

SITE PLAN
CITY OF COLUMBIA
5TH & WALNUT STREET PARKING GARAGE

WALKER PARKING CONSULTANTS

PECKHAM & WRIGHT ARCHITECTS



NORTHWEST CORNER

CITY OF COLUMBIA

5TH & WALNUT STREET PARKING GARAGE

WALKER PARKING CONSULTANTS

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**SOUTHWEST CORNER
CITY OF COLUMBIA**

5TH & WALNUT STREET PARKING GARAGE

WALKER PARKING CONSULTANTS

PECKHAM & WRIGHT ARCHITECTS



SOUTHEAST CORNER

CITY OF COLUMBIA

5TH & WALNUT STREET PARKING GARAGE

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**NORTHEAST CORNER
CITY OF COLUMBIA**

5TH & WALNUT STREET PARKING GARAGE

WALKER PARKING CONSULTANTS

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STOREFRONT - NORTH SIDE

CITY OF COLUMBIA

5TH & WALNUT STREET PARKING GARAGE

WALKER PARKING CONSULTANTS

PECKHAM & WRIGHT ARCHITECTS

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 83-09

AN ORDINANCE

determining it is in the public interest to construct a new parking garage located on the south side of Walnut Street between Fifth Street and Sixth Street; approving and adopting plans and specifications; determining that the work shall be done by contract; calling for bids through the Purchasing Division; providing for payment for the improvement; authorizing the City Manager to obtain, execute and record all documents necessary for the improvement; providing for compliance with the prevailing wage law; and fixing the time when this ordinance shall become effective.

WHEREAS, on January 22, 2008 and February 26, 2008, interested parties meetings were held relating to construction of a new parking garage located on the south side of Walnut Street between Fifth Street and Sixth Street; and

WHEREAS, on April 7, 2008, the City Council adopted a resolution declaring the necessity of constructing the project; and

WHEREAS, the resolution was published in a daily newspaper of general circulation in the city; and

WHEREAS, the City Council held a public hearing on April 21, 2008 and provided feedback to staff on preliminary design parameters for the project; and

WHEREAS, on June 16, 2008, the City Council designated the project as a Percent for Art project; and

WHEREAS on September 15, 2008, the City Council adopted a resolution to determine final design for the project; and

WHEREAS, the resolution was published in a daily newspaper of general circulation in the city; and

WHEREAS, the City Council held a public hearing on October 6, 2008 and provided feedback to staff on final design parameters for the project.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The Council finds that the construction of a new parking garage located on the south side of Walnut Street between Fifth Street and Sixth Street in the City of Columbia, Missouri, is necessary for the welfare and improvement of the city and that it is in the public interest that such improvements be made.

SECTION 2. The plans and specifications for this improvement, as prepared by Walker Parking Consultants and filed in the office of the City Clerk, are hereby approved and made a part of this ordinance by reference.

SECTION 3. The construction of the improvement shall be done by contract in accordance with the plans and specifications, the laws of the State of Missouri, and the Charter and Ordinances of the City of Columbia, Missouri.

SECTION 4. The Purchasing Agent is hereby authorized to call for bids and execute a contract for the improvement.

SECTION 5. Payment for this improvement shall be made from Transportation Utility Funds, Special Obligation Bonds and such other funds as may be lawfully appropriated.

SECTION 6. The City Manager is authorized to obtain, execute and have recorded all licenses, easements, deeds and any other conveyances or instruments necessary for the City to complete this improvement.

SECTION 7. The contract for the improvement shall provide that not less than the prevailing hourly rate of wages, as found by the Department of Labor and Industrial Relations of Missouri, shall be paid to all workers performing work under the contract. The contractor's bond shall guarantee the faithful performance of the prevailing hourly wage clause in the contract.

SECTION 8. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2009.

ATTEST:

City Clerk

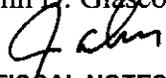
Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

Source:

John D. Glascock



FISCAL NOTES:

City Fiscal Impact Enter all that apply:	
\$15M	City's current net FY cost.
\$1,984,214	Amount of Funds Already appropriated
Unknown until bid	Amount of budget amendment needed
unknown \$133,000	Estimated 2 yr net costs: One-time Operating / On-going
Program Impact:	
N	New program/ agency (Y/N)
Y	Duplicates/expands an existing program (Y/N)
N	Fiscal impact on any local political subdivision (Y/N)
Resources Required:	
N	Requires add'l FTE personnel? (Y/N)
N	Requires additional facilities? (Y/N)
N	Requires additional capital equipment? (Y/N)
Mandates:	
N	Federal or state mandated? (Y/N)

TO: City Council

FROM: City Manager and Staff 

DATE: March 17, 2009

RE: Bid Call – New Off-Street Parking Garage on Walnut Street between Fifth and Sixth Streets

Executive Summary

Staff has prepared for Council consideration an ordinance calling for bids through the Purchasing Department for the construction of a new off-street parking garage on Walnut Street between Fifth and Sixth Streets. This facility provides for 660 parking spaces and 48 spaces for police parking. Additionally, there will be approximately 13,000 square feet of retail space on the ground level on Walnut. There will be two stair and elevator towers located at the northwest and southeast corners. The estimate for this project is \$15,000,000.

Two public hearings for the project were held on April 21, 2008 and October 6, 2008. There is also Percent for Art participation with this project as designated at the June 16, 2008 Council meeting.

