

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 379-15

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: 12/21/2015

Re: Parks and Recreation - Albert-Oakland Family Aquatic Center Improvements

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Plats and Plans

Executive Summary

The Parks and Recreation Department is requesting an ordinance authorizing the project for improvements to Albert-Oakland Family Aquatic Center (AOFAC) located within Albert-Oakland Park. Improvements at the aquatic facility will include replacement of the metal roof on the bathhouse and lighting and plumbing improvements. The project will also include the conversion of all facility lighting to LED lights and the installation of a shade structure on the southeast corner of the pool deck. The project is identified in the City's FY-2016 CIP with a total project budget of \$80,000. The project is funded by the 2010 Park Sales Tax. The improvements will be completed using a combination of contract and force account labor, with different portions of the project being bid through the City's Purchasing Department. Improvements to the facility are expected to begin this winter, with an anticipated completion date by the opening of the facility for the summer aquatic season.

Discussion

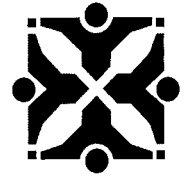
The 73-acre Albert-Oakland Park located at 1900 Blue Ridge Road provides recreational activities for all age groups with tennis courts, shelters, pickleball courts, playgrounds, and sports fields available throughout the park. The park also contains the Albert-Oakland Family Aquatic Center, two disc golf courses, and serves as a trailhead for the Bear Creek Trail. The Albert-Oakland Family Aquatic Center is the largest aquatic facility operated by the Parks and Recreation Department and had 22,800 visitors at the facility in 2014.

The Albert-Oakland Family Aquatic Center underwent a major renovation in 1999, including improvements to the 50-meter pool, addition of a water play structure, addition of new seating and funbrellas, and necessary mechanical improvements. Since the renovations in 1999, facility improvements have also included the addition of a 125-foot double-loop enclosed slide, the replacement of the water play structure, and the addition of a family changing room.

In August 2015, park staff (planners, maintenance personnel and aquatics staff) began to discuss different options to improve the Albert-Oakland Family Aquatic Center. Discussion focused on necessary repairs to the roof and interior plumbing, improvements that would lower utility expenses, and the addition of new amenities for aquatic facility users. Park staff made the decision to focus on

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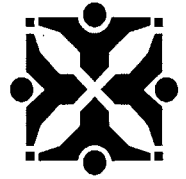
four key improvements: bathhouse roof replacement, bathhouse plumbing and lighting improvements, replacement of the exterior facility lighting, and the addition of a shade structure on the pool deck. After park staff created initial design plans, staff introduced the proposed improvements to the Parks & Recreation Commission at their November 19, 2015 meeting. After discussion about the project, the Commissioners approved the plans for the park improvements. Staff also held an interested parties meeting at the Activity and Recreation Center on December 8, 2015 to gather feedback regarding the plans for improvements to the facility. After considering all citizen comments and the P&R Commission recommendation, staff believes that the proposed improvements to the Albert-Oakland Family Aquatic Center represent a consensus of park users, P&R Commission and staff.

Improvements to Albert-Oakland Family Aquatic Center will include the following improvements:

1. Contract labor will be used to replace the existing metal roof on the bathhouse including the replacement of any water-damaged plywood under the existing roof.
2. Park staff will replace all exterior lighting on the pool deck and at the front entrance to the facility. Current lighting at the facility has been added in multiple stages over the past 20 years, with different types of bulbs and light poles throughout the pool deck. Staff will replace all the existing lights with LED lighting fixtures and matching light poles to provide improved lighting for evening facility rentals, improve aesthetics at the pool, and to reduce utility costs associated with the operation of the lights. The lights will be bid through the City's Purchasing Department with installation of the poles and lights completed by park maintenance staff.
3. Staff will install a 20 foot by 60 foot cantilever shade structure on the southeast corner of the pool deck to provide shade for aquatic facility users. The addition of shade on the pool deck was requested by aquatics staff and patrons due to the limited amount of covered space around the pool. A similar shade structure was installed at Twin Lakes Recreation Area in 2013 at Little Mates Cove aquatic facility and has received many positive comments from patrons that utilize that facility.
4. The final improvement at AOFAC will be to upgrade the existing plumbing and lighting inside the bathhouse. Park maintenance staff will replace all shower fixtures located in the men's and women's locker rooms, as well as sinks, soap dispensers and hand dryers in each area. Ongoing maintenance has continued to increase due to the age of the shower and toilet fixtures in the locker rooms, and new shower fixtures will improve the efficiency of the showers in terms of water consumption by facility patrons. Staff will also replace all interior lighting in the locker rooms and hallways with LED lighting fixtures. The replacement of the fixtures will improve the visibility inside the bathhouse and reduce the overall utility expenses inside the building. The decision to improve the plumbing and lighting was made after gathering public input and staff recommendations about potential projects due to the current condition of the fixtures and lighting.

