



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: May 15, 2023

Re: Supplemental Memo: Columbia Sports Fieldhouse – Phase II Construction

Executive Summary

At the April 3, 2023 Columbia City Council meeting, Parks and Recreation staff presented information related to the phase II construction of the Columbia Sports Fieldhouse. After the staff presentation, public comment and City Council discussion, park staff was directed to provide additional information for consideration by the City Council before the project could be approved to proceed with construction. The information in the discussion section of this memo outlines scholarships provided for use of the facility, parking, hardwood court flooring, use of a parks and recreation indoor facility for roller derby and other pertinent information for the project.

Discussion

Park and Recreation staff was asked to provide additional information about the construction of phase II of the Columbia Sports Fieldhouse after the April 3, 2023 public hearing at the City Council meeting. The information below is provided to supplement the information provided in the previous City Council legislation for the construction of phase II of the Columbia Sports Fieldhouse.

Parking:

City Council members had questions regarding the need for the total amount of additional parking and the ability to look at alternative types of parking surfaces. The size of the parking expansion for phase II of the Columbia Sports Fieldhouse is necessary for multiple reasons. There are currently 201 parking spaces in front of the Columbia Sports Fieldhouse and staff added 60 additional parking spaces last fall with the construction of the tennis/pickleball court project, located on the south side of Philips Farm Road. For any weekend event (such as the Hoopin' It Up event with Show-Me State Games), facility patrons will fill all parking spaces at the facility resulting in patrons parking along Philips Farm Road and parking in the adjacent office complex. Staff does their best to work with tournament organizers to stagger game times so people are always coming and going from the facility but it will always stay relatively full during major events. When Philips Farm Road is constructed to connect with Bristol Lake Parkway in the future, there will not be the opportunity to park along the roadway, eliminating the overflow option. The construction of the 250 additional parking spaces will provide enough parking for major facility events that occupy 6 to 8 hardwood courts and handle the daily traffic from evening practices and games.



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The department will also open the two new tennis courts and four new pickleball courts this summer across the street. The new courts (especially pickleball) will draw a crowd with additional parking needs. The parking for the new tennis and pickleball courts will share the existing parking with the Columbia Sports Fieldhouse. Staff will also construct a walkway from the tennis courts down to the trail that circles Philips Lake. This walkway will provide an additional access point for park users to access the trail. This walkway/trail connection was requested from parents that are waiting on kids practicing at the Fieldhouse. Once we have the 8-court facility, tennis/pickleball courts and walkway connection in use, our parking lots will function for multiple user groups.

The additional parking also allows staff to prepare for a potential third phase of the Columbia Sports Fieldhouse. The additional parking spaces constructed in this phase of the project will cover some of the parking needs for the third phase of the facility. The third phase facility use has not been determined at this time and may include additional hardwood courts, a synthetic turf indoor sports field or tennis and pickleball courts. If the third phase of the facility is determined to have a synthetic turf indoor sports field or new courts, our additional parking lots constructed in phase II will be able to handle this use as well.

Staff is also discussing alternative options for the parking lot surfaces with the project engineer. At this time, the plan will be to proceed with asphalt parking lots with concrete curb and gutter due to project costs and surface longevity. If an alternative surface can be identified that fits within the project budget and longevity requirements, staff will return to City Council with an update on the parking lot construction. It is also important to note that all stormwater collected from the parking lots is directed to Philips Lake and then reused as irrigation water for the sports fields and cross country course at Gans Creek Recreation Area.

Scholarships and Transportation:

There was an additional question asked by a member of the City Council regarding the availability of scholarships for youth participants during the public hearing for the phase II construction of the Columbia Sports Fieldhouse. The information below outlines scholarship programs provided by two key users of the Columbia Sports Fieldhouse: Columbia Youth Basketball Association and Sporting Columbia.

Columbia Youth Basketball Association (CYBA) provides 50% scholarships to any athlete that requests them without any type of questionnaire or application form. The scholarship will cover 50% of the total cost for registration for one athlete. During the 2022-2023 season, they provided 35 scholarships to participants and the organization provided 101 scholarships during the 2021-2022 basketball season. CYBA also partners with the Day Dreams Foundation for youth scholarships each season. The Day Dreams Foundation provided youth in Columbia with 42 additional scholarships to participate in the program in 2022-2023 and 23 scholarships during the 2021-2022 basketball season. The Day Dreams Foundation scholarships provide 50% of the total fees to participate in the program allowing some athletes to have 100% of the cost to participate covered between the two organizations.



