

**CAPITAL IMPROVEMENT PROGRAM**  
**City of Missoula CIP Project Request Form FY 2014-2018**

<b>Program Category:</b>	<b>Project Title:</b>	<b>14 Project #</b>	<b>15 Project #</b>	<b>16 Project #</b>
Parks, Recreation and Open Space	Aquatics - Cyclic maintenance and continued revenue generation	PR-01	PR-01	PR-01

**Description and justification of project and funding sources:**

Priority Order for Projects: See project list for estimated costs and other projects to be funded in future years. The projects listed as part of the facility maintenance program represent the expected lifespan of key facility equipment or attributes whose cost to replace or maintain is such that it is outside the regular operating budget. Items on this list may be repeated at intervals due to expected wear and tear and weather aging. Items on this list may exceed expected lifespan with continued maintenance and care. The capital projects listed as part of the upgrade program represent opportunities to expand programming and revenue generation at the facilities. These projects are very important in maintaining excitement and the facilities' viability as attractive places for Missoula's citizens to recreate and maintain their fitness objectives.

**FY 16 projects -**  
 Revenue Generation - New Lockers at Currents/Splash - \$34,000  
 Facility Maintenance - Exterior Wall Paint at Splash Montana - \$12,000  
 Facility Maintenance - Lazy River Tile Replacement - \$50,000  
 Facility Maintenance - Boiler replacement @ Currents - \$30,000

<b>Is this equipment prioritized on an equipment replacement schedule?</b>	<b>Yes</b>	<b>No</b>	<b>NA</b>
			x

**Are there any site requirements:**

**How is this project going to be funded:**

<b>Funding Source</b>	<b>Accounting Code</b>	<b>FY16</b>	<b>FY17</b>	<b>FY18</b>	<b>FY19</b>	<b>FY20</b>	<b>Funded in Prior Years</b>
Park District	2513	92,000			80,000		
Aquatics Enterprise Fund	5711	34,000	96,000		60,000	250,000	207,000
AQ bond for New feature				1,200,000			
		126,000	96,000	1,200,000	140,000	250,000	207,000

**How is this project going to be spent:**

<b>Budgeted Funds</b>	<b>Accounting Code</b>	<b>FY16</b>	<b>FY17</b>	<b>FY18</b>	<b>FY19</b>	<b>FY20</b>	<b>Spent in Prior Years</b>
<b>A. Land Cost</b>							
<b>B. Construction Cost</b>							
<b>C. Contingencies (10% of B)</b>							
<b>D. Design &amp; Engineering (15% of B)</b>							
<b>E. Percent for Art (1% of B)</b>							
<b>F. Equipment Costs</b>		92,000	96,000	1,200,000		250,000	
<b>G. Other</b>		34,000		-	140,000		
		126,000	96,000	1,200,000	140,000	250,000	-

**Does this project have any additional impact on the operating budget:**

<b>Expense Object</b>	<b>Accounting Code</b>	<b>FY16</b>	<b>FY17</b>	<b>FY18</b>	<b>FY19</b>	<b>FY20</b>	<b>Spent in Prior Years</b>
Personnel							
Supplies							
Purchased Services		500					
Fixed Charges							
Capital Outlay							
Debt Service							
		500	-	-	-	-	-

FY 14 - UV system increase electrical,. The other projects are replacements/upgrades for currently operating systems

<b>Responsible Person:</b>	<b>Responsible Department:</b>	<b>Date Submitted to Finance</b>	<b>Today's Date and Time</b>	<b>Preparer's Initials</b>	<b>Total Score</b>
Eric Seagrave	Parks & Recreation		5/20/2015 12:31	KM	49

## CAPITAL IMPROVEMENT PROGRAM

### Project Rating

(See C.I.P. Instructions For Explanation of Criteria)