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The Albert-Oakland Family Aquatic Center improvements will cost \$80,000 and are funded by the 2010 Park Sales Tax. The project will be completed using a combination of contract and force account labor. Materials for the project and contract services for roof replacement will be bid through the City's Purchasing Department. Force account labor will be used for all renovations, except for the replacement of the existing roof. The project is anticipated to start in January 2016 and be completed by the opening of the facility for the summer aquatic season.

Fiscal Impact

Short-Term Impact: The total project cost for the improvements is \$80,000 and is funded by the 2010 Park Sales Tax.

Long-Term Impact: Parks and Recreation staff currently maintain and operate the facility, and the conversion to LED lighting will lower the utility costs associated with the operation of interior and exterior lighting. Improvements to the plumbing, fixtures and toilets inside the bathhouse will also reduce the total number of hours spent by the maintenance staff at the facility each season.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Parks, Recreation and Greenways

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Livable & Sustainable Communities

Suggested Council Action

Approve the ordinance authorizing the project to proceed.

Legislative History

None


Department Approved


City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 379-15

AN ORDINANCE

determining it is in the public interest to construct improvements to the Albert-Oakland Family Aquatic Center to include replacement of the bathhouse roof and exterior lighting, installation of a cantilever shade structure on the southeast corner of the pool deck, and replacing interior bathhouse plumbing, fixtures and lighting; approving and adopting plans and specifications; determining that a portion of 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; authorizing the City Manager to obtain, execute and record all documents necessary for the improvement; providing for compliance with the prevailing wage law and state-mandated construction safety training; and fixing the time when this ordinance shall become effective.

WHEREAS, the City Council adopted a resolution declaring the necessity of constructing improvements to the Albert-Oakland Family Aquatic Center to include replacement of the bathhouse roof and exterior lighting, installation of a cantilever shade structure on the southeast corner of the pool deck, and replacement of interior bathhouse plumbing, fixtures and lighting; and

WHEREAS, the notice of a public hearing on this project was published in a daily newspaper of general circulation in the city; and

WHEREAS, the City Council has held a public hearing on construction of the improvement.

NOW, THEREFORE, 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 Albert-Oakland Family Aquatic Center to include replacement of the bathhouse roof and exterior lighting, installation of a cantilever shade structure on the southeast corner of the pool deck, and replacement of interior bathhouse plumbing, fixtures and lighting, in the City of Columbia, Missouri, is necessary for the welfare and improvement of the city and that it is in the public interest that such improvements be made.

SECTION 2. The plans and specifications for this improvement, as prepared by the Director of Parks and Recreation, are hereby approved.

SECTION 3. A portion of the construction of the improvement shall be done by contract in accordance with the plans and specifications, 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 the bathhouse roof replacement. As deemed advisable by the City Manager, City employees shall be used for all other improvements.

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 Manager is authorized to obtain, execute and have recorded all licenses, easements, deeds and any other conveyances or instruments necessary for the City to complete this improvement.

SECTION 7. The contract for the improvement shall provide 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 guarantee the faithful performance of the prevailing hourly wage clause in the contract.

SECTION 8. The bid specifications and contract for the improvement shall provide that the contractor and any subcontractor shall provide a ten-hour Occupational Safety and Health Administration construction safety program (or a similar program approved by the Missouri Department of Labor and Industrial Relations) for all employees working on-site. All employees working on the site of the improvement are required to complete the safety program within 60 days of beginning work on the improvement project.

