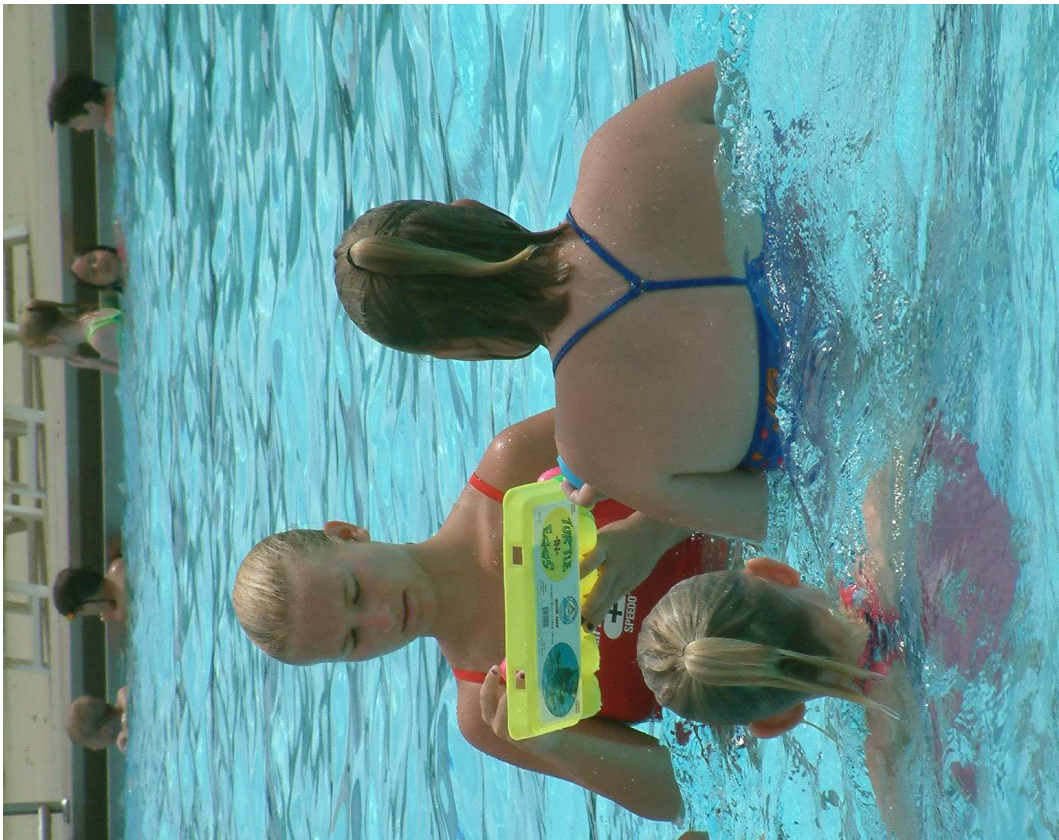


Memorial Park Pool





Memorial Park Pool

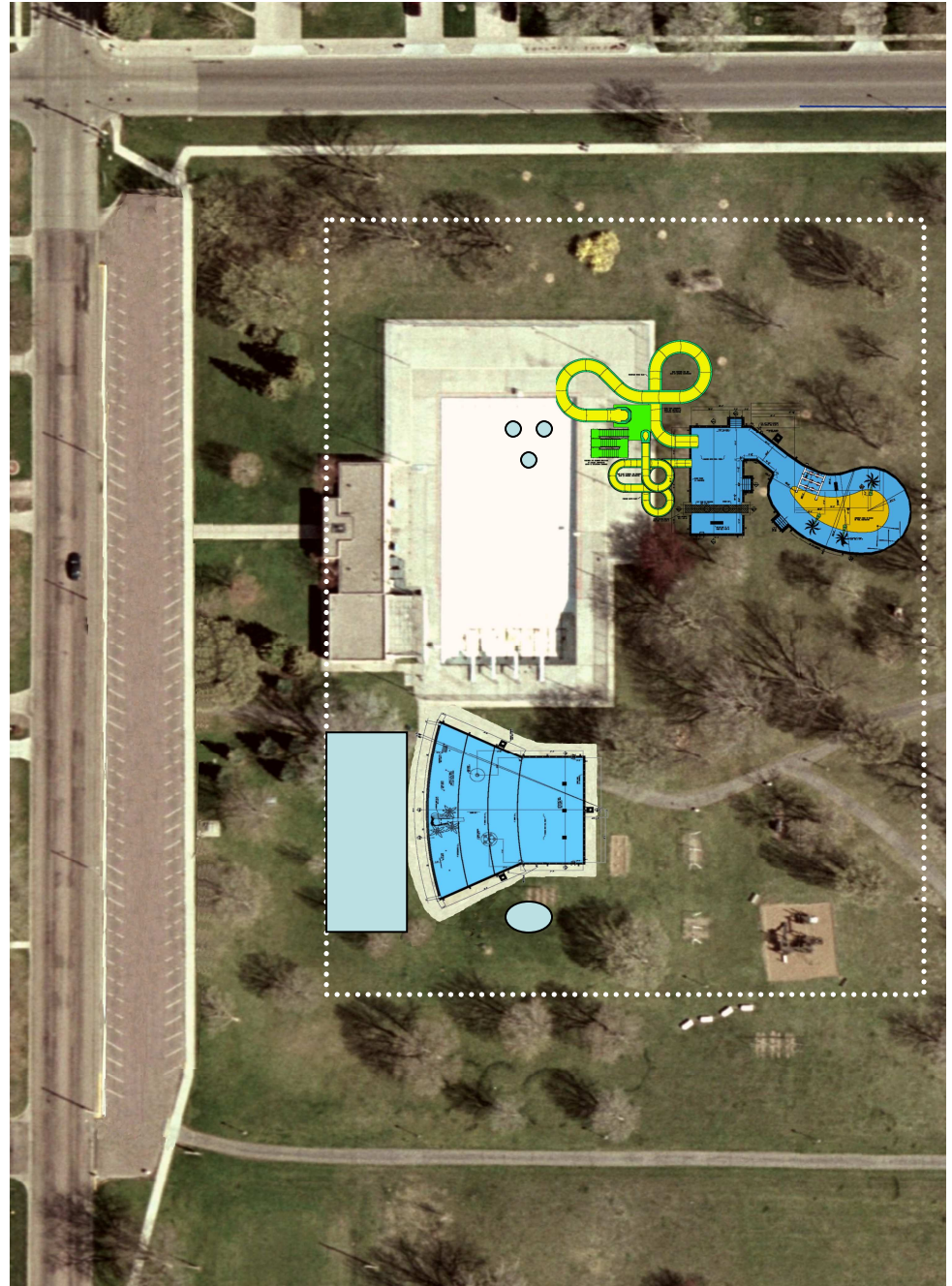
- Built in 1947
- 75' x 165' (12,375 SF)
- 8 lane competition pool
- 12' deep diving well



Memorial Park Pool

Conceptual Plan

- 6,500 SF Leisure Pool
- Splash Pads
- 6,500 SF Plunge Pool / Lazy River
- New Bathhouse & Concessions Area



Commission Directive July 2006

Direct City staff to allocate up to \$195,000.00 from the 2006 Budget, consisting of \$87,000.00 from the Wal-Mart land sale and \$108,000 from the BBB revenue, to be used for funding of repairs to the existing Memorial Park pool as outlined in items 1, 3 and 7 listed on page 4 of the report from Gilmore and Associates and also to make repairs to the bathhouse roof.

- Item 1- Remove and replace main drain area, install drain tile, rock and filter fabric \$60,000
- Item 3 - Remove and replace main drain piping along with option Nos. 1 or 2 (Option 2 was remove deep end of pool) \$20,000
- Item 7 - Renovate existing pool filters, install new media and internal parts if available \$20,000
- Roof estimated at \$15,000

Commission Directive July 2006

Direct City staff to formulate a conceptual plan for the Memorial Park Pool including cost estimates for the three phases and amenities recommended by the Pool Task Force Committee, retaining the existing memorial pool, and a recommendation for the funding thereof.

Aquatics Task Force Options

Option #1 – Renovation in three phases.

