



Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: December 21, 2020

Re: Public Hearing: ARC Maintenance Improvements - HVAC and Water Slide

Executive Summary

Public hearing for the ARC Maintenance Improvement project. The proposed improvements include maintenance renovations to one of the rooftop HVAC units and renovations to the water slide and staircase in the ARC Water Zone. The original project budget for the maintenance renovations was \$102,000. Staff is requesting approval of an additional appropriation of \$25,000 from the Park Sales Tax Fund so that all planned work can be completed on the rooftop HVAC unit. This will bring the total project budget to \$127,000. The improvements include rebuilding the rooftop HVAC unit that controls the heating and cooling of the first floor of the ARC, including meeting rooms, facility entry and offices. Funding will also be used to complete renovations of the ARC Water Zone slide and staircase. Contract labor will be utilized for necessary repairs to the fiberglass water slide, painting the slide and cleaning the slide staircase. The HVAC rooftop unit is over 18 years old, and park staff has had to provide continual maintenance to the unit to keep the equipment operational over the past five years. The renovations to the HVAC rooftop unit and Water Zone slide and staircase will bring each of them to like-new condition. The projects will be completed using contract labor and staff anticipates the work will be completed by late summer 2021.

Discussion

The Activity and 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, fitness areas, indoor track and meeting spaces. The ARC hosts more than 320,000 visitors a year and serves as a warming/cooling center and polling location for the community.

Park staff is proposing to use contract labor to rebuild the rooftop HVAC unit that controls the heating and cooling of the first floor of the ARC, including the facility entry, meeting rooms and offices. Contract labor will also be used to complete maintenance renovations to the water slide and staircase in the Water Zone. Under separate legislation, the department will be requesting an appropriation of an additional \$25,000 in Park Sales Tax funding for the improvement project.

Over the past five years, park maintenance staff has dedicated a large number of hours toward the maintenance of the HVAC system at the ARC to keep the system operational and the facility at optimum heating and cooling levels. In 2017, contract labor was utilized to complete the rebuild of rooftop unit #3. While the contractor was on site completing the rebuild of that unit, they recommended to staff that we should proceed with rebuilding the



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two additional rooftop units in the next 3 to 6 years, depending on annual maintenance of the units. The rebuild of the rooftop unit proposed as part of these improvements includes the replacement of various parts within each unit, including the evaporator coil, condenser coils, compressor components, condenser fan motors and blades, fan drives, electrical controls and piping. The rebuild will return the unit to like-new condition and includes a limited warranty for all parts and labor.

The additional appropriation of \$25,000 in Park Sales Tax funds is necessary to complete all recommended portions of the rooftop unit rebuild. An initial inspection by a local contractor recommended replacement of the evaporator coil, replacement of fan drives and replacement of the original Trane controller. These parts were not replaced during the 2017 rebuild of rooftop unit #3. Due to the age of the unit, replacement of the controller is necessary as a new controller will properly communicate with the upgraded HVAC controller for the entire building.

Staff will return to Council at a later date to discuss the rebuild of the last rooftop unit at the ARC and request approval to proceed with the rebuild. Rooftop unit #1 will require the same rebuild steps as the unit referenced in this memo. Staff will return to Council when funding is identified for the project.

Park staff is also proposing to complete renovations to the ARC Water Zone water slide and staircase as part of this project. The renovations will include any necessary fiberglass repairs to the water slide and sealing all necessary seams on the water slide. Contract labor will also be used to clean, polish and wax the interior sections of the open flume slide and to repaint the slide exterior. Contract labor will also clean all calcium deposits off the galvanized staircase and powerwash all portions of the staircase. The renovations will return the water slide and staircase to like-new condition.

Park staff held a public hearing about the proposed ARC improvements at the Parks and Recreation Commission meeting on October 15, 2020. No public comments were offered at the public hearing. (However, various patrons at the ARC have periodically commented on the need for HVAC and/or water slide maintenance.) After discussion of the project, the commissioners voted to endorse the proposed maintenance improvements and recommended that Council approve the plans as presented. After considering all staff comments and the P&R Commission recommendation, staff believes the proposed ARC improvements represent a consensus of staff and Commissioners.

The total project budget is \$127,000 and is funded by the Park Sales Tax Annual Park Improvement Fund and the Recreation Center Improvement Fund (RRCIF). The original project budget, totaling \$102,000, included \$82,000 in Park Sales Tax funding and \$20,000 in Recreation Center Improvement Funds and is identified in the City's Capital Improvement Program budget. A portion of fees collected at the ARC goes to the Recreation Center Improvement Fund. These RRCIF revenues generate an average of \$30,000 a year. The RRCIF funds are primarily used for annual fitness equipment replacement, as that provides new, updated equipment, which is a primary request from the ARC members and visitors. The



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additional appropriation, totaling \$25,000, is funded by the Park Sales Tax fund. All work will be bid through the City's Purchasing Department, and the proposed improvements will be completed using contract labor. Staff anticipates the project will be substantially complete by late summer 2021.

Fiscal Impact

Short-Term Impact: The total project budget is \$127,000 and is funded by the 2015 Park Sales Tax Annual Park Improvement Fund and the Recreation Center Improvement Fund.

Long-Term Impact: Once the improvements to the HVAC system are complete, staff anticipates a slight reduction in costs of operation due to improved energy efficiency and reduced maintenance needs for each unit.

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

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

[Comprehensive Plan Impacts:](#)

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

After the public hearing, approve the ordinance to authorize the ARC Maintenance Improvements project and appropriate the funds.