

# City of Columbia

701 East Broadway, Columbia, Missouri 65201



**Agenda Item Number:** B 79-15

**Department Source:** Convention and Visitors Bureau

**To:** City Council

**From:** City Manager & Staff

**Council Meeting Date:** 4/6/2015

**Re:** Authorizing a bid call through the Purchasing division for the building repairs to the Thomas G. Walton Building.

## Documents Included With This Agenda Item

Council memo, Ordinance

**Supporting documentation includes:** None

## Executive Summary

Authorizing a bid call through the Purchasing division for the building repairs to the Thomas G. Walton Building. The total project is estimated to cost \$375,000 and will be split between the City and the Columbia Chamber of Commerce. Funds were appropriated January 5, 2015 and a public hearing was held on January 20, 2015.

## Discussion

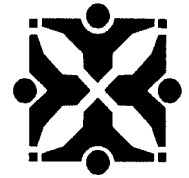
The Thomas G. Walton Building, located at 300 S. Providence Road, was built in 1986 and is owned jointly by the City of Columbia and the Columbia Chamber of Commerce. For several years, there have been growing concerns about the current condition of the exterior of the building and the high cost of maintenance to the aging siding. After several incidents of leaking and flooding throughout the building an inspection was done by City of Columbia Public Works and Water and Light departments.

The cedar siding is 28 years old and 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. Columbia Public Works Department staff will oversee the project using building documents from Simon Oswald Architecture, contracted by the Chamber of Commerce. The total cost of the project is not to exceed \$375,000, and will be split between the Columbia Chamber of Commerce and the Convention and Visitors Bureau.

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## Fiscal Impact

Short-Term Impact: \$375,000

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

Approval of the Legislation.

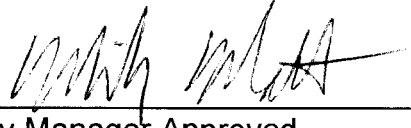
## Legislative History

1/05/15 (R2-15) Setting a Public hearing for 1/20/15 for the renovations to the exterior of the Thomas G Walton Building.

1/5/15 (R16-15) Appropriating funds relating to the construction of repairs and upgrades to the Thomas G. Walton Building Capital Improvement Project.

1/20/15 (R17-15) Authorizing an agreement with the Columbia Chamber of Commerce for the construction of repairs and upgrades to the Thomas G. Walton Building.

  
\_\_\_\_\_  
Department Approved

  
\_\_\_\_\_  
City Manager Approved

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 79-15

### **AN ORDINANCE**

determining it is in the public interest for construction of renovations to the exterior of the Thomas G. Walton Building; 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 state-mandated construction safety training; and fixing the time when this ordinance shall become effective.

WHEREAS, the City Council adopted a resolution declaring the necessity for construction of renovations to the exterior of the Thomas G. Walton Building; and

WHEREAS, the notice of a public hearing on this project was published in a daily newspaper of general circulation in the city; and

WHEREAS, the City Council has held a public hearing on construction of the improvement.

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

SECTION 1. The Council finds that construction of renovations to the exterior of the Thomas G. Walton Building, and other miscellaneous work, all in accordance with the City of Columbia Street and Storm Sewer Specifications and Standards, are 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 Simon Oswald Architecture, 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 funds received from the Columbia Chamber of Commerce, capital improvement project funds, 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. The bid specifications and contract for the improvement shall provide that the contractor and any subcontractor shall provide a ten-hour Occupational Safety and Health Administration construction safety program (or a similar program approved by the Missouri Department of Labor and Industrial Relations) for all employees working on-site. All employees working on the site of the improvement are required to complete the safety program within 60 days of beginning work on the improvement project.

SECTION 9. 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