Phase I- \$200,000

- Sump pit
- Water Heater
- Bathhouse renovation
- Water Features

Phase II- \$1,300,000

- Complete Bathhouse Renovation \$150,000
- Pool liner
- Filter repair
- More Water Features

Phase III- No dollar amount given

- Addition of a zero depth entry
- Flume slide
- Water features
- Parking lot addition if attendance increased and more parking is needed
- Suggested to leave the Kiddy Pool open throughout Phase I and II

Option #2 – Building a Scaled Down Aquatics Center

Four Key Elements

- Use Current Amenities
- Location-Location-Location
- Make it Marketable
- Market It!!!!!!!!!!!!!!

Use Current Amenities

- Use the bathhouse as a storage/mechanical room
- Use current trees for shade
- Use the landscape for seating, the slope from the north deck to the sidewalk is a perfect sunning area.
- Use the Parking Lot, just restripe it

Location – Location - Location

- Reduce costs long term and short term
- Creates a safe environment
- Creates Opportunities

Location – Location - Location

- Reduce costs long-term and short-term
 - The placement of the proposed layout took into consideration the current location of the mechanical room and reduced the distance needed to run new lines as PVC costs are a major part of this project.
 - Slides should come out the same end so one guard is needed instead of two or three.
 - Outside key operated lockers will reduce staffing in the office by ridding of the current basket system.

Location – Location - Location

- Creates a safe environment
 - Deep end next to shallow end with safe barriers.
 - Visibility by guard staff and parents looking for their children is key.
 - Creates opportunities.

Location – Location - Location

- **Creates increased revenue opportunities**

- Concessions accessible to park users, sand volleyball leagues, swim meet visitors, and pool users triples the income potential.
- Adding features that are portable and can be used at the SAC pool during the off season increases promotional potential for our year round facility.
- Multiple Pools create an environment that is multifunctional

Location – Location - Location

➤ Multiple Pools create an environment that is multifunctional

1. **A swim meet taking place at the same time as open swim**
 - a. **No need to close the pool to the public as we do currently (3 – 6 days additional income)**
2. **Swim lesson can take place at the same time as a pool party in the leisure pool**
3. **Brown Outs won't cause the entire facility to close down, just that pool.**
4. **Accommodates all age groups**
5. **Different temperatures are needed for a competitive pool vs. a leisure pool**
6. **The State Health Department has different requirements for each pool**
7. **The cost for three separate pools is nearly equal to one large pool since filters and other mechanical needs are downsized.**

Make it Marketable

- **Why Swim at Yankton's Municipal Pool?**

- Offer Recreation, Education and Conservation-something that is not seen at other Aquatic Centers
- Make our facility one that markets Regional as well as our local community customers
- There is a lot of talk about retail sales leakage. If we do things right, we will capitalize on the regional attendance as well as that of our surrounding community all while giving them a family fun environment that unique.

- **Theme It – Make it more “Disneyesk”**

Market It!!!

- **Take a Swim With Lewis & Clark**
 - “The Lewis & Clark Leisure Pool”

- Meriwether Lewis and William Clark will greet you at the door. One hand by Lewis measures all kids 42” high that marks the height needed to ride the slide
- Clark’s hand is 48” high for those who are big enough to ride the larger slide



Market It!!!

- **Take a Swim With Lewis & Clark**
 - “The Lewis & Clark Leisure Pool”

- A map with their journey and a brief history will educate visitors. A push button will allow visitors to listen to a brief audio of their journey.
- City Information in a kiosk will inform visitors of all that Yankton has to offer within the city and at the Lake.



Market It!!!

- **Take a Swim With Lewis & Clark**
 - “The Lewis & Clark Leisure Pool”

➤ The Bathhouse/Mechanical Building will have new siding



Market It!!!

- **Take a Swim With Lewis & Clark**
 - “The Lewis & Clark Leisure Pool”

New Bathhouse

- Two breezeways will allow airflow through the facility
- A large family locker room will take up the majority of the bathhouse
- Men’s and Women’s locker rooms will be placed on either side
- Behind the front counter will be a first aid room/guard room with a large window to view the pool area



Market It!!!

