

Source

TO: City Council
FROM: City Manager and Staff *[Signature]*
DATE: December 31, 2007
RE: Field Park/Heibel Building Drainage Issue

Mike Hood

Summary: Central Missouri Community Action (CMCA), responsible for the restoration of the Heibel Building located in Field Neighborhood Park, has expressed some concerns that the construction of the park caused drainage problems to the building. Various park staff have investigated this incident on three different occasions and report the following:

Fiscal Impact

YES

NO

1. There is a gentle swale on the north side of the building that appears to handle most rains. This swale appears to be on grade with the existing sidewalks that surround the park so making the swale deeper would be difficult without revising the sidewalks or creating an inlet on the back side of the sidewalks.
2. The roof slopes from the front of the building to the back (west to east) and does not have any gutters. Therefore, all rain water runs off of the roof, down the exterior of the east wall and pools against the building. The east side of the building is also an area where the grade was not disturbed or altered by the construction of the park. The Heibel roof is still under renovation and is currently covered with felt paper that is curling up and coming off in some sections. While grading and altering the terrain of this area will help, unless the roof is completed and gutters are installed, it will not stop the water from entering into the building.
3. Park staff believes that a combination of roof repairs and appropriate landscaping around the building would eliminate water concerns. The question of responsibility for this landscaping is unclear. While the building is the responsibility of the CMCA and the City is responsible for the park, the issue of landscaping that is directly attributed to the Heibel Building, is not clearly stated. Staff believes that any future floral landscape beds around the building should be constructed and maintained by CMCA.
4. If Council directs park staff to alter the park's existing terrain, it is estimated that it would take 3-4 hours to survey grade points to determine the scope of work. The actual work would then require an equipment operator and two horticulture staff approximately two-three days and another \$400 in supplies and materials (soil, seed, straw). If inlets are needed as noted in item #1, the cost may increase by another \$400-\$500. Ideally this work would be done in early spring to allow for immediate overseeding of disturbed areas. With the current work load of the department, sparing 48-72 labor hours in the spring would be difficult and would cause some minor delays to current park sales tax projects. It should be noted that the City's agreement with CMCA

Other Info.

specifically states that the renovation and operation of the building is to be accomplished at no expense to the City's Park and Recreation Department.

It is staff recommendation to delay any work in the park until further renovation of the building occurs. Once the building exterior (roof and guttering) has been secured, staff recommends that survey work be conducted by park staff to determine what is actually needed to divert ground water away from the building. If grading work is required, the project will be planned, scheduled and funded by the park department's operating budget. If the project requires extensive work beyond what the operating budget can handle, a report will be sent to Council seeking further direction. Unless otherwise directed by Council, work conducted by park staff will not include any floral landscaping around the building.

Discussion: During the summer of 2006, park planning staff met with architectural representatives from the Central Missouri Community Action (CMCA) who is responsible for the restoration of the Heibel Building located in Field Neighborhood Park. There were some concerns that the construction of the park caused additional drainage problems to the north side of the building. The Heibel Building is located on the southwest corner of the park at the intersection of Range Line and Wilkes Blvd (Photo 1).

The original sidewalks are located on Range Line and Wilkes Blvd. These sidewalks were not altered as part of the park construction project. There is a gentle swale on the north side of the building that appears to handle most rains (Photo 2). Park staff have been onsite on two occasions during and after rains and found that the water was draining via this swale. Increasing the depth of this swale would be difficult due to the existing grade of the sidewalks that surround the building. Mike Snyder, the Sr. Parks Planner that designed the park and supervised it's construction, met with CMCA's representative to review the terrain and confirmed that the construction of the park was not held in or around a 15-20 ft buffer around the building. The grade around the building allows for water to run away from and around the building (Photos 3 & 4). The grade was certainly not raised higher than the floor as indicated. Preliminary discussions were held regarding building issues and future grading and landscaping possibilities, but responsibility for these issues were not confirmed.

The following year, a CMCA letter dated August 7, 2007 (attached), requested further review of the site. Following receipt of this letter, the Park Services Manager, Superintendent of Park Planning and Development, and the Director of the Parks and Recreation Department met on site to further review the problem. It had just previously rained a few minutes before the meeting and park staff could not find any ground surface drainage issues that would cause water to reach the floor of the Heibel Building. It appeared that the water that was coming into the building was coming down the walls and on to the floor. The roof slopes from the front of the building to the back (west to east). There are not any gutters on the building so all of the water runs off of the roof, down the exterior of the east wall and pools against the building (Photos 5 & 6). The east side of the building is also an area where the grade was not disturbed or altered by the construction of the park. Further investigation found that the roof was still under construction with only felt paper covering the surface (Photos 7 & 8).

It was evident that the felt paper was coming loose and had actually torn away in some areas exposing the bare wood of the roof. Felt paper from the roof was found littered around the park. Visual inspection of the interior walls through the windows showed that they were wet from water coming down from the roof. The main problem appeared to be from the lack of gutters on the east side of the building. If this area was graded to slope away from the building, the grade would not last long unless gutters were installed as the water running off of the roof would soon erode the soil and again, cause water to pool against the building.

