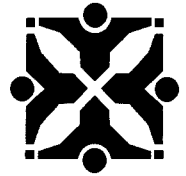


City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 16-15

Department Source: Convention and Visitors Bureau

To: City Council

From: City Manager & Staff

Council Meeting Date: January 5, 2015

Re: Appropriating Funds for Building Repairs to the Thomas G. Walton Building

Documents Included With This Agenda Item

Council memo, Ordinance

Supporting documentation includes: None

Executive Summary

Appropriating funds for construction costs associated with building repairs to the exterior of the Thomas G. Walton Building, owned jointly by the City of Columbia and the Columbia Chamber of Commerce. The total cost for the repairs and upgrades is estimated at \$375,000, and will be shared between the Convention and Visitors Bureau and the Columbia Chamber of Commerce.

Discussion

The Thomas G. Walton Building, located at 300 S. Providence Road, was built in 1986 and is owned jointly by the City of Columbia and the Columbia Chamber of Commerce. For several years, there have been growing concerns about the current condition of the exterior of the building and the high cost of maintenance to the aging siding. After several incidents of leaking and flooding throughout the building it was determined that the cedar siding has deteriorated to the extent that there are holes throughout various locations of the building allowing water penetration to the interior. The polyethylene weather barriers have completely deteriorated in some locations and there is insufficient insulation throughout. Although the roof is in good condition, the holes in the siding allows airflow from the HVAC to escape which creates a strain and inefficiency on the system. The windows have also reached the end of their life-span and several are inoperable. There are also design elements of the original building that need to be upgraded or replaced to improve building visibility and aesthetics, as well as for security of staff and the many customers served in the Walton Building.

The Chamber of Commerce contracted with Simon Oswald Architecture to present options and pricing for this project to the Walton Building Board of Managers. A design using concrete boards for siding was submitted by Simon Oswald Architecture and approved. The concrete siding should last for many years with minimal upkeep.

Columbia Public Works Department staff will oversee the project using building documents from Simon Oswald Architecture. The total cost of the project is not to exceed \$375,000 and will be split between the Chamber of Commerce and the Convention and Visitors Bureau.

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Fiscal Impact

Short-Term Impact: The total cost of the project is estimated at \$375,000, and will be split between the Convention and Visitors Bureau and the Columbia Chamber of Commerce. With this ordinance \$187,500 is being appropriated from CVB unreserved funds to the Walton Building Capital Improvement project.

Long-Term Impact: Minimal upkeep costs.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Not Applicable

Strategic Plan Impact: Not Applicable

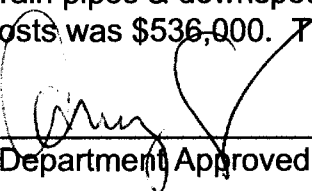
Comprehensive Plan Impact: Not Applicable

Suggested Council Action

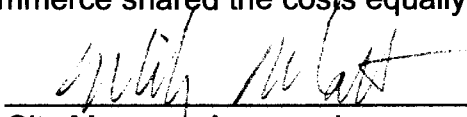
Appropriating funds to the Walton Building Capital Improvement Project.

Legislative History

In 2008, the Walton Building was renovated to allow for future needs and expansion of the Convention & Visitors Bureau and the Chamber of Commerce. The flooring, wall coverings, furniture, and fixtures were remodeled and the kitchen and lobby areas were reconfigured. Upgrades to the exterior were limited to repairing existing portions of the parking lot as well as repairs to roof flashing, drain pipes & downspouts and waterproofing a portion of the south end of the building. Total project costs was \$536,000. The CVB and Chamber of Commerce shared the costs equally.



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 16-15

AN ORDINANCE

appropriating funds relating to the construction of repairs and upgrades to the Thomas G. Walton Building; and fixing the time when this ordinance shall become effective.

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

SECTION 1. The sum of \$187,500.00 is hereby appropriated from CVB Unreserved Fund Account No. 229-0000-341.01-00 to the Walton Building Capital Improvement Project Account No. 440-8800-508.49-90 C00587 for the construction of repairs and upgrades to the Thomas G. Walton Building.

SECTION 2. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2015.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

CERTIFICATION: I certify there are sufficient funds available in the CVB Unreserved Fund Account No. 229-0000-341.01-00 to cover the above appropriation.

Director of Finance