- **Take a Swim With Lewis & Clark**
 - “The Lewis & Clark Leisure Pool”

- The concessions will be on the north side of the building and accessible to outside park users as well as the paying pool users. Teepee shaped umbrellas throughout the facility will provide shade and continue with the Lewis and Clark theme.

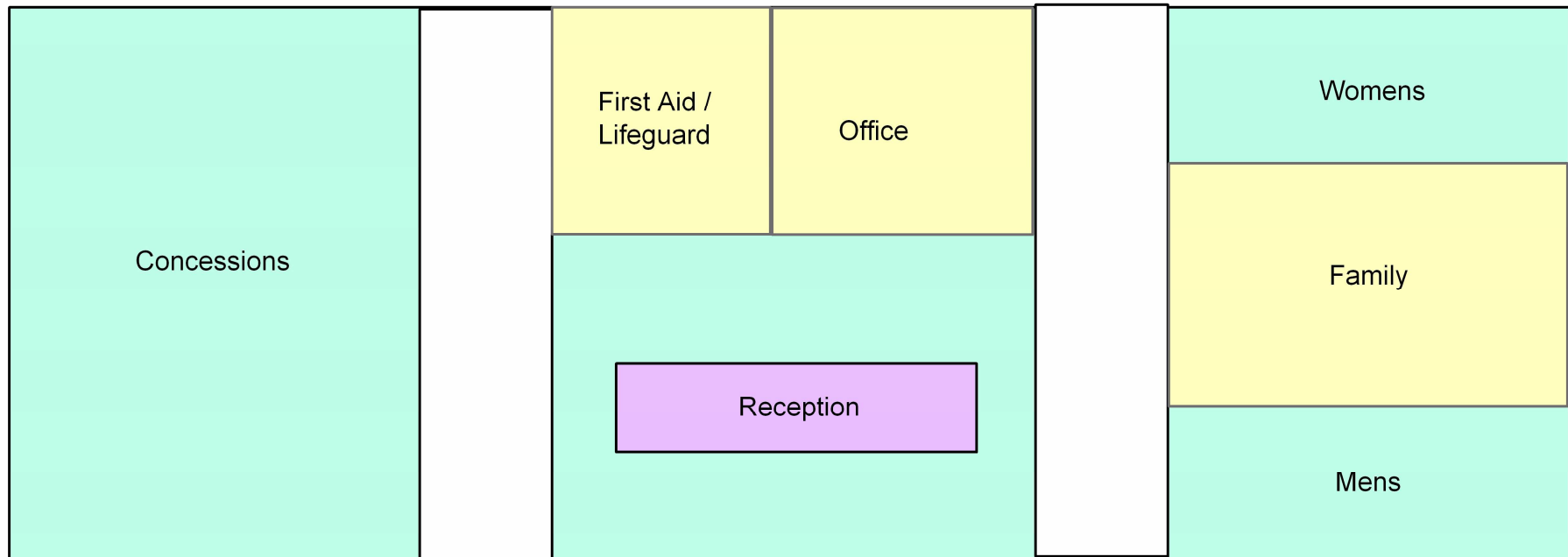


- An office will be to the side of the front entrance for the pool manager with a private door to address any issues in private, work on pool schedules, visit with employees, do nightly deposits etc.



Market It!!!

- **Take a Swim With Lewis & Clark**
 - “The Lewis & Clark Leisure Pool”



Market It!!!

- **Take a Swim With Lewis & Clark**
 - “The Lewis & Clark Leisure Pool”



Market It!!!

- **Take a Swim With Lewis & Clark**
 - “The Lewis & Clark Leisure Pool”

➤ When walking into the pool area from the bathhouse, you may use the lockers provided for \$.25. In turn you will receive a key and the money will be given back once the key is put back into the locker or the lockers can be used to generate additional revenue for their use. This is great for patrons so they can get to their items whenever they need to without bothering the guards.



Market It!!!

- **Take a Swim With Lewis & Clark**
 - “The Lewis & Clark Leisure Pool”

➤ You will walk toward the leisure pool which is the shallowest area of the facility.