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The scholarship values provided by CYBA and the Day Dreams Foundation range in value from \$50.00 to \$75.00 depending on age of the athlete.

For the 2022-2023 soccer season, Sporting Columbia provided scholarships to athletes competing in recreational and competitive leagues. The organization provided 71 partial scholarships, totaling \$8,223, to athletes wishing to participate in their recreational soccer and futsal programs. They also provided 11 scholarships, totaling \$6,673.75, to athletes participating in their competitive soccer league program. In addition to these scholarships provided by Sporting Columbia, they also partnered with the Day Dreams Foundation to provide an additional 29 scholarships, totaling \$3,469, to their youth athletes.

The Columbia Parks and Recreation Department also has a scholarship program available for citizens of Columbia that can be used to participate in department activities ranging from swim lessons to martial arts classes. The scholarship program is funded by the 2021 Park Sales Tax and the department awarded \$24,527 in scholarships to 408 applicants in fiscal year 2022.

The Columbia Parks and Recreation Department coordinates travel for participants in department programming throughout the year. This includes transportation for Special Olympics athletes, Camp Como Kidz campers, Armory Summer Camp campers, Blue Thunder Track and Field, Blue Thunder Cross Country, Senior/50+ programs and Silver & Gold Seniors Club. The department will build the cost for drivers into the program fees or an additional fee will be charged for transportation. The department has traditionally not provided transportation for any program outside of internal programs offered by the department and only provides transportation for competitions for athletic events. The transportation needs for team sports that partner with the department has traditionally been a consideration made by the league organizers. For example, CYBA will group athletes together based on school attended by athletes and geographic areas of Columbia. This allows coaches and parents to organize any needed transportation with the hope that athletes are in close travel proximity to each other.

Floor Refinishing Timing and Cost:

With the current usage of the Columbia Sports Fieldhouse, it is recommended that the hardwood floors receive annual maintenance once per year. This work has been completed by parks and recreation staff in the month of August and includes cleaning, prep and application of an oil-based polyurethane on each of the hardwood courts. The work is completed during August as the facility is less busy so the loss of revenue is not as impactful. The process from start to finish takes 4 to 5 days and then requires two weeks without any type of activity in order to dry completely. The cost for the materials and equipment to complete the work is approximately \$5,500. If a contractor is utilized to complete the work, there is an additional cost of \$5,000 for the current four-court facility. The process to complete annual maintenance on the courts is required one time per year with the current facility usage. The process to complete the annual maintenance impacts the ability to generate revenue at the facility. If all four courts are reserved at the full day rental rate, the



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total revenue that can be generated is \$1,900 per day or \$13,300 for a one-week period. The three-week shutdown process eliminates the opportunity for revenue totaling \$39,900. It is important to note that any use of oil-based polyurethane to refinish one court, two courts or all courts requires the complete closure of the facility due to the chemical fumes released during the curing process.

Along with the annual maintenance of hardwood courts, resurfacing of the hardwood courts is suggested to take place every 8-10 years for normal use. This is estimated on a standard hardwood court with a 80-year life expectancy. Resurfacing a hardwood court includes removing all layers of finish and game lines down to raw wood, light sanding to remove accumulated dents and scratches and then completing the process by painting new court lines and application of oil-based polyurethane. This process is estimated to take 4 weeks from initial removal of layers to the necessary drying time for the final finish. If all four courts are reserved at the full day rental rate, the total revenue that can be generated is \$1,900 per day or \$13,300 for a one-week period. The four-week shutdown process for refinishing the hardwood courts eliminates the opportunity for revenue totaling \$53,200.

Staff with SFS Architecture and the Parks and Recreation Department consulted with John Evans, Technical Director with the Maple Flooring Manufacturers Association, about the potential use of the hardwood courts for roller derby. His responses to questions asked about annual maintenance, refinishing and taping of lines on the courts are as follows:

1. Adding roller derby to the facility program will increase the number of maintenance (screen/finish) coats required on the hardwood courts and decrease the amount of time between the resurfacing procedures. The number of additional maintenance coats is dependent on the number of times the facility is used for roller derby.
2. Roller derby on the hardwood courts will lead to imperfections on the floor, breakdown of the finish layer under the load of the wheels, and the microparticles will create abrasions to the finish layer.
3. Introducing roller derby on the hardwood courts will result in resurfacing of the courts at a more frequent schedule. This will increase the long-term costs for this contractor-based work and reduce the overall life expectancy of the floor. If there are deep indentions, this can also impact the amount needing to be removed for a flat resurfacing. This could lead to the need to resurface the courts every 2 to 4 years instead of 8 to 12 years and reduce the life expectancy of the hardwood courts used for roller derby to 40 years instead of 80 years.
4. Tape on the wood surface is not recommended. It will affect the finish layer and the residual finish the tape leaves will abrade the finish, can cause delamination and create a transition in the coefficient of friction on the floor.