Discussion

The firm of *Walker Parking Consultants* was engaged in November 2007 to work with the City in designing the facility and developing a construction plan for the parking garage. The facility includes approximately 13,000 square feet of ground level shell space along

Walnut Street. This space will be leased out and built in as individual leases are established. Staff is currently working on a Request for Proposal to hire a property manager for long term management of these leased spaces. The city charges its utilities an in lieu of tax charge equal to property taxes that would be paid for all properties owned by the utility. The city intends to recoup the charges in the lease revenues received from the tenants.

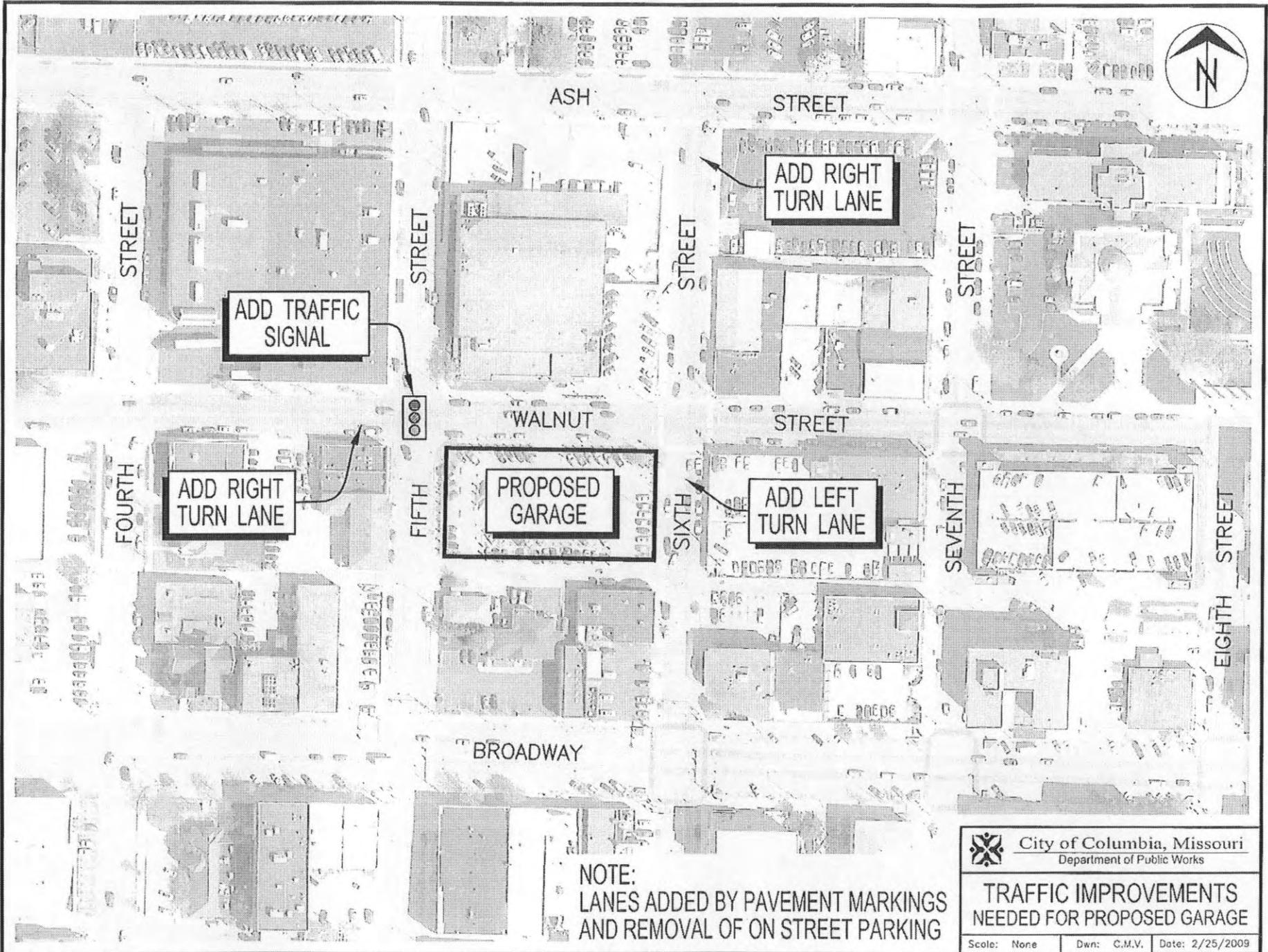
The facility also includes a secure sub-grade parking section for approximately 48 Columbia Police Department squad cars which will enter and exit off of Fifth Street.

FISCAL IMPACT

The project is in the FY09 capital improvement plan. The estimate for this project remains within the original estimate of \$15 million. The financing for this project will come from the Parking Utility Fund account and the sale of municipal bonds. The operating cost for this new garage is estimated at \$66,500 annually.

SUGGESTED COUNCIL ACTION

Approval of the ordinance calling for bids through the Purchasing department.



NOTE:
LANES ADDED BY PAVEMENT MARKINGS
AND REMOVAL OF ON STREET PARKING

 City of Columbia, Missouri
Department of Public Works

**TRAFFIC IMPROVEMENTS
NEEDED FOR PROPOSED GARAGE**

Scale: None | Dwn: C.M.V. | Date: 2/25/2009