Market It!!!

- **Take a Swim With Lewis & Clark**
 - “The Lewis & Clark Leisure Pool”



➤ You will want to find a spot within the green space to put your towel and to set up as a meeting place for your friends and family at break time.

➤ Much of the landscape already exists



Market It!!!

- **Take a Swim With Lewis & Clark**
 - “The Lewis & Clark Leisure Pool”
 - Enjoy native plants with interpretive signage and even footprints along a concrete path asking who lived here with flip up signage that tells the story of the elk that are native to the Missouri river and Yankton area.



Market It!!!

- **Take a Swim With Lewis & Clark**
 - “The Lewis & Clark Leisure Pool”



- Your older child will want to run over to the competition pool and go down the waterslides. They will already know if they are tall enough since Lewis and Clark measured them at the entrance. No one wants to be told they aren't tall enough after making the long hike up the staircase.

Market It!!!

- **Take a Swim With Lewis & Clark**
 - “The Lewis & Clark Leisure Pool”

➤ Normally a new facility would have the deep end away from a leisure pool. We will add partitions to keep young children from straying into the deep end of our competition pool.



Market It!!!

- **Take a Swim With Lewis & Clark**
 - “The Lewis & Clark Leisure Pool”

➤ Within the leisure pool several amenities will attract people of all ages and the waterslide for toddlers will be a huge hit.



Market It!!!

- **Take a Swim With Lewis & Clark**
 - “The Lewis & Clark Leisure Pool”

➤ A splash pad with zero depth and consistent with the Lewis & Clark theme will offer an area fun for all ages and a place to cool off.



Market It!!!

- **Take a Swim With Lewis & Clark**
 - “The Lewis & Clark Leisure Pool”

- A slide in the form of a “Catfish Charlie” will allow youngsters to experience a slide rather than watch big brother or sister use the flume slides that they cannot go on. Or a canoe to represent what Lewis and Clark traveled in would also stay consistent with our theme.



Market It!!!

- **Take a Swim With Lewis & Clark**
 - “The Lewis & Clark Leisure Pool”



➤ Water Features should be consistent with the Lewis and Clark Theme.



Market It!!!

- **Take a Swim With Lewis & Clark**
 - “The Lewis & Clark Leisure Pool”



- As the children go from feature to feature they will enjoy nature themed flotations in the competition pool along the lazy river and throughout the leisure pool and splash pads.

Market It!!!

- **Take a Swim With Lewis & Clark**
 - “The Lewis & Clark Leisure Pool”

➤ Water Walk with logs themed to Lewis & Clark.



Market It!!!

- **Programs**
 - ❖ **Scavenger Hunts**
 - ❖ **Coloring Clubs**
 - ❖ **Reading Rewards Programs**
 - ❖ **Movie Night**
 - ❖ **Teen Adventures**
 - ❖ **Other Activities**



Market It!!!

- **Special Events**

- ❖ **Birthday Parties – Featured guests with Randy the Raccoon or Daisy the Duck**
- ❖ **End of the Season Youth Fishing**
- ❖ **Duck Races on the Lazy River**
- ❖ **Corporate Parties**
- ❖ **Family Reunions**
- ❖ **Senior Days**
- ❖ **Dog Days**