Program Category:	Project Title:				13 Project #
Parks, Recreation and Open Space	Aquatics - Cyclic maintenance and continued revenue generation				PR-01
Qualitative Analysis		Yes	No	Comments	
1. Is the project necessary to meet federal, state, or local legal requirements? This criterion includes projects mandated by Court Order to meet requirements of law or other requirements. Of special concern is that the project be accessible to the handicapped.		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
2. Is the project necessary to fulfill a contractual requirement? This criterion includes Federal or State grants which require local participation. Indicate the Grant name and number in the comment column.		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
3. Is this project urgently required? Will delay result in curtailment of an essential service? This statement should be checked "Yes" only if an emergency is clearly indicated; otherwise, answer "No". If "Yes", be sure to give full justification.		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
4. Does the project provide for and/or improve public health and/or public safety? This criterion should be answered "No" unless public health and/or safety can be shown to be an urgent or critical factor.		<input type="checkbox"/>	<input checked="" type="checkbox"/>		
Quantitative Analysis	Raw Score Range	Comments		Weight	Total Score
5. Does the project result in maximum benefit to the community from the investment dollar?	(0-3) 3	Listed items extend the life of equipment and facility infrastructure. Upgraded security for facilities while not in use, and while in use provides visual accounting for patron behavior, and encourages appropriate cash handling by employees. At Splash, tiling the floor adds increased sanitation, decreasing possible shut down due to a cryptosporidium outbreak, and increases the flooring life while decreasing maintenance costs.		5	15
6. Does the project require speedy implementation in order to assure its maximum effectiveness?	(0-3) 2	Cyclic maintenance of infrastructure extends the life of infrastructure and reduces operational costs.		4	8
7. Does the project conserve energy, cultural or natural resources, or reduce pollution?	(0-3) 2	Many of the items will reduce the consumption of energy and pollutants.		3	6
8. Does the project improve or expand upon essential City services where such services are recognized and accepted as being necessary and effective?	(0-2) 2	Being as efficient as possible while still providing a level of security in the quality of recreational water is generally recognized as necessary. Based on broad citizen support and investment it is necessary we commit to cyclic and routine maintenance while also continuing to invest in effective revenue generation amenities.		4	8
9. Does the project specifically relate to the City's strategic planning priorities or other plans?	(0-3) 3	City Strategic Goal - Harmonious Environment and Quality of Life for Citizens Business plan (Proforma) for aquatics facilities.		4	12
<b>Total Score</b>					<b>49</b>

FY 16 Projects  
Locker Purchase:

Despite signage Currents and Splash Montana incur petty theft due to patrons not using locks for their locker. We allow individuals to bring their own locks and sell locks at a very reduced price of \$3 per lock, but people don't use these options. The proposed project includes remove one or two of the existing banks of lockers in each of the locker rooms at both facilities and install in their place coin operated single use lockers. We will have three types of lockers available: coin operated (put your coin in the slot and the lock opens allowing you to place your items in the locker and lock it up), long term rental lockers (the existing lockers will have key or combo locks on them, and will be rented out for the season to pass holders at an additional charge), and "free to use bring your own lock" (as we have now) located out in common areas where they can be seen and watched while swimmers are swimming. This multi-pronged approach provides the possibility of increased revenue by providing different rental options and should reduce the opportunity for theft.

Painting at Splash Montana

The outer walls of the Splash Montana buildings are fading. Equipment has been removed from parts of the walls, and other parts have been affected by graffiti. Painting the walls now, before the paint starts to crack and peel will improve their appearance and save the extra cost of scraping away flaking paint.

Lazy River Tile Replacement at Splash Montana

The tile that runs the circumference of the river, on both the inner wall and outer wall of the pool, is failing annually, requiring staff to remove and reinstall about 15% to 20% of the tile each year. This work requires weeks of removal and prep to re-install the tile, as well as the cost of supplies and replacement tiles as not all of the tile can be reused due to chipping and cracking during the removal process. Despite constant sealing of the tile and the use of exterior grade thin set mortar and grout, the process continues year by year. Staff have experimented with covering the tile through the winter to little effect. Research and third party opinion points to the possibility that the tile that was originally installed is not rated to withstand the regular freeze-thaw cycle of our climate and thus will continue to come up each year. Our request is to fund the removal of the existing tile, the rebuilding and patching of the concrete underneath (which has deteriorated due to the same forces that are popping the tile out), and the replacement of the tile with a product that is rated for pool installation in climates with a freeze/thaw cycle.