Including roller derby practices and bouts at the facility will create the need for at least one more scheduled maintenance each year on the hardwood courts. This will result in increased costs for the maintenance process and loss of revenue from the additional closure of the facility. If the facility requires one additional round of maintenance on the hardwood courts, this is an additional annual cost/loss of revenue to the department totaling \$50,400.



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The need to complete the entire resurfacing of the hardwood courts more frequently will have a significant impact due to the cost for resurfacing by a contractor, revenues lost during the process and reduction in the life expectancy of the courts. The estimated cost to resurface the hardwood courts is expected to exceed \$75,000 in contractor costs and loss of revenue.

Cosmo Park Outdoor Roller Hockey Rink:

As part of the 2021 resurfacing project at the outdoor roller hockey rink at Cosmo Park, park staff worked with skaters from the COMO Derby Dames to add the necessary lines to the hockey rink to provide their group with a regulation-sized outdoor roller derby track. This provided their group with an option to practice in Columbia and has helped increase the overall usage of the outdoor rink located in Cosmo Park.

COMO Derby Dames:

Over the past two months, Parks and Recreation staff have met with members of the COMO Derby Dames twice and also attended a bout against the Capital City Crushers. The first meeting with the skaters was part of our public input for the feasibility study for the indoor facilities at Northeast Regional Park. Our consultant with Ballard*King and Associates met with skaters on Thursday, March 2 to discuss their facility needs, current programming and long-term goals for their program. The information provided by the skaters will help finalize the proposed plans for the two indoor buildings. On Saturday, April 8, Parks and Recreation staff attended the COMO Derby Dames bout against the Capital City Crushers at the Lemone Building in Hallsville, Missouri. The Lemone Building provides the COMO Derby Dames with ample space for practices and bouts and the polished concrete floor is a preferred surface for skating. The opportunity to attend the bout allowed staff to gain additional information about the sport, their team needs to host a competitive bout and event setup including spectator viewing, scoring system, concessions and audio needs for the bout announcers. After attending the bout, Parks and Recreation staff met with members of the COMO Derby Dames on Wednesday, April 12 to gather additional information related to their program history, team members and coaches, annual schedule of bouts and practices, space requirements, time constraints for practicing, and fees associated with rental of facilities.

After the two discussions with skaters and our opportunity to attend the bout, Parks and Recreation staff have gained valuable knowledge related to the challenges and opportunities for the COMO Derby Dames' use of Parks and Recreation facilities. In addition to the increased maintenance and resurfacing of the hardwood floors, other challenges for the addition of the COMO Derby Dames at the Columbia Sports Fieldhouse include use of the facility and needed space for bouts. The regulation size of a flat track roller derby track is 108 feet by 75 feet with a 10-foot outer officiating lane. In order for this to be placed in the Columbia Sports Fieldhouse, it would have to be painted across two of the regulation basketball courts. This would mean that any practice would require the rental of two courts and a bout would require the rental of at least three courts in order to have ample room for



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spectators and teams. This would lead to costs much higher than what the group currently pays for space in Hallsville, Missouri. The COMO Derby Dames also have a need to practice between the hours of 6:00 pm and 10:00 pm. This is peak usage time of the courts for youth basketball and volleyball which will create difficulties meeting the needs of all three groups.

COMO Derby Dames bouts require seating for 150 to 200 people and an audio system for play-by-play during the event. These needs would require recreation staff to close down all four courts on one side of the building in order to provide the necessary seating and control the volume on the other courts. The bouts utilize a portable scorekeeping system and folding chairs so there would not be issues related to these amenities. Bouts at their current facility also include the sale of alcohol. This is not permitted at the Columbia Sports Fieldhouse at this time. Lastly, the application of tape on the hardwood courts is also necessary for roller derby bouts as a rope is placed under the tape to identify the out of bounds lines for skaters. Tape is not recommended on the hardwood courts as previously discussed in the memo.