Park staff believes that a combination of roof and gutter repairs and appropriate landscaping around the building would eliminate water concerns. The question of responsibility for this landscaping is unclear. While the building is the responsibility of the CMCA and the City is responsible for the park, the issue of landscaping that is directly attributed to the Heibel Building, is not clearly stated. For example, if CMCA wants to plant or create a floral landscape beds around the building, park staff believes that it should be done at CMCA'S cost and be maintained by the CMCA. The plans for such landscaping should also be approved by park staff prior to any improvements being done.

If Council indicates that park staff should do the grading work to deter water problems, staff estimate that it would take about 3-4 hours for a grading survey to determine the scope of work. It will take an equipment operator and two horticulture staff approximately two-three days to do the work with another \$400 in supplies and materials (soil, seed, straw). If in-lets are required to handle water around the sidewalks, this may increase the cost of the project by another \$400-\$500 increasing the total material cost to \$900-\$1,000. This work should be done in the early spring so that disturbed soil could immediately be overseeded. With the current work load of the department, sparing 48-72 labor hours in the spring would be difficult and would cause some minor delays in current park sales tax projects. Unless otherwise directed by Council, work conducted by park staff will not include any floral landscaping around the building. It should be noted that the City's agreement with CMCA specifically states that the renovation and operation of the building is to be accomplished at no expense to the City's Park and Recreation Department.

Staff Recommendation: It is staff recommendation to delay any work in the park until further renovation of the building occurs. For example, as long as the roof is exposed and there are no gutters or fascia boards, grading alone will not prevent further water damage to the interior of the building. Park staff will contact the CMCA to determine a timeline for the roof and gutter construction. Once the building exterior has been secured, staff recommends that survey work be conducted by park staff to determine what is actually needed to divert ground water away from the building. If grading work is required, the project will be planned, scheduled and funded by the park department's operating budget. If the project requires extensive work beyond what the operating budget can handle, a report will be sent to Council seeking further direction. Unless otherwise directed by Council, work conducted by park staff will not include any floral landscaping around the building.

Recommended Council Action: If Council agrees with staff recommendation, direct staff to proceed as recommended.

Corner Action Committee
% CMCA
807 N Providence Rd
Columbia MO 65203
August 7, 2007

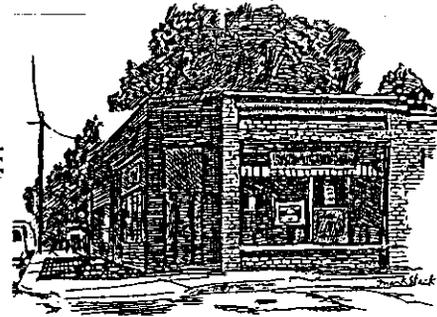
Mayor Darwin Hindman
Councilperson Almeta Crayton
Councilperson Chris Janku
Councilperson Karl Skala
Councilperson Jerry Wade
Councilperson Laura Nauser
Councilperson Barbara Hoppe

RECEIVED

AUG 10 2007

CITY MANAGERS OFFICE

*copy to Hood
Glasgow*
The Corner



Re: Water draining from Field Park into the Corner building

Greetings:

I am writing today to bring to your attention an ongoing problem at the Corner which only you can mitigate. Storm water continues to flow south from the park and into the historic Heibel/March building.

The situation developed as a result of City improvements at Field Park. The grade level of the grassy area north of the building was raised higher than the floor of the building.

Over a number of months, members of the Corner Action Committee and concerned neighborhood supporters have asked Mike Hood, Director of Parks and Recreation, to correct this situation so that work essential to occupancy of the building can proceed. The Corner is eager to serve waiting groups such as the Boys and Girls Club. This also includes the mural project with Eugene Field Elementary School – with a grant waiting – to proceed with its design on the north side of the building.

Please permit Mr. Hood to send someone over to the Corner for part of a day to correct the grading north of the building in accordance with our building plans prepared by Keith Miller of Columbia Architects.

By showing your support for this small request, our efforts to generate funds will be greatly enhanced. The City's support for The Corner shows a commitment to community development and the health of this important neighborhood.

Thank you in advance for addressing this predicament.

