Agenda

1. Project summary
2. Overview of physical condition
3. Public Engagement Summary
4. Future Options
Project Summary

Project Goals

➢ Evaluate physical conditions of Ewert Pool
➢ Study aquatics system and market
➢ Analyze possible options and capital costs
➢ Operating cost projections for options
Overview of Physical Conditions
Overview of Physical Conditions

**Existing Facility**

- Located within Ewert Park
- Originally opened in 1925
- Approximately 9,866 s.f. of water surface
- 306,296 gallons
Overview of Existing Facility

Major Milestones

1974:
- Addition of: wading pool, diving boards, bathhouse, concession stand
- Expand pool size to 50-meters

2003:
- Convert 50-meters to zero-depth with features, add deck sprays, shade, large water slide
- Remove wading pool
- Replace diving boards with drop slides
- Bathhouse improvements
Main Areas of Review

• Pool basin structures
• Potential safety issues- trips, slips, cuts, etc.
• Filtration & plumbing
• Chemical and treatment systems
• Pool deck
• Condition of features/amenities
• Restrooms
• Codes compliance- building codes, health department, ADA, VGB
• Parking and site
Physical Condition Assessment

Buildings

- Bathhouse in fair condition
- Gender split entry
- Lack of privacy in men’s restroom
- Lack of floor drains
- Pipe breaks behind the wall
- Ceiling coating showing rust coming through
- Concessions building is newer

1974 structure:
- Fair condition
- sections failing – top of wall, transition to diving
- Diving well clearances, depth and slope, diving boards not able to be utilized

2003:
- Widespread failing – floor, portions of walls

1974:
- Older piping materials – integrity unknown
- Larger (header) pipes - do not have reason to believe would fail soon
- Smaller (wall inlet) pipes – unknown conditions and expected life
- Dated gutter style

2003:
- Newer piping materials
- Assume to be in fair condition

- Filtration – effective
- Filters and disinfectant chemical exposed to the elements (not covered)
- Belt-driven, self-priming pumps – difficult to operate & maintain
- Rusting in acid room
**Water Slide (2003)**

- Functional & operable
- Showing surface rust – needs recoating
- Shade canopy missing
- Maintain until lived its useful life (est. no more than 15-20 years)
Physical Condition Assessment


• Deck around the deeper water is 46 yrs. old and settling, cracks throughout
• Water walk paint failing
• Drop slide structure fading and rusting
• Play structure fading and needs valve replacement
Lighting

- Majority of lights not functional
- Potential issues with circuits to the poles
- Not sufficient for night swimming
Physical Condition Assessment

Site

- Ample parking
- Complementary activities
- Historical value and accepted as a pool location
- Site boundary constraints
- Available green space to the south of the bathhouse
Overview of Existing Facility

**Current Challenges:**

- Structural failure in pool
- Traditional pool character – lacking more modern amenities
- Improvements in bathhouse needed
- Decreasing attendance and revenue
- High staff requirements
Study of water surface per capita in Midwest metro areas:
(water surface area divided by population)

- Ranges from about .25 to .75 s.f. per capita
- Larger cities of 100,000+ typically provide less water surface (around .25 s.f. per capita)
- Smaller cities typically provide more water surface (.75 s.f. per capita or more)
Important to consider:

- Community needs
- Operational goals
- Staffing requirements
- Capital costs
Joplin Water Square Footage: 35,005 s.f.

Recommended sizing target for Joplin:

22,500 – 30,500 s.f. of water surface
Public Engagement Summary
Public Engagement

**Methods**

- Committee meeting
- Stakeholder phone calls
- Online survey – August 5 – 27
- Open house – August 20
- East Town meeting – September 1
- Townhall meeting – October 20
1928 surveys submitted

Respondent Overview: Most Frequently Answered

- Residents of Joplin 66%
- Between ages 25-44 54%
- Have 4 people in the household 28%
- Have young children (4-8 years) 32%

Representation from households with families
Please rate your overall satisfaction of Ewert Pool.

- Excellent: 18%
- Good: 27%
- Average: 20%
- Poor: 8%
- Does not apply: 23%
Top 4 reasons Ewert Pool is not used

1. Use other outdoor pool facilities
2. Facility lacks amenities
3. Facility is not well maintained
4. Safety concern
Public Engagement: Online Survey

Rank of future uses

#1

#3

#5 This was an “Other” selection with written comments. Majority of comments are related to the options shown.