While our meetings with the COMO Derby Dames and attendance at the bout allowed Parks and Recreation staff to discover the challenges related to their use of the Columbia Sports Fieldhouse, staff is optimistic that there is a solution that will provide a permanent home for the COMO Derby Dames. Ballard*King and Associates will complete their feasibility study of the buildings at Northeast Regional Park within the next three months and one of their key recommendations will be to install a polished concrete floor in the Sapp Building to maximize the use of the space. Improvements to the Sapp Building will provide a facility that will allow for practices without interference from other groups, provides an ideal space for bouts and a location with permanent court amenities that will reduce the amount of temporary setup needed for their practices and bouts.

The Sapp Building at Northeast Regional Park is similar in size to the Bob Lemone Building in Hallsville, Missouri and, after facility renovations, can provide a permanent space that will better meet the needs of the COMO Derby Dames. The Sapp Building will be connected to the Northeast Event Center via an enclosed walkway allowing access to restrooms, meeting rooms and concession spaces for bouts and practices. The Sapp Building's polished concrete floor would be painted with permanent roller derby lines, eliminating the need to tape lines for practices. The floor will also be able to be taped for bouts without concerns about long-term issues with the floor. The building would be outfitted with a permanent scoreboard and PA system eliminating the need for setting these up for each bout. The facility will have tip and roll bleachers allowing for tiered seating for spectators and the ability to move seating around the venue for their bouts. By considering roller derby as a key use of the facility, staff can work with the COMO Derby Dames to schedule practice two to three times per week during their desired day and times as one of the first events scheduled on an annual basis at the facility. The feasibility study will provide additional information about other uses of the Sapp Building that can work easily with the COMO Derby Dames including wrestling, gymnastics, dance, cheer and fitness training. All of these sports require mats that can easily be placed over the concrete floor.



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Staff anticipates the construction of phase II of the Columbia Sports Fieldhouse will take 16 to 18 months. With the feasibility study of Northeast Regional Park due to the department in the next two months, staff will be able to start the master plan process for Northeast Regional Park this summer. Once this plan is finalized, staff will begin to identify funding for improvements at the park and can prioritize improvements to the Sapp Building as one of the initial improvements at the park. This timeline will be similar to the completion of the phase II Fieldhouse project and would provide a dedicated space for the COMO Derby Dames that meets their needs, creates a premier derby space and creates a partnership between the Dames and the City that ensures the continued success of their group.

Fiscal Impact

Short-Term Impact: N/A

Long-Term Impact: N/A

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

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

Legislative History

Date	Action
4/3/23	B59-23: Authorizing construction of Phase II of the Sports Fieldhouse project located in A. Perry Philips Park to include four (4) hardwood courts for basketball, volleyball and pickleball, office space, restroom facilities, multipurpose room, seating area, parking lot, walkways, installation of exterior lighting, and the extension of Philips Farm Road; calling for bids for a portion of the project through the Purchasing Division. https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=6069145&GUID=2BA335A0-8435-4496-A6F8-172FB101C7AC&Options=&Search=
9/19/22	R138-22: Authorizing an agreement for professional architectural services with SFS Architecture, Inc. for planning, design and preparation of Phase II of the Columbia Sports Fieldhouse improvement project located in A. Perry Philips Park. https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=5842267&GUID=2CAF83A5-2505-4350-893C-6D6A8DA66837&Options=&Search=



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6/4/18	<p>Appropriating and transferring funds associated with the construction of Phase I of the Sports Fieldhouse project located in A. Perry Philips Park.</p> <p>https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3506980&GUID=CE1CDA61-CCA4-40A5-8837-FC9014D3EE00&Options=&Search=</p>
3/19/18	<p>Authorizing construction of Phase I of the Sports Fieldhouse project located in A. Perry Philips Park to include a 41,000 square foot sports fieldhouse with four hardwood basketball/volleyball courts, office space, restroom facilities, multipurpose rooms, concession area, parking lot, extension of the entry road from Ponderosa Street and the installation of walkways, landscaping and exterior lights; calling for bids for a portion of the project through the Purchasing Division.</p> <p>https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3359821&GUID=85D9A7E8-1CC7-4647-A8A6-06C83058A2FB&Options=&Search=</p>

Suggested Council Action

After discussion of the additional information provided in the supplemental memo, staff is requesting City Council approval of the legislation authorizing phase II construction of the Columbia Sports Fieldhouse at A. Perry Philips Park.