16 Project #	Project Title:	
PR-01	Aquatics - Cyclic	
Date	Author	Notes
FY 12 (Revised)	E. Seagrave	Tile at Splash locker room is crucial due to floors current condition - in 2008 installed tile at Currents. The tile greatly increases sanitation (less bacteria growth or transmittal of disease), is more attractive (cleaner appearance = revenue) and safe (low slip) Cost benefit analysis: Tile decreases daily and seasonal maintenance. The current applied flooring has lasted for 5 seasons. A tile flooring can often last for 20 or more years. Installing tile will spare the cost of refinishing the current flooring 5 times during a 20 year time period. Improved sanitation and appearance will result in more repeat visits to the facility. Payback for this project would be 10 years, possibly sooner.
FY 13	E. Seagrave	The purchase and installation of a Concession Truck for use primarily at Splash will enable the facility to make additional revenue through food sales. The original Pro Forma plan called for the inclusion of a grill at Splash for hamburger sales. Due to construction and code issues, the grill idea was removed from the plans during construction. The value of the product remains and a grill will allow the facility to host more afterhours rentals, provide more dinner sales. A mobile unit could be used after hours and on the shoulder seasons for special events. The current menu is primarily a lunch menu. A grill in the concessions building will also require the installation of a sizable fan and cooling system for the area. <b>Cost Benefit:</b> Cost benefit analysis has determine the profitability margin with the addition of a grill to be approximately \$160,000 of additional sales per season. Payback on this investment would be realized in one years time. Also, see additional reach on tab Concession Truck Research.

FY 13	E. Seagrave	The slide tubes at Splash Montana and Currents are aging. They are made up of conjoined sections and the gaps where the sections meet are filled and sanded smooth for a nice ride. As the plastic is exposed to continued chlorinated water, the plastic becomes softened and is susceptible to damage from various clothing items such as the rivets that are popular on today's swim apparel. Rivets cause scrapes and runnels that can be felt on the skin of riders. As the tubes are exposed to cooling and heating cycles, and the ground supporting the structures settles, the joints move and create ridges that can also be felt by riders. The end result is reduced number of repeated trips down the slides, thus taking away from the desire to return to the facility for continued recreational fitness opportunities. Repair to the slides will require travel expenses for individuals with re-finishing experience so it will be a cost savings to have slides at both facilities done at one time. <b>****Cost Benefit:</b> Splash revenue has averaged \$530,000 annually over the past 3 years. Attendance has averaged 90,000 for each year. Average visitor spends about \$6 per visit, including food, merchandise. An increase of just 900 visits each year (a tenth of a percent of the average total) would pay off the investment in 2 years. The slides are a critical component to the revenue formula.
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Date	Author	Notes
FY 14	E. Seagrave	In FY 11 the UV Systems was installed at Currents on the pool water circulation line. As a direct result of the installation, the water quality at the pools has made maintenance easier. The combined chlorine (Chloramines) readings max at .4 ppm since the installation, whereas in previous years the readings were at .8 to 1.0 ppm by this time of year (March 2011). This indicates the facility has fewer chloramines particles in the air, and patrons and staff are inhaling fewer fumes from the pool water sanitation process. The unit also provides a greater security against the possible introduction of cryptosporidium into the water. The request for spending an additional \$40,000 to install a similar system on the Pond at Splash is directly related to the increased security a UV system provides against the possible introduction of cryptosporidium into the water from an affected individual. A cryptosporidium outbreak (defined by the Montana Dept of Health as 2 confirmed cases) could lead to the health department close down of the pools and even installation of a UV system prior to re-opening). As the 50m pool and the River have fewer fecal release incidents (zero to date since the opening of the pools as opposed to 10 to 15 per season in the Pond) at this time we are not requesting funding to install a unit on those bodies of water. ON HOLD WHILE WE REFILL THE RESERVE FUND
FY 14	E. Seagrave	The log walk is a very popular attraction at Splash. Children and adults are challenged to keep their balance as they walk across the logs. There is the possibility of a slip and fall and collision with the pool edge, we have removable mats to cushion the impact No lasting or serious injury reported. These mats tore last year and have been held together by the ingenuity of staff to ensure continued safety for log walkers. This amount is the replacement cost for replacing 4 mats. COMPLETED
FY 14	E. Seagrave	As stated above the log walk is a very popular. The logs are made of a cushion substance and have existed for 6 seasons in full sun and chlorine and are now worn, cracked, and pitted. Need to replace the logs with either new logs or a similar balance attraction such as a lily-pad or turtles. <b>Cost Benefit: This will help to retain revenue at Splash and freshen a popular attraction</b>

