

Introduced by _____ Council Bill No. R 132-08

A RESOLUTION

declaring the necessity for construction of additional parking in the Garth Nature Area; stating the nature of and the estimate of the cost thereof; providing for payment for the improvement; providing for compliance with the prevailing wage law; and setting a public hearing.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council deems that the construction of additional parking in the Garth Nature Area, specifically asphalt paving, walkways, curbing and landscaping, is necessary to the welfare and improvement of the City.

SECTION 2. The nature and scope of the improvement shall consist of furnishing all labor, materials, transportation, insurance and all other items, accessories and incidentals thereto necessary for the complete construction of the improvements.

SECTION 3. The estimated cost of this improvement is \$48,290.00.

SECTION 4. Payment for this improvement shall be made from Park Sales Tax Funds and such other funds as may be lawfully appropriated.

SECTION 5. Any work done in connection with the construction of the improvement specified above shall be in compliance with the provisions of the prevailing wage laws of the State of Missouri.

SECTION 6. This resolution shall be published in a daily newspaper of general circulation in the City of Columbia for seven (7) consecutive insertions, and a public hearing in respect to this improvement will be held in the Council Chamber of the Daniel Boone Building, 701 E. Broadway, Columbia, Missouri, at 7:00 p.m. on July 7, 2008.

ADOPTED this _____ day of _____, 2008.

ATTEST:


City Clerk


Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

Source

TO: City Council
FROM: City Manager and Staff 
DATE: June 9, 2008
RE: Garth Nature Area Additional Parking

Mike Hood 
Parks and Recreation

Fiscal Impact

YES ☒

NO

Other Info.

Project # C00243

Summary: At the February 18, 2008 Council meeting, Council directed staff to introduce a project that would provide additional parking spaces at the Garth Nature Area. Staff is proposing that an additional 22 spaces be added to the existing 20 space parking lot at a cost of \$48,290 (see attached drawing). To accommodate available funding and to begin work this summer, staff is proposing that the project be funded out of both the FY-08 (\$20,000) and FY-09 (\$28,290) budgets. In this scenario, staff will use \$20,000 out of the FY-08 Annual Roads and Parking Lot Improvement funds to construct the gravel portion of the parking lot and the adjacent wetland in late summer. Following the start of the FY-09 budget year (October 1), staff will utilize FY-09 Annual Roads and Parking Lot Improvement funds to complete the asphalt paving, walkways, curbing and final landscape work. The work will be done by a combination of contract and force account labor and will be bid through the City's Purchasing Department.

Discussion: At the November 19, 2007 Council meeting, Council requested that park staff provide a report in regards to what could be done to address the lack of available parking spaces at the Garth Nature Area (see attached report). This report was presented at the February 18, 2008 Council meeting and following discussion the following motion was introduced and approved:

Mr. Janku made a motion directing staff to proceed with the project by funding it with this year's and next year's budget so it might be done by next fall. The motion was seconded by Ms. Hoppe and approved unanimously by voice vote.

The additional parking was part of the Garth Nature Area overall master plan but was not funded. Under this proposal, the project would be able to get underway by using funding out of both the FY-08 and FY-09 budgets. In this scenario, staff would recommend using \$20,000 out of the FY-08 Annual Roads and Parking Lot Improvement funds to construct the gravel portion of the parking lot and adjacent wetlands in late summer or early fall. Then, following the October 1 start of the new budget year, award a contract to a paving company to complete the asphalt portion of the parking lot with FY 09 monies. The asphalt portion of this project can be bid as an alternate bid with the Department's other 08 asphalt projects and be ready for award once funding is available. The remaining tasks of the project (landscape, sidewalks and curbing) will be completed as weather and time allows. Staff is concerned that if work does not begin during the dry portion of the summer, it may not be possible to do the necessary earthwork until the

summer of 2009. As a low lying area, the location of the parking lot expansion stays wet much of the year and has a very short window in which earthwork may be conducted. The cost estimate of \$48,289 for the parking lot expansion is based on the following line items:

1.	Lot Grading & Wetland Construction:	\$10,000
2.	Two feet of rock base:	\$10,000
3.	Asphalt:	\$11,400
4.	Concrete Curb: 560' linear feet:	\$ 6,000
5.	Landscaping, seed/straw:	\$ 4,000
6.	Sidewalk connector: 100' x 6':	\$ 2,500
7.	Contingency (10%)	<u>\$ 4,390</u>
TOTAL:		\$48,290

Contract labor will be used for the site grading, construction of the wetlands, parking lot and road, and all connecting walkways. Force account labor will be used to complete the landscape plan. As part of the landscape plan, some of the existing trees will be removed to allow better visibility of the parking lot from the road. Additional trees will be planted in other areas.

The Annual Road and Parking Lot project is included in each fiscal year and is funded from the 2005 Park Sales Tax (PST). The five year Park Sales Tax is scheduled to expire on April 1, 2011. The Annual Road and Parking Lot project has total funding of \$740,000 for this five year period.

Construction is scheduled to begin late this summer with the project being bid through the City's Purchasing Department. The goal is to have the parking lot open for use prior to day light savings time expiration.

Recommended Council Action: If the Council concurs that the project should proceed, the resolution calling for the public hearing should be approved, and following the public hearing, the ordinance authorizing the project should be adopted.

Source

Mike Hood

MH

Parks and Recreation

TO: City Council
FROM: City Manager and Staff
DATE: February 11, 2008
RE: Garth Nature Area Additional Parking

Summary: At the November 19, 2007 Council meeting, Council requested a report in regards to what could be done to address the lack of available parking spaces at the Garth Nature Area. Staff is proposing that an additional 22 spaces be added to the existing 20 space parking lot at a cost of \$48,290 (see attached drawing). Due to ongoing construction projects, it will be either late summer or early fall before staff will be available to work on this project.

Fiscal Impact

YES

NO

Other Info.

If Council wishes to proceed with the parking lot expansion, one alternative would be to include the project in the FY09 budget using the FY-2009 Annual Roads and Parking Lot Improvements funds (Park Sales Tax). A second alternative, which would allow work to begin prior to October 1, 2008 if staff is available, would be to proceed with a public hearing and authorization of the project this budget year utilizing funding out of both the FY-08 (\$20,000) and FY-09 (\$28,290) budgets. In this scenario, staff would use \$20,000 out of the FY-08 Annual Roads and Parking Lot Improvement funds to construct the gravel portion of the parking lot and the adjacent wetland in late summer. Then after the October 1 beginning of the FY09 budget year, the City can award a contract to a paving company to complete the asphalt portion of the parking lot. The remaining tasks of the project (landscape, sidewalks and curbing) would be completed as weather and time allows. Staff is concerned that if work does not begin during the dry portion of the summer, it may not be possible to do the work until the summer of 2009. Staff is seeking direction on how to proceed with this project.

Discussion: At the November 19, 2007 Council meeting, Council requested that park staff provide a report in regards to what could be done to address the lack of available parking spaces at the Garth Nature Area. Due to the popularity of the leash free dog park, the existing 20 space parking lot reaches capacity multiple times throughout the week forcing park visitors to either park illegally, return at a later date, or simply postpone their visit indefinitely. Staff is proposing that an additional 22 spaces be added to the existing 20 space parking lot at a cost of \$48,290.

In designing the proposed parking lot expansion, staff looked at two options in addition to the recommended plan. The first option was placing the expansion between the existing lot and Garth. However, there is a large drain pipe in that area that goes under the road and handles a lot of water. Staff is continually fighting the erosion caused by the amount of water that comes out of this pipe and into the park.