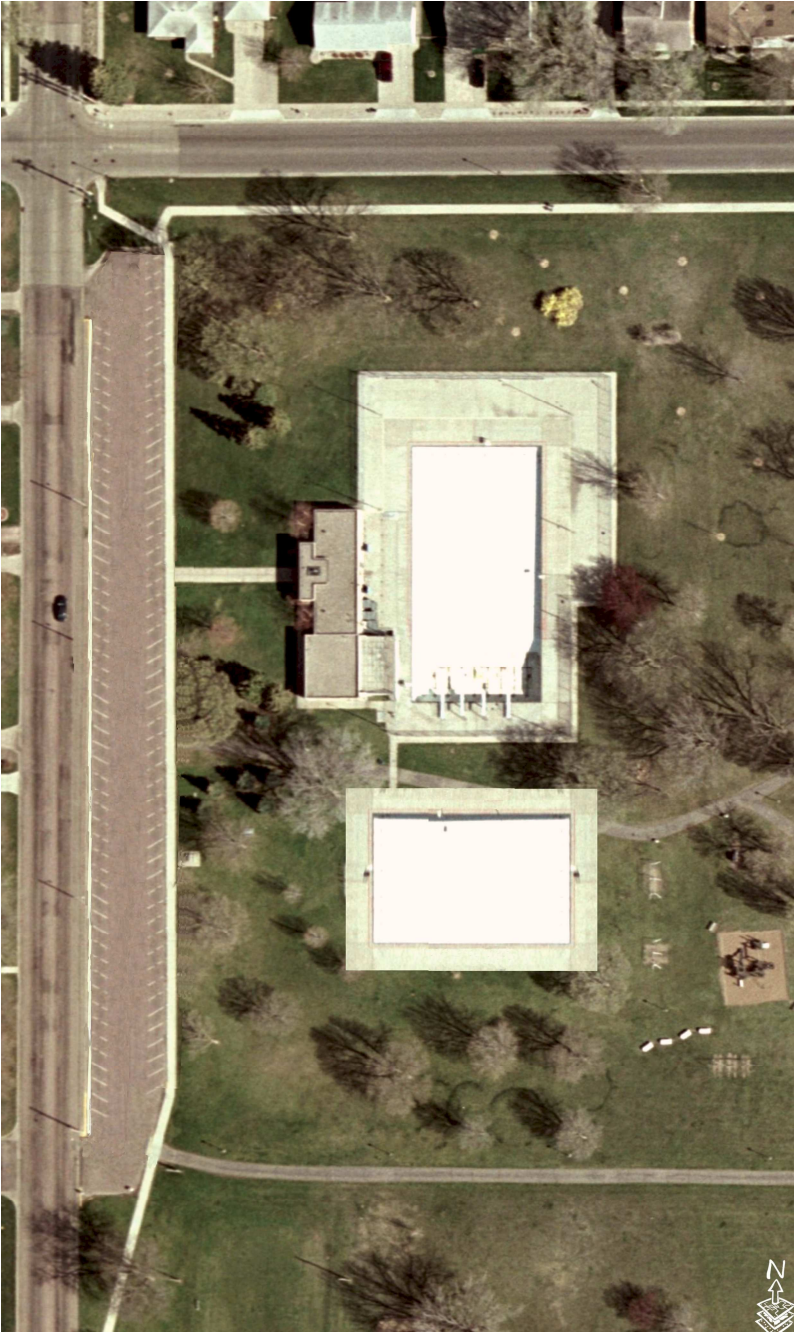


The Vision.....

Step 1

Renovate Old pool
(Mechanical system, leaks, and roof)

\$200,000



The Vision.....

Step2

Amenities to Old Pool

\$385,000

(heater \$45k, slide 140-150'=\$200k, floaties \$7-\$10k ea.
Includes 10%Eng & 10% Cont.)



