



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: October 6, 2025

Re: Albert-Oakland Family Aquatic Center Improvements

## Executive Summary

Public Hearing for improvements at Albert-Oakland Family Aquatic Center. The proposed renovations to the aquatic facility address issues related to the pool mechanical systems, existing plumbing, the leaking pool structure and aging pool equipment. The renovations will also add new features for patrons including a new zero depth entry area, water play structure, climbing wall, lighting and shade structures. The cost for the facility improvements, totaling \$4,000,000, are funded by the Park Sales Tax, Capital Project Interest Account and the City's Designated Loan Fund. In addition to project approval, staff is requesting City Council authority to potentially use the design/build process for the project and to utilize the City's Designated Loan Fund to pay for a portion of the renovation project. Improvements will be completed using a combination of contract and force account labor. The aquatic facility renovations are scheduled to begin late fall 2025 and are anticipated to be completed by early spring 2027.

## Discussion

The 79.4-acre Albert-Oakland Park, located at 1900 Blue Ridge Road in the 2<sup>nd</sup> Ward, contains a variety of recreational activities and amenities, including park shelters, playgrounds, baseball fields, disc golf courses, an aquatic facility, pickleball courts, tennis courts, walking trail, basketball court and sand volleyball court. The park is identified in the *2013 Parks, Recreation and Open Space Master Plan* as a community park serving northeast Columbia. The Albert-Oakland Family Aquatic Center is a key park amenity that serves patrons throughout the City of Columbia. The facility celebrated 50 years of operation this year and provides recreational swimming, private pool functions, lap swimming, water aerobics, swimming competitions and practice space for the Columbia Swim Club.

### **Ordinance Request:**

The Parks and Recreation Department is requesting approval of an ordinance authorizing the construction of renovations at Albert-Oakland Family Aquatic Center. The proposed renovations to the aquatic facility address facility issues related to the aquatic facility mechanical systems, existing plumbing, leaking pool structure and aging pool equipment. The renovations will also add new features for patrons including a new zero depth entry area, a water play structure, climbing wall, lighting and shade structures. The approval of the ordinance will also provide park staff with the authority to potentially use the design/build process for the project and to utilize the City's Designated Loan Fund to pay for a portion of the renovation project.



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## Public Input Process:

After reviewing the proposed Albert-Oakland Family Aquatic Center improvements in the *2013 Parks, Recreation and Open Space Master Plan*, park staff started to work on potential renovation plans for the pool in 2023 to address facility issues with the 50-year old facility. While developing a plan to make the mechanical and structural improvements to the pool, staff also discussed improvements to improve patron satisfaction and engage more youth at the facility. After multiple internal discussions about the project, the proposed plans were finalized and staff completed the following steps in the public input process:

Park staff held two public input meetings at the pool on June 26, 2025 and June 27, 2025 to discuss the proposed plans and gather feedback from pool patrons and aquatics staff. In addition to the two meetings, park staff also met with board members from the Columbia Swim Club to discuss improvements related to the 50-meter competition pool and Columbia Police Department staff to discuss security upgrades to the facility. Citizens had an additional opportunity to provide comments about the project on [beheard.como.gov](https://beheard.como.gov). All feedback from the public input meetings and [beheard.como.gov](https://beheard.como.gov) are included with this Council memo and may also be found at [CIP Search: Albert-Oakland Family Aquatic Center Improvements - City of Columbia Missouri](#)

Park staff introduced the proposed Albert-Oakland Family Aquatic Center improvements to the Parks and Recreation Commission on August 21, 2025. After discussion of the project, the commissioners voted to endorse the proposed improvements at the pool and recommended that Council approve the plans as presented. After considering all citizen comments and the P&R Commission recommendation, staff believes the proposed improvements to Albert-Oakland Family Aquatic Center represents a consensus of park users and staff.