The other concern is the steep grade in this area as the road is about 10-ft above the parking lot. The bottom of the pipe sets the grade and thus would likely require either more piping or a retaining wall, both of which would add significant cost to the project. The other location considered was to place the expansion further to the south so that as one turns into the drive, one could either turn right into the existing lot or left into the new parking lot. This alternative would require the removal of a wetland area that was built to capture the storm water that drains out of the previously mentioned pipe. This option would require considerable fill which would increase the project's cost. This pond has become popular with users and it was felt that draining it would cause some concern. Therefore, staff is recommending the layout as shown in the attached drawing. Many of the trees currently screening the existing parking lot will be relocated so that both lots are visible for security purposes. The intent of the proposed plan is to create parking areas that are visible from the road, but which are appropriately landscaped for aesthetic purposes.

A possible funding source for the project is the Annual Park Roads and Parking Lots Improvement account that is funded by the Park Sales Tax. The existing FY-2008 Annual Roads and Parking Lot Improvement funds are scheduled to be used to at the new Atkins Youth Athletic Field Complex (estimate \$110,000-\$130,000) and to overlay portions of the Columbia Cosmopolitan Recreation Area (Cosmo Park) at a cost of \$10,000-\$20,000. There is approximately \$147,000 available in FY-08 funds and \$150,000 scheduled for FY-09.

One alternative for financing the project would be to fund the project out of the FY-09 Annual Roads and Parking Lot Improvement fund. Under this scenario, construction would not begin until after October 1. Due to commitments to existing construction projects, it appears that it will be either late summer or early fall before staff will be available to work on this project.

A second alternative, which would allow staff to begin work prior to October 1, 2008 if available, would be to proceed with a public hearing and authorization of the project during this budget year. Funding would need to come out of both the FY-08 and FY-09 budgets. In this scenario, staff would recommend using \$20,000 out of the FY-08 Annual Roads and Parking Lot Improvement funds to construct the gravel portion of the parking lot and adjacent wetlands in late summer or early fall. Then, following the October 1 start of the new budget year, award a contract to a paving company to complete the asphalt portion of the parking lot with FY 09 monies. The asphalt portion of this project could be bid as an alternate bid with the Department's other 08 asphalt projects and be ready for award once funding is available. The remaining tasks of the project (landscape, sidewalks and curbing) would be completed as weather and time allows. Staff is concerned that if work does not begin during the dry portion of the summer, it may not be possible to do the necessary earthwork until the summer of 2009. As a low lying area, the location of the parking lot expansion stays wet much of the year and has a very short window in which earthwork may be conducted.

If the current projects do not allow staff to work on the project prior to October 1, 2008, then staff will monitor the site and attempt to complete the grading and rock portion as the weather allows. The \$48,290 estimate is based on the heavy equipment earthwork being done by a contractor that already has the department's equipment operation bid. This is an hourly rate based on equipment used. The other option would be to bid out the heavy equipment operation, but experience has shown that process may increase the grading cost by anywhere between 50%-100%.

The cost estimate of \$48,289 for the parking lot expansion is based on the following line items:

1.	Lot Grading & Wetland Construction:	\$10,000
2.	Two feet of rock base:	\$10,000
3.	Asphalt:	\$11,400
4.	Concrete Curb: 560' linear feet:	\$ 6,000
5.	Landscaping, seed/straw:	\$ 4,000
6.	Sidewalk connector: 100' x 6':	\$ 2,500
7.	Contingency (10%)	<u>\$ 4,390</u>
TOTAL:		\$48,290

Recommended Council Action: if Council wishes to proceed with the parking lot expansion, Council should direct staff to proceed with one of the following options: (1). Authorize staff to schedule a public hearing and authorization of the project with funding to come out of both the FY-08 (\$20,000) and FY-09 (\$28,290) budgets; (2) Direct staff to include this project as part of the FY-09 CIP; or (3). Another option based on Council recommendations.

PROPOSED PARKING LOT EXPANSION FOR GARTH NATURE AREA

CITY OF COLUMBIA, MO. PARKS AND RECREATION 1-5-08