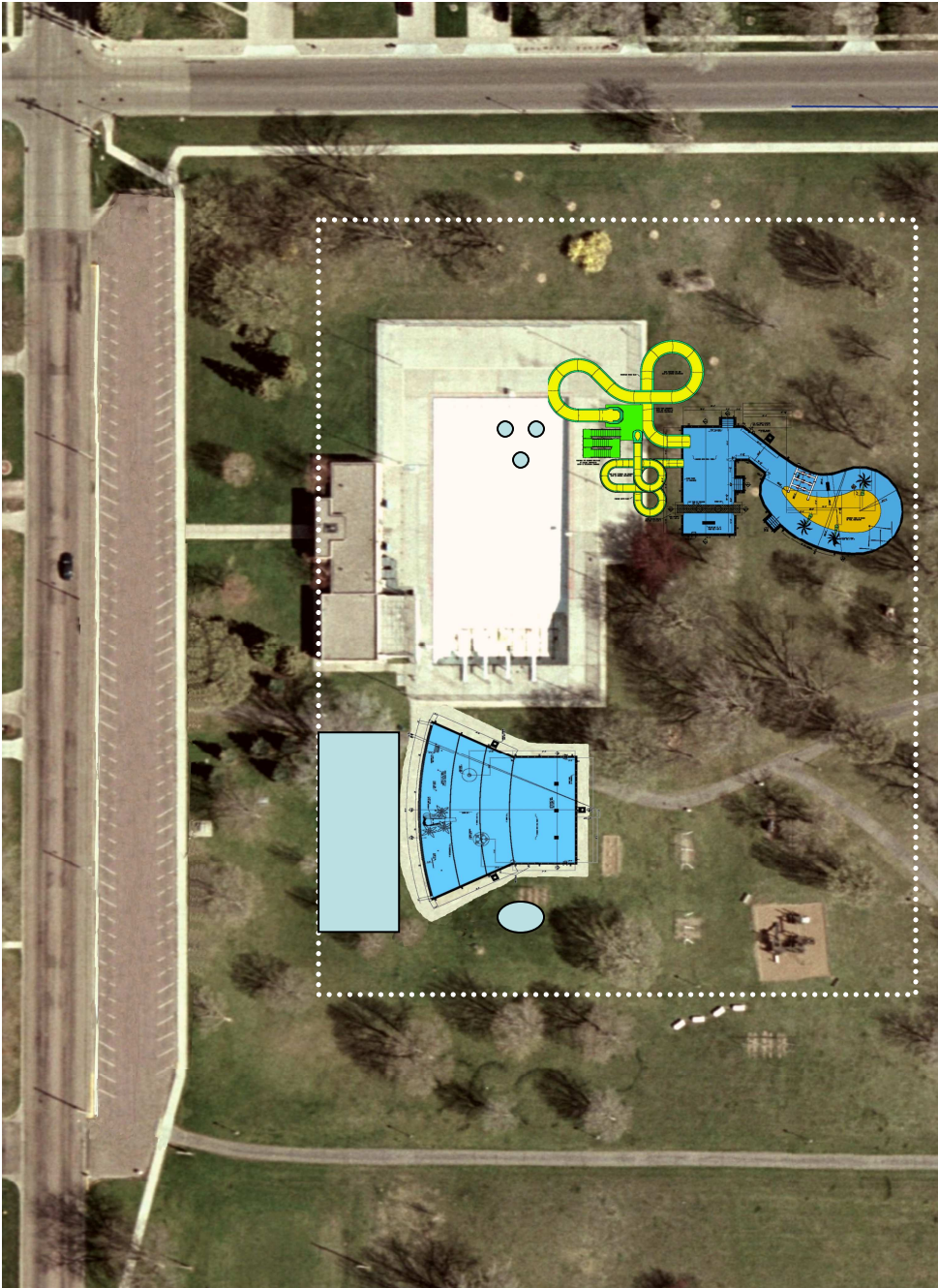
The Vision.....

Step 3

Leisure Pool	\$1,440,000
(zero depth 6500 sq.ft, one big feature \$140k)	
Bathhouse	\$420,000
(Family Locker rooms, men's, women's, concessions, first aid/lifeguard room, office, cashier counter, storage)	
Concrete/landscape/fence/splash pads	\$360,000
Amenities	\$240,000
(chairs, phones, computers, umbrellas, trash receptacles, etc)	
Total (Includes 10%Eng & 10% Cont.)	\$2,460,000



The Vision.....



Step 4

Plunge Pool/Lazy River	\$1,920,000
(Plunge Pool/Lazy River 6,500 SF -\$1mil, Inner tube slide & flume slide \$500k, cargo walk other features \$100k)	
Concrete/landscape/fence	\$240,000
Total (Includes 10%Eng & 10% Cont.)	\$2,160,000

The Vision.....