FY 14	E. Seagrave	The surge pit is a part of the 50m pool. The material in the pit must be able to handle the immersion. Currently there are metal brackets that are installed to support the 8 inch plastic pipe that are made of non-resistant metals. We are investigating alternative sealants or treatments for these bracket. If no other cost effective option presents itself we will need to replace these brackets. The installation of a float valve assembly that will close the main drain valve as the number of swimmers in the pool increase will contribute to increased skimming of the pool from the top of the water, where the grease and other contaminants that swimmers bring into the water resides. This will improve water clarity even during busy times. Cost Benefit: Maintaining the water clarity will result in more extended stays each day. Extended stays mean more opportunity for food and beverage sales at the Cafe.
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FY 15	E. Seagrave	Replace Splash security NVR with or comparable to the Vision Hybrid Network Video Recorder (NVR). System to provide integration and recording for both analog and IP video surveillance cameras so we don't have to upgrade cameras.
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Date	Author	Notes
FY15	E. Seagrave	Bus or Van - Lease, Grant, or Partnership Program. Provides for a place holder with cost benefit analysis still needing to be done. Parking at Splash Montana is troublesome on the busy days. Neighbors are upset with the number of cars parked in front of their houses, and the trash that accompanies this parking. Also, the number of children crossing the street to get to their parked car or walking through the parking lot, which extends well beyond the confines of the facility and still is not enough, increases the possibility of a collision. With gas prices being predicted to climb back and in an effort to reduce greenhouse gas emissions, staff would like to explore the option to offer a bus ride to the pool. A short bus or van would benefit the entire recreation department by picking children up at neighborhood parks and schools and transporting to the programs. During the fall, winter, and spring the vehicle would be used to pick up senior citizens from assisted living facilities. This provides an opportunity during the cold season for easy and economical ride to Currents for a soak in the spa, participation in Pilates or Water Aerobics, and general socialization in a positive and safe environment. Currently the number of requests for this service is not great enough to interest Mountain line, but we believe this program is the type where utilization will increase once the service is provided. Staff will be exploring options with partnerships with business to lease or fund a bus or van. - ON HOLD WHILE WE REFILL THE RESERVE FUND

