

Source:

Mike Hood


TO: City Council
FROM: City Manager and Staff 
DATE: July 26, 2007
RE: Proposed Hickman High School Swimming Pool Renovations

Fiscal Impact

YES

NO

Other Info.

SUMMARY: The City and Columbia School District have jointly operated, maintained, and programmed the Hickman High School indoor swimming pool for many years. A recent evaluation of the pool's condition by the School District's consultants concluded that the pool is need of significant renovation. Highest priorities were the replacement of the heating and ventilation system, addition of an air conditioning system, and improvements to the chlorine storage room. As with past improvement projects to the pool, staff is recommending that the City consider entering into a formal agreement with the District to split the cost of the proposed improvements equally between the City and the District. The current estimated cost of the project is approximately \$342,000 with the City's share being \$171,000.

DISCUSSION: The Hickman High School natatorium has been jointly operated for both school and community use since the pool was built in the mid 1960's. The School District and the City have jointly shared both capital and operational costs of the pool throughout the pool's history. Both School District staff and City staff have, over the past few years, identified a number of issues that need to be addressed with the aging pool facilities.

Following several meeting between staffs of both entities, the District agreed in the spring of 2007 to have the DLR Group (the District's consultant which was conducting a review of all District buildings and facilities) in cooperation with Councilman-Hunsaker (a nationally recognized swimming pool consulting firm) complete an in-depth evaluation of the natatorium. That report identified three different options for improvements to the pool ranging in estimated cost from \$332,000 to over \$1,600,000. A fourth option of constructing a completely new facility was also discussed. The highest priority needs identified by the study were the replacement of the existing heating and ventilation system, the addition of an air conditioning system, and improvements to the chorine tank and storage room. The heating, ventilation, and air conditioning improvements were considered critical to helping resolve the air quality problems that have been occurring in the pool building.

Upon review of the DLR report, both City and District staff now believe that the most feasible approach is to complete the needed upgrades in phases. It is recommended that the first phase include the

replacement of the HVAC systems and upgrades to the chlorine tank storage and supply room. The current estimated cost for phase I is \$342,000. Assuming the cost of this improvement is split equally between the City and the District, the City's share of the project would be \$171,000.

If the cost of the City's share can be spread over a multiple year period (preferably three years), staff believes funds are available for the City's portion of the project. Operational cost savings resulting from a more efficient HVAC system combined with the placing of natural gas costs for the facility under the School District's less expensive contract is expected to generate approximately \$40,000-\$45,000 per year. That amount can be supplemented with the necessary funds from the Park Department's annual park improvement funds to make an annual payment of \$57,000 (assuming a three year pay-off period).

STAFF RECOMMENDATION : Staff recommends that the City enter into a formal agreement with the School District to provide for the improvements to the Hickman High School natatorium as outlined above with the cost of the improvements being split equally between the District and the City.

SUGGESTED COUNCIL ACTION: If the Council concurs that the City and the School District should proceed with the proposed improvements to the Hickman High School swimming pool, the staff should be directed to draft a formal agreement with the District which outlines the terms of the project and bring back to the Council an ordinance approving such agreement.