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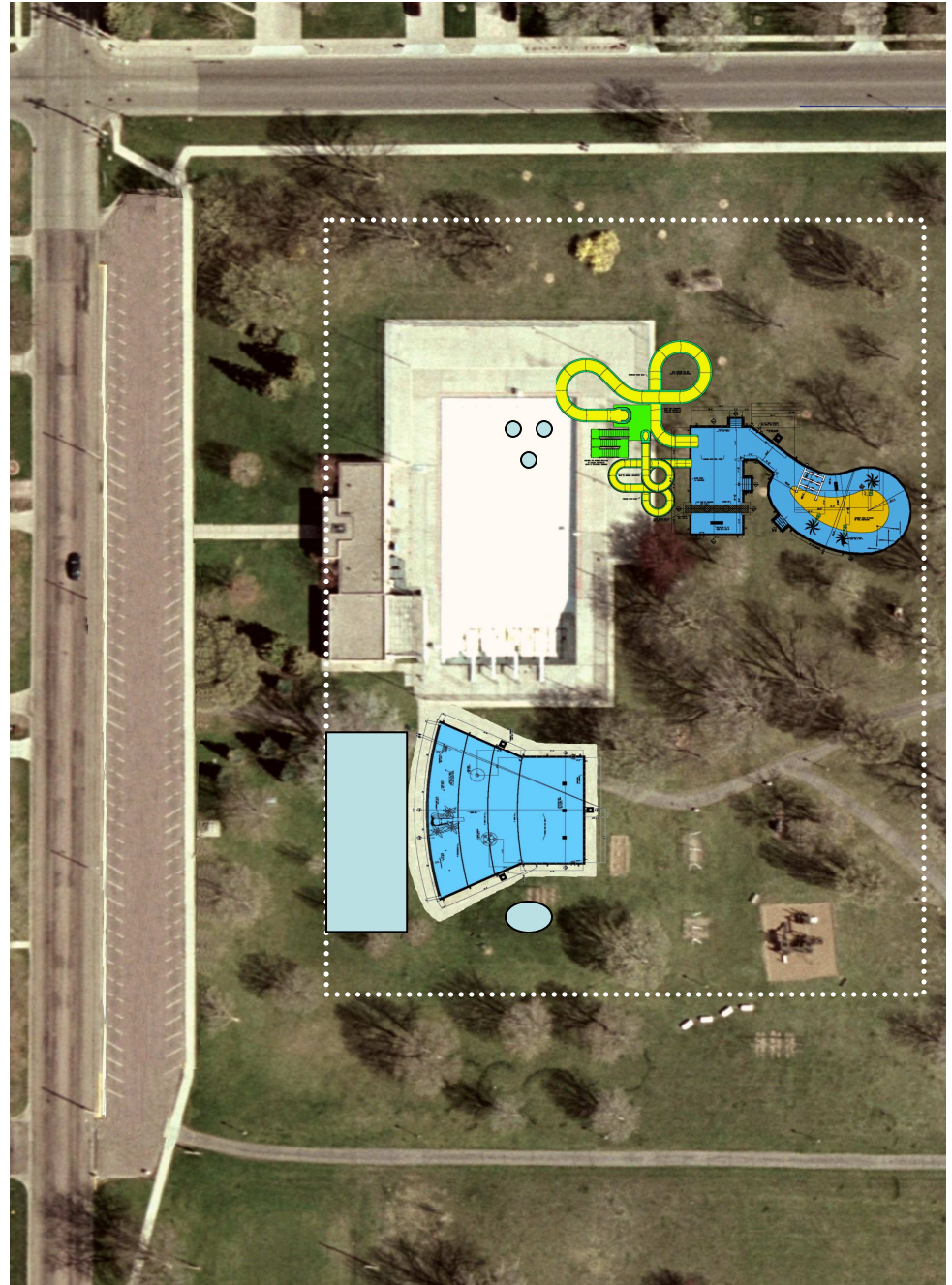
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Total (Includes 10%Eng & 10% Cont.) \$2,160,000





Funding Mechanisms

- Property Tax Opt – Out
- BBB
- 2nd Penny
- Property Sale
- General Fund
- Private Donations
- Combination of Above Sources



Aquatic Task Force Comments

- Add more pictures at each phase
- Find a way to extend the pool season
- Need more fun features
- Shaded area above current bleacher area
- Did not follow their phased in plan exactly

Park Advisory Board's Motion

- Motion to implement Step 2 and Step 3 together as one project in the amount of \$2,845,000 to initiate the renovations to the addition to Memorial Park Pool and to not interrupt the swimming season.