Date	Author	Notes
FY 15	E. Seagrave	Concessions Food and Beverage Specific Point of Sale system purchase: The existing software used at the concessions is a smaller component of the software currently used and functions minimally for the needs of a growing concessions operation. We want to purchase a separate system that is designed with the intent of being used in food service. This system would serve to manage the order from the initial entry to the preparation and correct dispersal of the product. Inventory would also be maintained with this system, and we could increase customer service with fewer lost orders and better management of equipment such as ovens, mixers. <b>Cost Benefit:</b> Current system involves hand written notes and contributes to occasional lost orders. An improved food and beverage Point of Sale system would be paperless and would manage the order to achieve better customer service, thus more revenue through satisfied customers and decreased loss through comped meals to achieve customer satisfaction. - <b>ON HOLD WHILE WE REFILL THE RESERVE FUND.</b>
FY 16	E. Seagrave	The current locker set up at Splash Montana and Currents is functional, consisting of unlocked units which patrons can utilize to store their gear as they are swimming. This system is secure if the patron brings their own lock or purchases one from our merchandise sales. Currently the locks are sold at cost, to encourage patrons to lock their items up to prevent stealing. Many customers do not use a lock and the result is the loss of personal items. Another issue is people who use the locker without a lock and limits the availability of a locker. The installation of a several banks of lockers which come with a built in locking system at a cost of a quarter each time you use the lock. This will increase security and decrease the amount an individual has to pay to purchase a lock. <b>Cost Benefit:</b> The lockers make a small amount of revenue which would cover the cost of maintaining the lockers and may contribute to revenue generation. We would rent the existing banks of lockers to individuals for the season increasing revenue generation. Payback would likely occur after 7 to 10 years of operation.

FY 16	E. Seagrave	<p>The outer walls of the Splash Montana buildings are fading. Equipment has been removed from parts of the walls, and other parts have been affected by graffiti. The interior walls, in the locker rooms in particular, are showing wear as well, due to the large number of individuals who utilize the locker rooms each day. Painting the walls now, before the paint starts to crack and peel will improve their appearance and save the extra cost of scraping away flaking paint.</p> <p><b>Cost Benefit:</b> A fresh layer of paint will contribute to the feel that Splash is well maintained and safe for families. Drab and peeling paint gives off an impression that we do not want to encourage.</p>
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Date	Author	Notes
FY 16	E. Seagrave	<p>The tile that runs the circumference of the river, on both the inner wall and outer wall of the pool, is failing annually, requiring staff to remove and reinstall about 15% to 20% of the tile each year. This work requires weeks of removal and prep to re-install the tile, as well as the cost of supplies and replacement tiles as not all of the tile can be reused due to chipping and cracking during the removal process. Despite constant sealing of the tile and the use of exterior grade thin set mortar and grout, the process continues year by year. Staff have experimented with covering the tile through the winter to little effect. Research and third party opinion points to the possibility that the tile that was originally installed is not rated to withstand the regular freeze-thaw cycle of our climate and thus will continue to come up each year. Our request is to fund the removal of the existing tile, the rebuilding and patching of the concrete underneath (which has deteriorated due to the same forces that are popping the tile out), and the replacement of the tile with a product that is rated for pool installation in climates with a freeze/thaw cycle. <b>Cost Benefit:</b> Each year staff spend roughly \$3,000 on material and three to four weeks of labor to remove and re-install large sections of tile around the river. This work is hard to do at that time of year, as it is often raining or snowing on us, and the cold nights need to be worked around so that the mortar can cure properly. Each year there is a risk that the work will not be completed in time to fill the pool and have it ready to be opened on the scheduled date. Five years into the repair process, the tiles we originally reinstalled are now coming up again, showing that the work we are doing is a band-aid job and not a proper repair, because the tile is not appropriate for the job. Spending the money out right to do the work with a licensed contractor should decrease the annual spending and allow for a longer lifespan for the pool.</p>

**Aquatics - Cyclic maintenance and Revenue Generation FY 2013 - FY 2024**

Facility Projected Cost FY 13-FY 24			
FY 14 ending Reserve Balance	\$	60,000	
			Maintenance 493 Account Budget \$ 35,000.00
			FY 14 Expenditures \$20,500
			FY 14 Balance \$ 14,500.00
FY 15 Projects	\$	-	FY 15 Projects \$ -
FY 15 Ending Reserve Balance	\$	60,000	
Total Capital Projects FY 13-FY 24	\$	1,783,500	Total Maintenance Projects FY 13-FY 24 \$575,590
Avg/Capital/12 Years	\$	\$148,625	Avg/Maintenance/12 years \$ 47,966
			Current Maintenance Budget @ \$35K *12 \$ 420,000
			Diff (\$155,590)
Total Capital/Maintenance/Avg*12 years		\$	196,591