#2

#4

#6
Areas of important for future uses

1. Easily accessible and available for use
2. Access for the community as a whole
3. Enhances community development in the surrounding area
4. Offer a new amenity or features for Joplin
5. Amenity is financially sustainable
6. Fees/cost to use the facility or amenity
7. Continued pool use
8. Continued water related use (not pool use)
Public Engagement: Summary

Takeaways

• Support for a pool
• Support for a large splash park with amenities
• Support for a splashpad and pool combination
• Support for expanding the skatepark
• Costs for use important

• Concern for removing the pool from the park
• Desire to improve and enhance the park
Future Options

OPTION 1: Pool Renovation
OPTION 2: Splash Park
OPTION 3: Splash Park
OPTION 4: Pool and Splashpad
OPTION 1: Pool Renovation

**Replace:** pool basin floor, portions of the wall, deck, small diameter piping

**Renovate:**
- Reconfigure pool into 2 pools – zero-depth/shallow and lap lanes/deep
- Add toddler slide, dumping bucket, in-water bench and shade, family slide and floatbles to zero-depth pool
- Add basketball goal, climbing wall, and 1-meter diving board to lap pool
- Maintain existing slide until it has lived its useful life, remove at that time

**Bathhouse:** reconfigure admission area, men's restroom privacy, add family changing rooms

**Benefits:** Improve failing pool basin structures, update features, minor reduction in staff requirement
OPTION 2: Splash Park (North)

Add:
- Splash Park with features – various spray features and play structures, areas for multiple age groups
- Theme: Natural elements
- Dry play area with climbing feature
- Shade and seating areas
- Sidewalk connection to Skate Park
- Ice ribbon (ice skating in winter months)

Bathhouse: reconfigure admission area, men’s restroom privacy, add family changing rooms

Benefits: Flexibility in hours of use and cost for participation, new and modern features, substantial reduction in staff requirement
Plan Key Notes

1. Sidewalk Connection to Skate Park
2. Shade Umbrellas
3. Artificial Turf
4. Toddler Area
5. Spray Arches
6. Flash Flood Feature
7. Tree Sprays
8. Bucket Canopy Dumper
9. Jet Sprays
10. Custom Nature Theme Play Unit
11. Spray Cannons
12. Boulder Sprays
13. Ice Ribbon (during winter months)
15. Boulder Dry Play

Concrete Deck Area 15,200 S.F.
Wet Play Area 7600 S.F.
Dry Play Area 1905 S.F.
Artificial Turf Area 3485 S.F.
Ice Ribbon Area 4100 S.F.
OPTION 3: Splash Park (South)

Add:
• Splash Park with features – various spray features and play structure, areas for multiple age groups
• Theme: The Original Joplin - transportation
• Dry play area with climbing feature
• Shade and seating areas
• Sidewalk connection to School Ave.
• Possible basketball courts where the pool currently sits, covered & multi-use space?

Bathhouse: reconfigure admission area, men’s restroom privacy, add family changing rooms

Benefits: Flexibility in hours of use and cost for participation, new and modern features, substantial reduction in staff requirement, visibility from School Ave. and 7th St., available land to the North for future park development and use while efficiently utilizing available and minimally used space south of the bathhouse
Plan Key Notes

1. Sidewalk Connection to School Ave
2. Existing Shade Trees
3. Toddler Area
4. Water Table
5. Custom Car Slide
6. Spray Arches
7. Spray Cannons
8. Spray Jets
9. Bucket Canopy Dump
10. Custom Train Theme Play Unit
11. Spinner Spray
12. Flash Flood Feature
13. Net Climber Dry Play
14. Shade Umbrellas

Concrete Deck Area: 7355 S.F.
Wet Play Area: 5555 S.F.
Dry Play Area: 850 S.F.

Option 3 - Splash Park
Ewert Aquatic Center
Joplin, MO
10-20-2020
OPTION 4: Pool and Splashpad

Replace: pool basin floor, portions of the wall, deck, small diameter piping

Add:
- Splash pad with features – various spray features and play structure
- Sunshelf/platform entry into lap lanes with ADA ramp (zero-depth), water bench and shade, 1-meter diving, basketball goal
- Maintain existing slide until it has lived its useful life, remove at that time

Bathhouse: reconfigure admission area, men's restroom privacy, add family changing rooms

Benefits: Improve failing pool basin structures, new and modern features, flexibility in hours of use and cost for participation, reduction in staff requirement
Operating Costs

• Operating costs for pools and splash parks/splashpads are similar except for staffing and management costs.

• Pools require more staff, both lifeguards and management, than splash parks and splashpads.

• This means pools have a higher expenditure for staff and operations.

The Options could be expected to fall as follows on the spectrum for operating costs in relation to the Other options:

Splash Park $  
Pool and splashpad $$  
Pool $$$
<table>
<thead>
<tr>
<th>Option</th>
<th>Description</th>
<th>Cost Range</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>OPTION 1:</strong></td>
<td>Pool Renovation</td>
<td>$3.5 - $4 Million</td>
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<tr>
<td><strong>OPTION 2:</strong></td>
<td>Splash Park (North)</td>
<td>$2.5 - $3.5 Million (without ice ribbon)</td>
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<tr>
<td></td>
<td></td>
<td>$3 - $4 Million (with ice ribbon)</td>
</tr>
<tr>
<td><strong>OPTION 3:</strong></td>
<td>Splash Park (South)</td>
<td>$2 - $3 Million (not including basketball courts)</td>
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<tr>
<td><strong>OPTION 4:</strong></td>
<td>Pool and Splashpad</td>
<td>$4 - $5 Million</td>
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Next Steps

Recommend tasks if pool structure to be renovated:

1. Taking core samples of pool structure walls to verify integrity
2. Pressure testing and running a camera in existing piping to verify integrity
Thank You