



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 20, 2024

Re: Lake of the Woods Pool Improvements

Executive Summary

The Parks and Recreation Department is requesting an ordinance authorizing improvements to Lake of the Woods Pool and appropriating funds for the project. The improvements to Lake of the Woods Pool will include the addition of zero entry to the pool, new slides, installation of multiple shade structures, replacement of the concrete pool deck, installation of a pool liner and replacement of all underground plumbing and pool mechanical equipment. The total project budget is \$1,100,000 and is funded by the Park Sales Tax. The department is requesting an appropriation of funds, totaling \$200,000, as part of the Council legislation and the remaining \$900,000 will be appropriated as part of the FY2025 budget. In addition to project approval and funding appropriation, staff is requesting City Council approval to use the design/build process for the scope of the project at Lake of the Woods Pool. The project will be bid through the City's Purchasing Department and will be completed using contract labor. The improvements to Lake of the Woods Pool are scheduled to begin fall 2024 with an anticipated completion date of May 2025.

Discussion

Lake of the Woods Pool is located within the Lake of the Woods Recreation Area at 6700 St. Charles Road in northeast Columbia. The 158-acre recreation area includes an 18-hole golf course, driving range, public swimming facility, and fishing lake. Lake of the Woods Golf Course is open year-round for play by the citizens of Columbia and surrounding communities. Lake of the Woods Pool is open in 2024 from late May through early August. The pool has not had any type of major renovations or improvements since spring 2000.

The Parks and Recreation Department is requesting approval of an ordinance authorizing improvements to Lake of the Woods Pool, appropriating funds for the project and approving the use of the design/build process for the capital improvement project. The project will renovate all areas of the swimming pool and pool deck providing an improved experience for patrons, fixing multiple issues with the aging facility and replacing all mechanical equipment. The two main goals for the project are to improve the patron experience at the pool and ensure that improvements extend the useful life of the pool for the next 20 years.

Park staff identified improvements at Lake of the Woods Pool as a key major maintenance project as part of the renewal of the 2021 Park Sales Tax. After completing a preliminary design process and cost analysis with an aquatic facility consultant in 2023, staff started the public input process with a public input meeting on April 16, 2024. The public had an additional opportunity to provide comments about the project via BeHeard.CoMo.gov. All



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feedback from the public input meeting and BeHeard.CoMo.gov are included with this Council memo.

Staff introduced the proposed plans for improvements to Lake of the Woods Pool to the Parks and Recreation Commission on April 18, 2024. 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 Lake of the Woods Pool represents a consensus of park users and staff.

The proposed improvements to the pool will include the following:

1. Multiple improvements will be made to improve the swimming experience at the pool for all age groups. The pool shell will be reconfigured to add zero entry to the south side of the pool allowing for walk-in entry. This type of aquatic facility entry provides a gradually sloped surface leading from the pool deck into a shallow depth of water that progressively gets deeper. The zero entry area will include multiple small spray features and safety surfacing. Throughout the rest of the pool shell, a pvc pool liner will be installed to eliminate any pool leaks in the original concrete shell. The contractor will also install a new dual slide on the north side of the pool.
2. The existing concrete deck surrounding the pool will be removed and replaced by the contractor to eliminate broken concrete, correct slope issues and allow for the installation of new pool piping and deck level gutter system. The contractor will also set posts for new sail-type shade structures on the north and south sides of the pool while the concrete deck is removed. After the new concrete deck is installed, installation of the shade structures will be completed by the contractor.
3. The contractor will complete the project by replacing all existing pool filtration and sanitation equipment to bring the mechanical systems to like-new condition. This will include replacement of sand filters, chlorine-feeding system, monitoring equipment and piping.

After the completion of the improvements by the contractor, park staff will replace the four existing lighting fixtures at the pool with new LED lighting and make any necessary fencing and landscape repairs. Staff will also make minor improvements to the existing bathhouse at the pool including painting, sink replacement and deep cleaning.

The Lake of the Woods Pool improvement project has a total cost of \$1,100,000 and is funded by the 2021 Park Sales Tax. The design/build project will be bid through the City's Purchasing Department and will be completed by contract labor. The goal for the project is to be through the bidding process and in the design phase by August 2024. If this timeline can be met, it will ensure that the pool renovations are completed by May 2025 allowing the facility to be open for the 2025 aquatics season.



Fiscal Impact

Short-Term Impact: The total project cost is \$1,100,000 and is funded by the voter-approved Park Sales Tax. Staff is requesting an appropriation of funds, totaling \$200,000, as part of the Council legislation and the remaining funds, totaling \$900,000, will be appropriated as part of the FY2025 budget.

Long-Term Impact: The improvements to Lake of the Woods Pool will result in a small reduction in utility expenses due to the installation of the pool liner, LED lighting installation and pool mechanical room improvements. Staff also anticipates an increase in revenue due to increased patrons at the pool after the improvements are completed.

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

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the legislation authorizing improvements to Lake of the Woods Pool, appropriating funds for the project and authorizing staff to utilize the design/build process for the project.