**SCHEDULE FOR CAPITAL IMPROVEMENTS AND MAINTENANCE FY 13-FY 24**

Capital Improvement Project			Maintenance Items			Total Both
<b>FY 13</b>						
Splash	<input checked="" type="checkbox"/>	Grill /Trailer at Splash MT	\$	82,500		
Increase revenue return rate on food service						
Splash	<input checked="" type="checkbox"/>	Install tile in family & men's locker rooms (Spring 2014)	\$	20,000		
			\$	102,500	\$0	\$102,500
<b>FY 14</b>						
x = completed						
Splash	<input checked="" type="checkbox"/>	UV System for Pond	\$	39,000		
Currents	<input checked="" type="checkbox"/>	Upgrade Cameras	x			
Splash	<input checked="" type="checkbox"/>	Replace logs with lily pads or turtles	\$	12,000		
			\$	51,000	\$20,500	\$71,500
<b>FY 15</b>						
Currents	<input type="checkbox"/>					
<b>FY 16</b>						
Currents	<input type="checkbox"/>	Coin Operated Locker System	\$	17,000		
Splash	<input type="checkbox"/>	Coin Operated Locker System	\$	17,000		
			\$	34,000	\$92,000	\$126,000
<b>Capital Improvement Project</b>			<b>Maintenance &amp; Revenue Generating Items</b>			
<b>FY 17</b>						
Currents		New Outside Spa: On Sun deck	\$	25,000		
Splash		Concessions Food & Beverage Specific Point of Sale System	\$	18,000		
			\$	43,000	\$53,000	\$96,000
Done/w actual cost			Projected Cost	Actual Cost	Done/w actual cost	Projected Cost
<b>Capital Improvement Project</b>			<b>Maintenance &amp; Revenue Generating Items</b>			
<b>FY 18</b>						
Splash	<input type="checkbox"/>	New water feature: Expand facility to provide more locker rooms, new shared experience attraction	\$	1,200,000		
NOTE: GF Financing -Revenue offset						
			\$	1,200,000	\$ -	\$1,200,000
<b>FY 19</b>						
Splash	<input type="checkbox"/>	Shallow pool Spray Tower Improvement	\$	60,000		
			\$	60,000	\$80,000	\$140,000
<b>Capital Improvement Project</b>			<b>Maintenance &amp; Revenue Generating Items</b>			
<b>FY 20</b>						
Done/w actual cost			Projected Cost	Actual Cost	Done/w actual cost	Projected Cost
Currents		New water play feature: pump, motor, pipe system for new Tc	\$	250,000		
			\$	-	\$ -	\$250,000
<b>FY 21</b>						
Currents		Locker Room Wall Repair	\$	5,000		
Splash		Pool Resurface - Pond & River	\$	80,000		
			\$	-	\$85,000	\$80,000
<b>FY 22</b>						
Currents		Pool Resurface - Pools & Spa	\$	65,000		
			\$	-	\$65,000	\$65,000
<b>FY 23</b>						
Splash		Concessions Freezer Replacement	\$	18,000		
			\$	18,000	\$45,000	\$63,000
<b>FY 24</b>						
Splash		Pool Blanket Replacement	\$	25,000		
			\$	-	\$ -	\$25,000
<b>MOTOR Replacement Schedule</b>						
Splash		\$1,200/year over 9 years	\$	14,040	\$	14,040
Splash		\$4,500 per motor = 9 motors	\$	52,650	\$	52,650
Every 9 years or motors (1.3)						
Currents		\$1,200/year over 6 years	\$	14,400	\$	14,400
Currents		\$4,500 per motor = 6 motors	\$	54,000	\$	54,000
Every 6 years or motors (2)						
<b>Total Capital</b>			\$	1,783,500	\$	575,590
					\$	\$2,359,090