SECTION 9. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2016.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

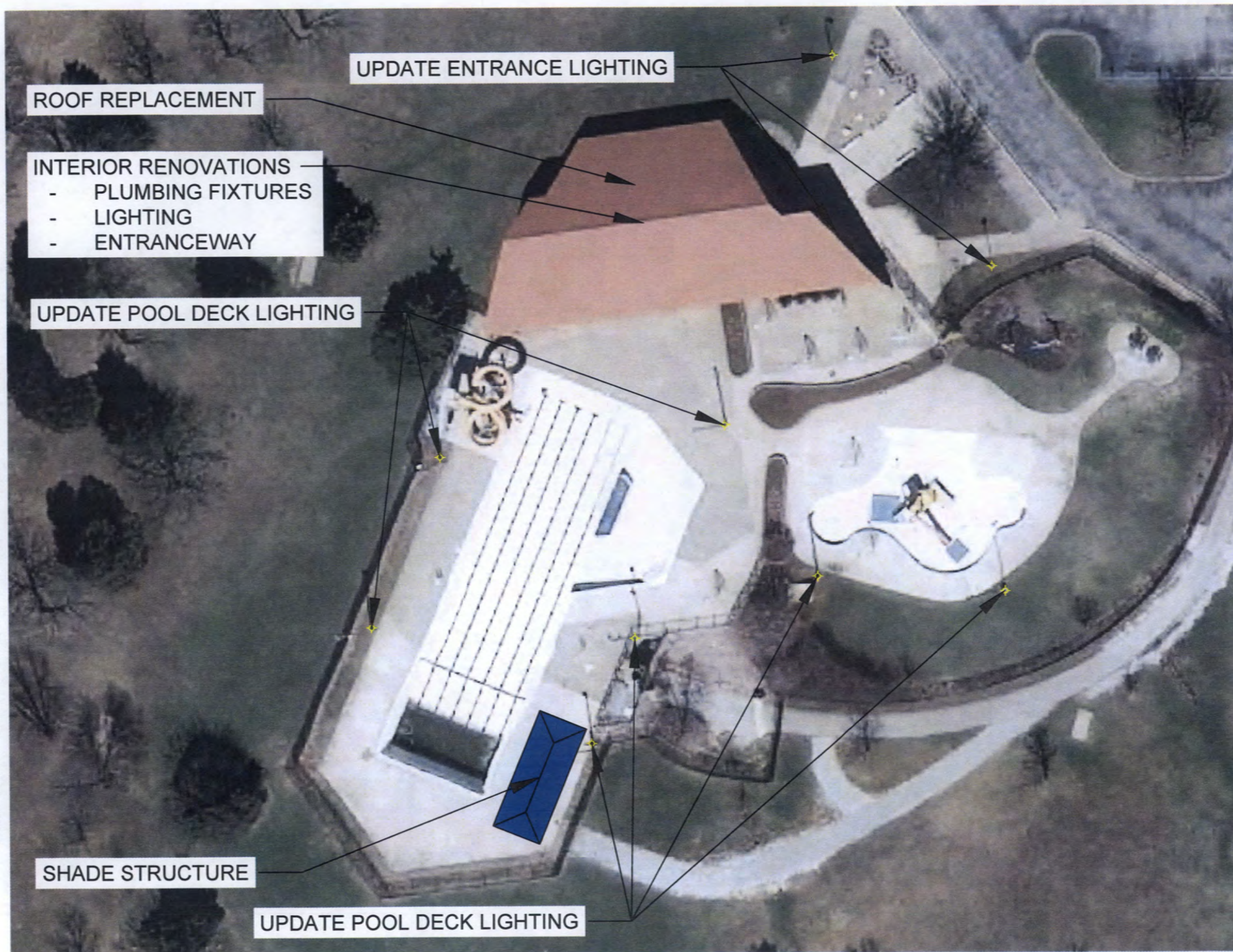
City Counselor



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Plats and Plans

ALBERT-OAKLAND FAMILY AQUATIC CENTER RENOVATION



ROOF REPLACEMENT

INTERIOR RENOVATIONS
- PLUMBING FIXTURES
- LIGHTING
- ENTRANCEWAY

UPDATE ENTRANCE LIGHTING

SHADE STRUCTURE

UPDATE POOL DECK LIGHTING