



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 16, 2023

Re: Douglass Park Improvements

Executive Summary

The Parks and Recreation Department is requesting an ordinance authorizing improvements at Douglass Park and authorizing the City Manager to sign an agreement with the University of Missouri. The improvements to Douglass Park will include the phase II construction of the skate park, improvements to the basketball courts and renovations to Douglass Family Aquatic Center. The total project budget is \$995,000 and is funded by the Park Sales Tax, a Community Revitalization Grant from the Missouri Department of Economic Development and donations from Veterans United Foundation and Mizzou Sports Properties, the multi-media rights holder for Mizzou Athletics. The project will be bid through the City's Purchasing Department and will be completed using a combination of contract and force account labor. Improvements to Douglass Park are scheduled to begin spring 2024 with an anticipated completion date of September 2026.

Discussion

The 6.8-acre Douglass Park is located at 400 North Providence Road and provides citizens with a variety of amenities, including the Douglass Family Aquatic Center, park shelters, playground, baseball field, skate park, amphitheater and basketball courts. The park also serves the community through multiple recreation and program opportunities, including the Parks and Recreation Easter Egg Hunt, Kite Flying Day, Black and White Ball, sports leagues, outdoor music events and annual Juneteenth events.

The Parks and Recreation Department is requesting approval of an ordinance authorizing improvements at Douglass Park and authorizing the City Manager to sign an agreement with the University of Missouri for trademark use as part of the basketball court improvements. The improvements at Douglass Park will include the phase II construction of the skate park, basketball court improvements and renovations to Douglass Family Aquatic Center.

After receiving notification regarding the Community Revitalization Grant award from the Missouri Department of Economic Development, park staff finalized the proposed plans for improvements at Douglass Park. Staff held a public input meeting on June 17, 2023 at the park as part of the COMO Juneteenth Celebration. Park staff met with 30 to 40 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 via beheard.como.gov. All feedback from the public input meeting and beheard.como.gov are included with this Council memo.



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Park staff introduced the proposed plans for improvements at Douglass Park to the Parks and Recreation Commission on Sept. 21, 2023. After discussion of the project, the commissioners voted to endorse the proposed plans for the park improvements and recommended that Council approve the plans as presented. After considering all citizen comments and the P&R Commission recommendation, staff believes that the plan for improvements at Douglass Park represents a consensus of park users and staff.

The proposed improvements to the park will include the following:

1. A combination of contract and force account labor will be used to complete multiple improvements to Douglass Family Aquatic Center (DFAC). Park staff will complete interior and exterior renovations to the existing bathhouse to improve the functionality and aesthetics of the facility. Staff will work with a local architect to prepare necessary construction documents for the improvements to the facility.

Exterior renovations to the facility will include roof replacement, new exterior wall siding and stone veneer, window replacement and door replacement. Staff will also work with the architect to evaluate moving the patron entry/exit door to the facility to the north side of the building to create more interior space for a family restroom and improve ADA accessibility in all building areas. Interior renovations to the facility will include ADA improvements in the men's and women's restrooms and the addition of a family restroom. Staff will also refinish all existing walls, add new ceiling tiles, renovate the concession and lifeguard spaces and replace all existing lighting with new LED fixtures.

In addition to the bathhouse improvements at the aquatic facility, staff will also coordinate improvements to the swimming pool and splash pad. Contract labor will be used to replace the existing pool liner and climbing wall in the pool. Both of these items have reached their end of life and need to be replaced. Park staff will also replace three spray features in the splash pad and replace the small shelter that sits adjacent to the swimming pool with a shade sail structure. If funding allows, staff will also look at the possible expansion of the staff parking adjacent to the aquatic facility.

The proposed improvements to Douglass Family Aquatic Center will address key issues related to the aging facility including functionality, aesthetics and ADA accessibility. The improvements will ensure the longevity of the aquatic facility and improve revenue potential for the recreation facility. All work that needs to be completed at the aquatic facility will take place outside of the summer swimming season. Staff anticipates starting on the construction project at the facility in late summer 2024 after the pool closes and will have the majority of the improvements completed before the 2025 aquatics season.

2. In spring 2022, park staff was approached by staff with Veterans United Foundation, Veterans United Home Loans and Mizzou Sports Properties to discuss potential improvements to the two basketball courts at the park. Discussions focused on



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replacement of the existing basketball goals and scoreboards, converting the court lighting to LED fixtures and resurfacing the two basketball courts. Since 2020, recreational programming, such as Moonlight Hoops and basketball clinics, have not taken place at the park and there is a desire for these programs to return to the basketball courts on an annual basis. Veterans United Foundation and Mizzou Sports Properties, the multi-media rights holder for Mizzou Athletics have donated \$100,000 for the improvements to the basketball courts. A combination of contract and force account labor will be used to complete the scope of work associated with the basketball court improvements. Park staff will purchase and replace the six basketball goals and two scoreboards on the courts. Staff will also replace all existing metal halide lighting fixtures with LED lighting fixtures. A new small shelter will be constructed adjacent to the east basketball court and the old shelter by the Douglass High School entrance to the park will be removed.

