



Let's Just Do This...

During this economic time, many good communities are reluctant to step out of the box but a number of our clients dove in head first. It was a quality of life issue for their hometown and worth taking the risk. Larkin Aquatics assisted the communities of St. James, St. Robert, and Bethany, Missouri and Topeka, Kansas through the design process to develop unique facilities for each. One important step in the process for each of these communities was to perform an operations assessment to ensure the affordability of operations. Brian Welborn, Director of Higginsville Parks and Recreation, and operator of the new Higginsville Aquatic Center said, ***"It was good to know that when we opened, we could afford to operate it."***

In our 65 year history, Larkin Aquatics has assisted nearly 500 cities with the design, construction and operation of their "best" investment, their aquatic facility. In the words of Kerry Sampson, City Administrator of Trenton, Missouri, "our citizens decided that an aquatic facility was really a quality of life issue that we could certainly do something for ourselves as a community and also be an economic development tool to keep our dollars in town and not drive somewhere else. When a family is deciding to move to Trenton, our tour usually starts and definitely includes a trip by the pool!"

St. James, St. Robert, and Bethany, Missouri funded their projects by asking the voters for a tax increase for a new pool facility that would make a difference in their towns. The City of Topeka designated funds from their current Capital Improvements to fund their new pool. The risk paid off and in the Spring, new outdoor aquatic facilities geared for leisure and now fun is open for all.

This year we celebrate Opening Days in...



The **St. James Aquatic Center** is located right off the I-44 corridor, 16 miles east of Rolla, Missouri. St. James was faced with the prospect of replacing a worn out pool. While witnessing this decline, the City had the foresight to conduct a Feasibility/Engineering Study of the facility. Through conversations with the City and reviewing previously prepared facility evaluations, Larkin was able to determine the desired features and amenities of the community. The new concept plan emphasized the desired features, water recreation for all age groups, safety, operational simplification and the life of the facility. In addition to creating a new concept Larkin estimated the construction cost. The information assisted the City with discussions regarding distribution of funds for construction and operation. The old pool was demolished and after six months of construction, the project site looked like a swimming pool with all concrete structures in place. While on site, Larkin engineers observed the completed construction comparing it to the design documents. **Quality, budget, and schedule were the most important issues in the final stage of the project as Larkin engineers kept it all on track for the Spring, 2011 opening.**

Construction Cost: \$1.6 Million

Features include: zero-depth entry, deck sprays, floatables, tot slide, interactive play features, family slide, open flume slide, shaded water bench, 4-lane lap swim area, 1-meter diving, and a future climbing wall.

St. Roberts Aquatic Center is located off I-44 in St. Roberts, Missouri, only 40 minutes away from St. James. Using City staff wish list of features, Larkin created a concept design emphasizing play. City leaders took the risk of asking voters to pass a ½ cent sales tax increase but were creative by proposing the elimination of the current property tax with a “yes” vote. During promotion of the project, Larkin Aquatics assisted the City by creating a promotional brochure and a 3-D color rendering of the facility for a more visual presentation. The project also included design and construction by others of a community building to be located adjacent to the pool facility. **The facility construction remains on schedule and budget for a June 2011 opening.**

Construction Cost: \$2.5 Million

Features include: zero-depth entry, shaded water bench, interactive water feature, family slide, open flume waterslide, enclosed tube waterslide, 3 exercise lap lanes, climbing rockwall, and floatables.



Bethany Aquatic Center is located in Bethany, Missouri off I-29 and 30 minutes from the Missouri/Iowa border. Larkin Aquatics was hired as part of a Design/Build team to design a replacement facility for Larkin's original 1954 design. One of many repeat clients for Larkin, Bethany had seen the pool attendance declining in recent years and maintenance issues were nickel and diming the City budget.



Larkin Aquatics designers met with City staff and Park Board members and facilitated public meetings to educate the community on features selected, opinion of construction costs, and potential schedule. Once a concept plan was near completion, the selected builder was engaged to determine constructability of the plan through detailed cost estimates. As part of the final analysis, Larkin and the contractor performed value engineering to keep the project within budget. Larkin facilitated a public presentation of the project to update the community on the planned facility and to solicit feedback for support. To assist the City in their funding efforts, Larkin staff developed brochures, a 3-D rendering and project posters to be used by the City. The public vote for a sales tax increase was successful and Larkin Aquatics began reviewing the design with the builder to value engineer the final design efforts. **The facility opened in May 2011 on time and within budget.**

Construction Cost: \$1.9 Million

Features include: zero-depth entry, water bench, interactive water feature, toddler slide, 3 exercise lap lanes, open flume waterslide, basketball goal, and 1-meter diving.



Garfield Pool is located in Topeka, Kansas. This neighborhood pool was in need of major repairs to meet regulatory compliance. Due to its condition, the City decided to it would be more cost effective to replace it. Larkin Aquatics was hired as part of a Design/Build team to create a design for the neighborhood pool that would fit within the set budget. The existing facility was analyzed for elements that could be reused. A number of items were identified and integrated into the design. After meeting with City staff to determine the desired features, Larkin Aquatics created a concept plan for consideration. After an extensive review of the desired plan, Larkin Aquatics and the contractor were able to value engineer and provide the right design within the City's needs and budget.



The pool opened in May, 2011.

Construction Cost: \$1.1 Million

Features include: zero-depth entry, deck sprays, shaded water bench, toddler slide, open flume waterslide, and floatables.

Bottom Line...

Every community has a dream and there are lots of ways to get there. Call us and let us help you.

Aquatics in Action Other communities preparing for new and/or renovated facilities:

Clarksville, Arkansas
Phillipsburg, Kansas
Ottumwa, Iowa
Prairie Village, Kansas
Fairway, Kansas

Enid, Oklahoma
Estherville, Iowa
Fort Scott, Kansas
Monroe City, Missouri

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