



CITY OF IOWA CITY COUNCIL ACTION REPORT

February 4, 2025

Resolution setting a public hearing on February 18, 2025 on project manual and estimate of cost for the construction of the City Park Pool Replacement Project, directing City Clerk to publish notice of said hearing, and directing the City Engineer to place said project manual on file for public inspection.

Prepared By: Ben Clark – Senior Engineer
Reviewed By: Jason Havel – City Engineer
Juli Seydell Johnson – Parks and Recreation Director
Ron Knoche – Public Works Director
Geoff Fruin – City Manager
Fiscal Impact: \$18,000,000 Funds for this project will primarily come from the City's Facility Reserve Fund and General Obligation bonding. The potential need for other funding sources will be evaluated after bids are received.
Staff Recommendation: Approval
Attachments: [Renderings](#)
[Resolution](#)

Executive Summary:

This agenda item begins the bidding process for the City Park Pool Replacement Project. This item continues the process to replace the 70+ year old City Park Pool with a new pool at the same site. City Park Pool Conceptual Design A was approved by Council as the preferred option after an extensive public input and survey process. The concept design includes six 50-meter lap lanes, a zero-depth entry leisure pool with children's activities, a separate diving pool with low and high diving boards, a new bath house and a separate filter building. The final design has the leisure pool and lap pools separated to provide flexibility for operations.

Background / Analysis:

The City of Iowa City desires to construct the City Park Pool Replacement Project to provide community recreation and swimming instruction for the community.

The project consultant solicited public input through in-person and on-line open houses, focus groups, and public surveys between October 2023 and March 2024. The results of this process were presented to the City Council and Parks & Recreation Commission at an informal work session on May 7, 2024. Phase 1 of the public input included 495 participants at in person "idea generation" sessions and 251 on-line responses to similar prompts. The idea generation information was used to create a limited number of concept plans. Feedback on these plans was gathered through a series of focus group sessions and a statistically valid

survey. Marketing and outreach efforts were made to ensure that a wide cross section of the populations participated in the public input process.

Project Goals for this project, developed through the public input process, include:

- Provide community recreation experiences for a wide range of users.
- Provide increased independent accessibility to all water experiences.
- Provide shade in several areas of the deck and some in the water areas.
- Provide design and operation efficiencies that support the City of Iowa City climate action goals.
- Maximize efficiency of lifeguards.
- Promote the vision “every child learns how to swim”.
- Welcome users of all backgrounds with specific attention to facility entry patterns, shower/changing and restroom design.
- Evaluate merging of the outdoor park restrooms and year-round recreation programming space in the swimming pool facility.
- Limit the construction area generally with the fence line/site plan of the current pool.

The final plans expand the footprint of the facility and construction zone into the area to the east of the current pool, ending at the Upper City Park Road. The playground that was in this area will be moved to a new site near the City Park baseball diamonds. Two single user year-round restrooms and a year-round community room are included on the east side of the new bath house. The community room will be used for a combination of recreation programs and community rentals. The HVAC and water heating in the bath house will be accomplished using all electric equipment. This choice, although slightly more expensive at construction, supports the City's Climate Action goals and should lead to lower on-going operating costs.

The pool filters and mechanical equipment will be housed in a separate building located on the SE part of the project. Separating this equipment from the public bath house increases safety and efficiency for pool users and City staff. Water and sewer service lines will be replaced through the park to their connection point on the south side of Park Road.

City Park Pool Conceptual Design A was approved by Council as the preferred option after an extensive public input and survey process. The concept design included six 50-meter lap lanes, a zero-depth entry leisure pool with children's activities, a separate diving pool with low and high diving boards, a new bath house and a separate filter building. The final design has the leisure pool and lap pools separated to provide flexibility for operations. The three-pool design allows for separated use by various activities, a priority learned during public input. It also allows for the pools to operate independently of each other so that if one must be closed due to contamination or other maintenance needs, the other two would be able to stay open.

Pool heaters for each body of water will be bid as alternates. A choice can be made to heat 1, 2, 3 or none of the pools. Increased independent accessibility is made possible through a ramp and stairs into the lap pool, stairs into the diving well and stairs and zero entry into the leisure pool. The final design provides a bather load of 881 swimmers. It will use 39% less water than the current pool.

The base bid includes a children's play feature in the leisure pool along with a series of in-ground bubblers. An in-water bench is included along the curved wall on the south side of the leisure pool. There is a 1-meter and 3-meter diving board in the diving well, with space to add a 3rd diving board in the future. A climbing wall for the diving well will be bid as an alternate and can be added in the future if not included in the project.

Alternates in the bidding package include heaters for each pool (necessary plumbing, mechanical, electrical, and aquatic infrastructure, included in base bid), a UV disinfectant system (enhances water sanitation, but not required by health code), climbing wall for diving well, third diving board, replacement of sewer and water lines from pool site to Park Road, demolition of Upper City Park restroom building, landscape seating walls both inside the pool fence and in the front entrance area, and purchase of shade structures (footings and installation sleeves included in base bid).