In addition to the equipment replacement at the two basketball courts, the courts will be refinished with a Mizzou theme including black and gold surface painting and the Mizzou Tiger head logo at center court on each basketball court. One court will be black with gold court striping and the other court will be gold with black court striping. The surface paint used for the court refinishing is similar to the paint used for tennis and pickleball courts and the color scheme will allow players, coaches and spectators to identify each court for tournaments, leagues and special events. The court painted in black with gold court striping will also include recognition for former University of Missouri women's basketball coach, Willie Cox. Coach Cox was a member of the coaching staff from 2010 until his death in 2019. As part of the court refinishing process for the east court, it will include "Coach Willie Cox Court" in two locations along the sideline. The use of the oval tiger head trademark requires the City of Columbia to enter into a licensing agreement with the University of Missouri. As part of this Council legislation, staff is requesting Council authorization for the City Manager to sign the agreement with the University of Missouri.

Staff anticipates the closure of the two courts for up to four months to complete the necessary work to install new basketball goals and scoreboards and to complete the court painting. Once the renovations to the two basketball courts are completed, the courts will be open during park hours, 6 a.m. to 11 p.m., for daily play by park patrons. Parks and recreation staff will also restart programming at the two courts including the summer session of Moonlight Hoops basketball leagues.

3. As part of the 2016 Douglass Park capital improvement project, park staff constructed phase I of the skate park on the east side of the park adjacent to 5th street. The design of the skate park was completed by American Ramp Company and the design included two additional phases for the future expansion of the skate park. The facility has experienced a high level of use by skateboard patrons since it opened in 2018. There are a large number of skateboard enthusiasts in the central area of Columbia and this facility provides them with an accessible area to skateboard during park hours. The phase II expansion project will be completed using a combination of



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contract and force account labor and will double the square footage of skating boarding space at the skate park. The expansion will add seven new features including ramps, gaps and rails.

Park staff will need to close the skate park for an extended period of time once construction is ready to start at the site. This is due to necessary grading and concrete flatwork needed to construct phase II of the skatepark. Staff will post information at the skate park at least three weeks before starting construction and will use social media and other communication outlets to disseminate the closure information to the public.

The \$995,000 improvement project is funded by the Park Sales Tax, a Community Revitalization Grant from the Missouri Department of Economic Development and donations from Veterans United Foundation and Mizzou Sports Properties, the multi-media rights holder for Mizzou Athletics. The project is included in the City's FY-2024 Capital Improvement Program budget. 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. Improvements at the park are scheduled to begin spring 2024. The Community Revitalization Grant awarded by the Missouri Department of Economic Development requires all aspects of the project be completed by September 2026.

Fiscal Impact

Short-Term Impact: The total project cost is \$995,000 and is funded by the Park Sales Tax (\$400,000), a Community Revitalization Grant from the Missouri Department of Economic Development (\$495,000) and donations from the Veterans United Foundation (\$50,000) and Mizzou Sports Properties, the multi-media rights holder for Mizzou Athletics (\$50,000).

Long-Term Impact: The improvements to Douglass Park will have a minimal impact on operating costs as parks and recreation staff already maintain each amenities at the park. The conversion of the basketball court lighting to LED lighting fixtures will have a small cost savings and there are no other expected operating cost increases due to the improvements.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Safe Community, Tertiary Impact: Resilient Economy

Comprehensive Plan Impacts:

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



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Legislative History

Date	Action
6/20/2023	<p>B134-23: Authorizing a grant agreement with the Missouri Department of Economic Development associated with the Missouri ARPA Community Revitalization Grant Program for the Douglass Park improvement project; amending the FY 2023 Annual Budget by appropriating funds.</p> <p>City of Columbia, Missouri - File #: B134-23 (legistar.com)</p>
2/6/2023	<p>B20-23: Authorizing a 2022 donation agreement with Veterans United Foundation and Community Foundation of Central Missouri associated with renovations to the basketball courts at Douglass Park.</p> <p>City of Columbia, Missouri - File #: B20-23 (legistar.com)</p>
2/15/2016	<p>B23-16: Authorizing construction of the Douglass Park - Phase II improvement project to include construction of shelters, replacement of playground equipment, construction of a skate spot, ADA walkway improvements, the installation of new signage and park lighting improvements; calling for bids for a portion of the project through the Purchasing Division.</p> <p>downloadfile.php (como.gov)</p>
12/2/2013	<p>B351-13: Approving the Douglass Park Comprehensive Plan; authorizing construction of the Douglass Park – Phase I improvement project to include construction of an outdoor amphitheater and small shelter, parking improvements, the installation of new signage, construction of walkways, and additional landscaping, storm water and forestry improvements; calling for bids through the Purchasing Division.</p> <p>downloadfile.php (como.gov)</p>

Suggested Council Action

Approve the legislation authorizing improvements to Douglass Park and authorizing the City Manager to sign an agreement with the University of Missouri.