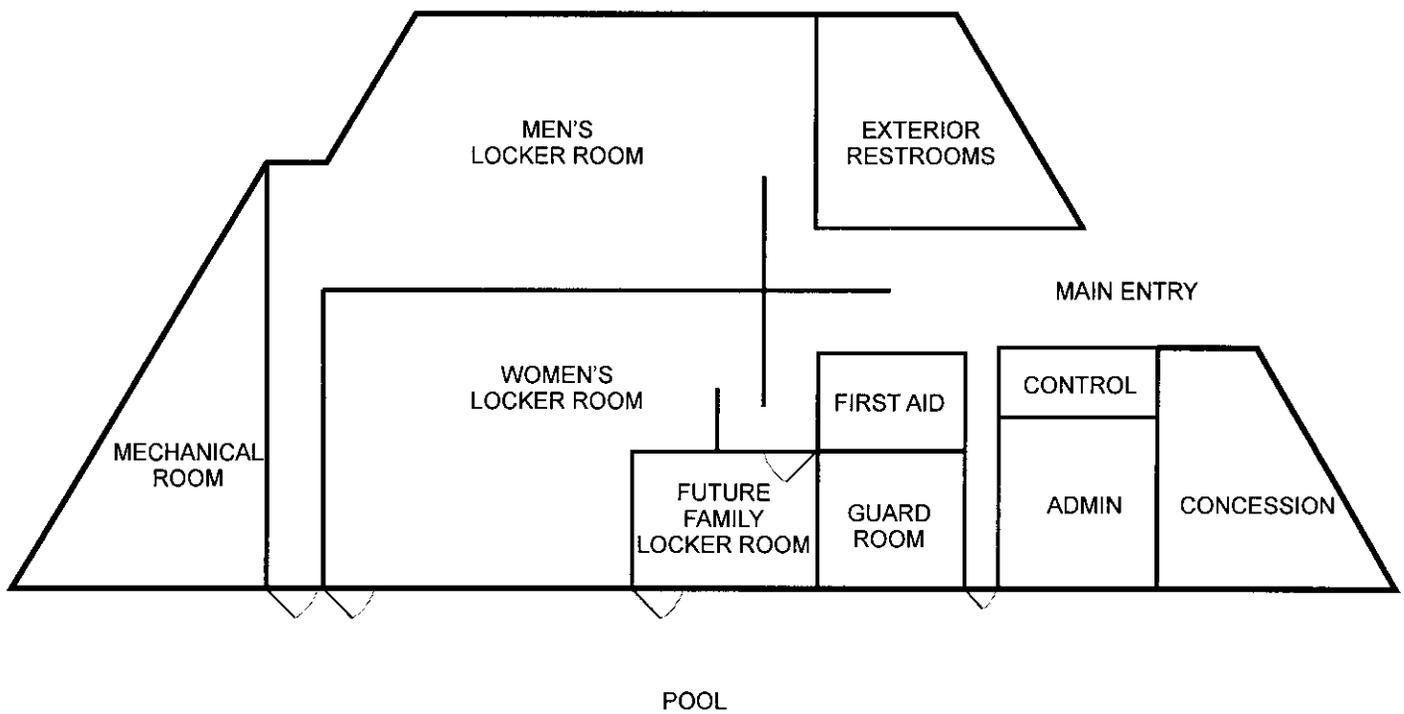
- 30 - PICNIC TABLES (3 - ADA)
- 2 - DRINKING FOUNTAINS
- LIGHTS
- 3 - 220 VOLT OUTLETS
- 11 - 110 VOLT DOUBLE OUTLETS
- 3 - DOUBLE BBQ GRILLS
- RESTROOMS AT SHELTER 1 AND POOL HOUSE
- 2 - BASEBALL/SOFTBALL FIELDS (LIGHTED)
- 1 - BASKETBALL COURT

CREEK AND NATURE AREA

- 2 - DISC GOLF COURSES (18-HOLE)
- 1 - FOOTBALL FIELD (AT SCHOOL)
- OAKLAND FAMILY AQUATIC CENTER
- 2 - PLAYGROUNDS
- 2 - SOCCER PRACTICE FIELDS
- 3 - TENNIS COURTS (LIGHTED)
- TRAIL - 1 MILE; MULTI-PURPOSE HARD SURFACE TRAIL WITH 18 EXERCISE STATIONS
- 3 - VOLLEYBALL COURTS
 - 2 - COURTS (SAND, LIGHTED)
 - 1 - COURT (ASPHALT)

KEY

- BASKETBALL COURT
- BUILDING
- CREEK/DRAINAGE SWALE
- DISC GOLF COURSES
- DRINKING FOUNTAIN
- FITNESS TRAIL STATION
- GRAVEL PATH
- PARKING/ROAD/SIDEWALK
- PROPERTY LINE
- SOCCER PRACTICE FIELD
- VOLLEYBALL COURT (SAND)



PROPOSED FAMILY LOCKER ROOM CHANGE
OAKLAND FAMILY AQUATIC CENTER