## Proposed Facility Improvements:

1. Contract labor will be used to address multiple facility issues related to the aquatic facility mechanical systems, existing plumbing, leaking pool structure and aging pool equipment. As part of the renovation project, the contractor will replace all underground plumbing for the main pool and kiddie pool and replace all mechanical systems associated with the filtration and sanitation of the pool. The contractor will also replace approximately 22,000 square feet of concrete pool deck, install a new deck level stainless steel gutter system and a water tight PVC liner throughout the main pool. At the completion of the concrete deck portion of the project, the contractor will install a new 8' tall black chain link fence with privacy fence slats around the pool deck.
2. Contract labor will be used to install new amenities through the facility to improve the patron experience, improve accessibility and increase the play value of the aquatic facility. The contractor will replace the existing water play structure in the kiddie pool with a new water play structure of similar size and play value. The contractor will also install a



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15' tall climbing wall, an Aqua Zip play feature and two new diving boards in the deep end of the main pool. The revised design of the main pool will include a zero depth entry area in the northeast corner of the pool that will include sprays, Life Floor flooring and a large dumping bucket water feature. The contractor will also be responsible for ADA improvements within the pool facility including installation of a new ADA pool lift and a stainless steel hand rail in the zero depth entry area. New starting blocks will also be installed on the north and south ends of the 50-meter pool for competitive swimming events.

3. The contractor will install 10 shade structures of varying sizes throughout the pool deck during the renovation project. This includes five shade structures around the main pool deck, three shade structures around the kiddie pool and two shade structures at the concession stand. Providing more shade was one of the top requested pool amenities during our discussions with patrons and lifeguards.
4. Park staff will be responsible for required electrical and lighting upgrades associated with the aquatic facility renovation project. Park staff will replace the existing electric panel in the mechanical room and will install 6 new LED lights that will cover all areas of the pool deck. City staff will also assist with the installation of new security cameras and PA system that will cover the pool deck and selected spaces in the bathhouse.

## **Funding and Construction Timeline:**

The total project budget for the proposed improvements at the aquatic facility is \$4,000,000 and funding for the project will come from three City sources. Funding will include \$300,000 from the Park Sales Tax Fund, \$2,500,000 from the City's Capital Project Interest Account and \$1,200,000 from the City's Designated Loan Fund. The 10-year loan will be paid back on an annual basis using funds from the Park Sales Tax. The estimated annual payment will be approximately \$140,000 and includes payment of the loan principal and interest. The funding from the City's Capital Project Interest Account is a one-time allocation of funds that comes from an account that collects the interest earned from ongoing capital project funding throughout the city.

The department will work with the City's Purchasing Department to complete the bidding and contract process for the design and construction of the proposed renovations. City staff will determine the procurement process for the design and construction of the facility after Council approval of the project. Council authority to utilize the design-build process allows staff to evaluate this construction method as one option for project completion. City staff will be responsible for the installation of new electric service, LED lighting, security camera installation and landscaping at the facility. The selected construction contractor will be responsible for all other facets the project. The renovations to the aquatic facility will start in late fall 2025 with an anticipated completion date of early spring 2027. If an expedited schedule can be met by the contractor, city staff will provide an update to the City Council in spring 2026.



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Two additional projects will be completed at Albert-Oakland Family Aquatic Center in future years when funding is identified. The water slide will be replaced with a double runout water slide on the west side of the pool. The total estimated cost of this improvement is \$1,300,000. Staff also plans to complete a complete renovation of the existing bathhouse to improve restrooms, changing rooms, concession stand and staff areas. In addition to the building improvements for the aquatic season, staff would also like to design a portion of the building to have exterior access to create reservable meeting rooms / event space during the offseason from September through May. The estimated cost for the renovations to the bathhouse are \$1,800,000.

## Fiscal Impact

Short-Term Impact: The total project cost is \$4,000,000 and funding for the project will come from three city sources. Funding will include \$300,000 from the Park Sales Tax Fund, \$2,500,000 from the City's Capital Project Interest Account and \$1,200,000 from the City's Designated Loan Fund.

Long-Term Impact: The improvements to the aquatic facility will allow for increased revenue based on improvement patron experiences and a reduction in expenses with upgrades to the mechanical system and installation of the pool liner and new plumbing. Updated mechanical systems and LED lighting will provide a utilities cost savings for the department and the new pool liner and plumbing will eliminate current pool leaks present at the facility, greatly reducing the current water consumption at the facility.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Economic Development, Tertiary Impact: Livable & Sustainable Communities

## Legislative History

| Date | Action |
|------|--------|
| N/A  | N/A    |

## Suggested Council Action

After the public hearing, approve the ordinance authorizing improvements to Albert-Oakland Family Aquatic Center, authorizing the city to utilize the design/build process as one option for the project and using the City's Designated Loan Fund for a portion of the project funding.