



Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: December 19, 2022

Re: Ordinance Authorizing Activity & Recreation Center (ARC) Improvements

Executive Summary

The Parks and Recreation Department is requesting approval of an ordinance authorizing improvements to the Activity & Recreation Center (ARC) and appropriating additional funds for the project. The proposed improvements include replacement of the water play structure in the ARC Water Zone, replacement of the flooring in the aquatics office area and party rooms, replacement of the domestic hot water heater for the building, replacement of parts for the facility elevator and foundation repairs to the west side of the building. The total project budget is \$565,000 and is funded by the 2021 Park Sales Tax and private donations. The appropriation of additional funds, totaling \$237,772, is due to additional improvements needed at the facility related to the hot water heater, elevator and building foundation. Portions of the project will be bid through the City's Purchasing Department, and the proposed improvements will be completed using a combination of contractors and force account labor. The improvements at the ARC are scheduled to begin after City Council project approval, with an anticipated completion date of fall 2023.

Discussion

The Activity & Recreation Center (ARC), located at 1701 W. Ash Street, has provided citizens of Columbia with recreation and fitness opportunities since 2002. The 73,000 square foot facility includes an indoor leisure pool, gymnasium, strength training equipment and weights, cardio equipment, indoor track and meeting spaces. Multiple programs and classes are offered for members and visitors with a focus on group fitness classes, spin classes, water aerobics, swimming lessons and youth fitness classes. The ARC also serves as a warming and cooling center for the public.

The Parks and Recreation Department is requesting approval of an ordinance authorizing improvements at the Activity & Recreation Center and appropriating additional funds for the project. The proposed improvements include replacement of the water play structure in the ARC Water Zone, replacement of the flooring in the aquatics office area and party rooms, replacement of the domestic hot water heater for the building, replacement of parts for the facility elevator and foundation repairs to the west side of the building.

After reviewing the proposed ARC improvements in the *2013 Parks, Recreation and Open Space Master Plan*, park planning staff discussed potential improvements with ARC staff and park maintenance staff. Discussions focused on continuing to make improvements to the building to keep it in like-new condition. Park staff held an interested parties meeting at the Activity & Recreation Center on Oct. 20, 2022. Park staff met with citizens to discuss the



proposed plans and gain feedback about the proposed improvements. The public had an additional opportunity to provide comments about the project on BeHeard.CoMo.gov.

Park staff introduced the proposed Activity & Recreation Center improvements to the Parks and Recreation Commission on Oct. 20, 2022. After discussion of the project, the commissioners voted to endorse the proposed improvements and recommended that Council approve the plans as presented. After considering all public input and the P&R Commission recommendation, staff believes the proposed improvements to the ARC represent a consensus of park users and staff.

The proposed improvements at the ARC include the following:

Replacement of the Water Zone play structure and aggregate flooring

Contract labor will be used to replace the 20-year old ARC Water Zone water play structure located in the northeast section of the pool. The existing water play structure has significant wear due to age; two of the play features on the structure are no longer operational. After the installation of the new water play structure, the contractor will refinish the aggregate flooring in this area of the pool. Staff anticipates this work will be completed during the ARC Water Zone shutdown in July 2023. All other aggregate flooring areas in the pool shell were replaced in November 2021 as part of a separate capital improvement project.

Replacement of the flooring in the aquatics office area and party rooms

A combination of contract and force account labor will be used to replace the existing flooring in three offices, two party rooms and two hallways located adjacent to the ARC Water Zone. Park staff will remove all existing flooring and base cove in the seven areas and prep the bare floor for the contractor. The contractor will install new resinous poured flooring in these spaces. The resinous poured flooring is necessary due to continuous contact with water from the ARC Water Zone as well as the high temperature / high humidity conditions kept in this area of the facility. The flooring replacement will be completed during the ARC Water Zone shutdown in July 2023.

Replacement of the control valve for the ARC elevator

Contract labor will be used to replace the main hydraulic valve and related components on the elevator. The current valve is no longer in production and if it were to fail, the elevator would cease to function. The upgraded hydraulic valve will improve the operation and reliability of the hydraulic elevator. Contract labor will also be used to replace the electromechanical line starter with a new solid state line starter (soft starter). This new soft starter will provide motor overload protection, phase loss/reversal protection, and increase reliability by reducing the stress between motor and pump during start-up. The elevator is original to the building and replacement of these parts will ensure that the elevator continues to operate on a daily basis. Staff anticipates the replacement of the parts will be completed by February 2023.



Building foundation repairs

A combination of contract labor, force account labor, and professional engineering services will be used to assess and eliminate the foundation settlement issues present on the west side of the facility. The ARC foundation settlement has caused cracks to propagate in the facility's brick and CMU walls, columns, floors, and the exterior sidewalks. The foundation settlement issues need to be stabilized before the issues diminish the structural integrity of the building. Park staff will contract with a structural engineer to provide oversight on bid documents, attend the mandatory pre-bid meetings with contractors, review bid responses, and perform on-site inspections while the work is being performed at the facility. After completion of the stabilization work by the contractor, park staff will repair the visible cracking in the facility's walls, columns, floors and sidewalks. Staff anticipates this work will be completed by September 2023.

Replacement of the ARC domestic hot water heater

Contract labor will be used to replace the existing 20-year old domestic hot water heater for the facility. The existing boiler was rated at 85% efficiency when it was installed during the facility construction. Due to calcification and part degradation, it is estimated by an engineer to currently be operating at approximately 50% efficiency. The replacement boiler is rated at 97% efficiency and will greatly reduce the energy consumption required to heat all non-aquatic facility water for the entire facility. This project aligns with the City's CAAP goals to reduce greenhouse gas emissions. The domestic hot water heater is anticipated to be replaced by October 2023.

The \$565,000 capital improvement project at the Activity & Recreation Center is funded by the 2021 Park Sales Tax and private donations. The project is included in the City's FY2022 Capital Improvement Program budget and staff is requesting approval of an appropriation of additional funds to complete all portions of the project. The appropriation of additional funds, totaling \$237,772, is due to improvements needed at the facility related to the hot water heater replacement, elevator repairs and building foundation repairs. The funding for the project includes \$27,228 in donated funds. A donation of \$24,043 was made by a former ARC member for improvements to the facility and a donation of \$3,185 was given to the Department by a citizen for improvements to an aquatic facility. The donated funds will be used as part of the funding for the replacement of the ARC water play structure.

Portions of the project will be bid through the City's Purchasing Department, and the proposed improvements will be completed using a combination of contract and force account labor. Contract labor will be used for the replacement of the water play structure and flooring, repairs to the elevator, replacement of the hot water heater, resinous poured flooring installation and partial work related to the building foundation repairs. Park staff will complete all other work associated with the project. The improvements at the ARC are



scheduled to begin after City Council project approval, with an anticipated completion date of fall 2023.

Fiscal Impact

Short-Term Impact: The total project cost is \$565,000 and is funded by the 2021 Park Sales Tax and private donations.

Long-Term Impact: The five components of the proposed project focus on replacing equipment and materials that were installed with the opening of the building. By bringing these project components to like-new condition, staff will reduce the amount of maintenance labor hours associated with the care of the water play structure, hot water heater and elevator.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
10/4/21	B312-21: Authorizing replacement of the aggregate pool shell in the Water Zone area at the Activity & Recreation Center (ARC); calling for bids through the Purchasing Division. https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=5140909&GUID=4852E2DF-7090-4FD0-94DE-96EDD797521F&Options=&Search=

Suggested Council Action

Approve the ordinance authorizing the improvements at the Activity & Recreation Center and appropriating additional funds for the project.