Dan Cullimore
Project Coordinator

Cc: Darin Preis
Bill Watkins

Heibel Building Photos
(Photos #2-8 Taken 12/28/07)

**Heibel Building front
view from Rangeline**

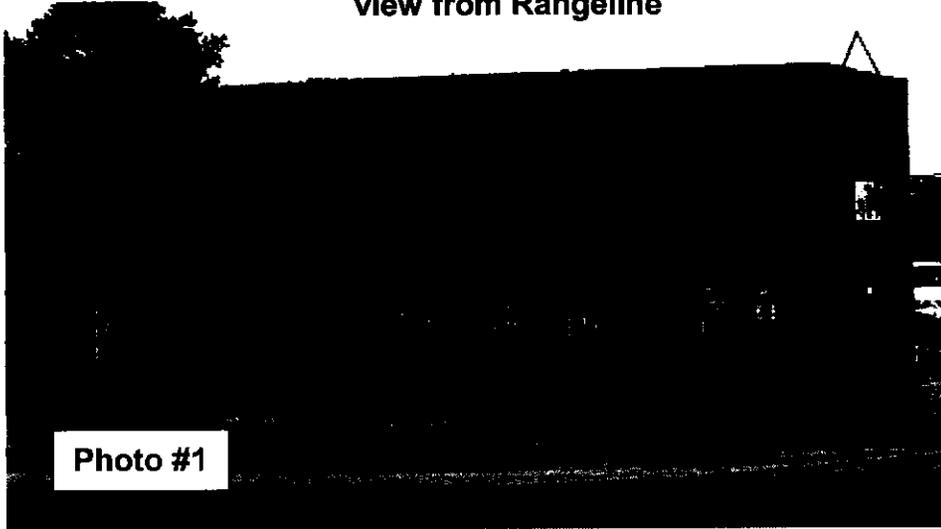


Photo #1

**Arrow showing surface water
flow on north side of Heibel.**



Photo #2

**Arrows showing surface water
flow around Heibel building.**

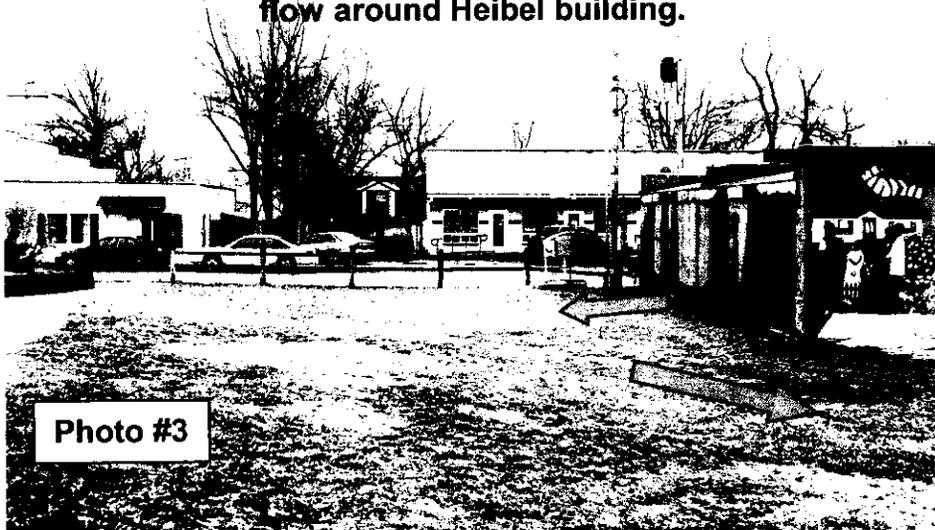


Photo #3

East side of Heibel Building

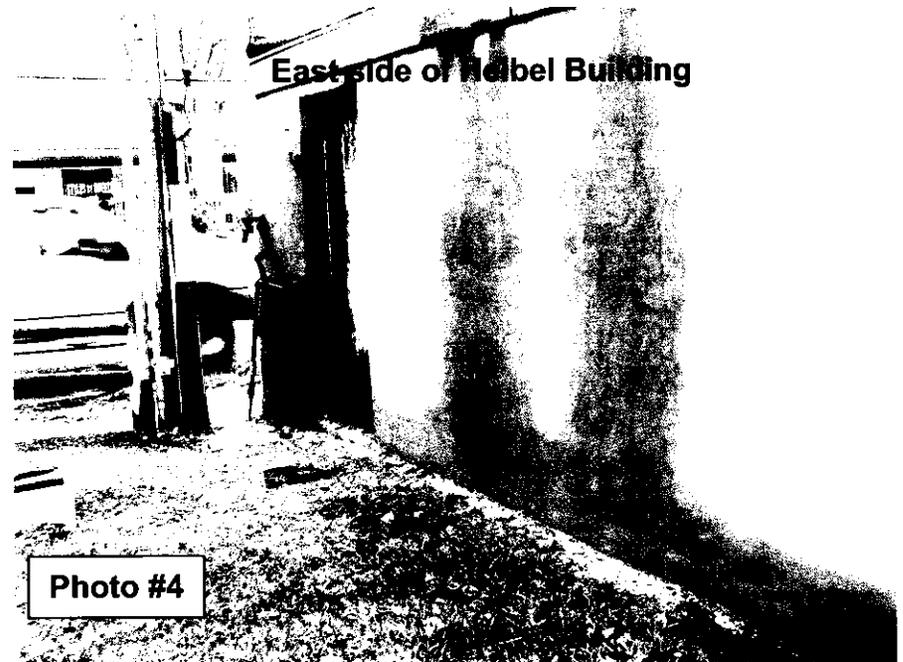


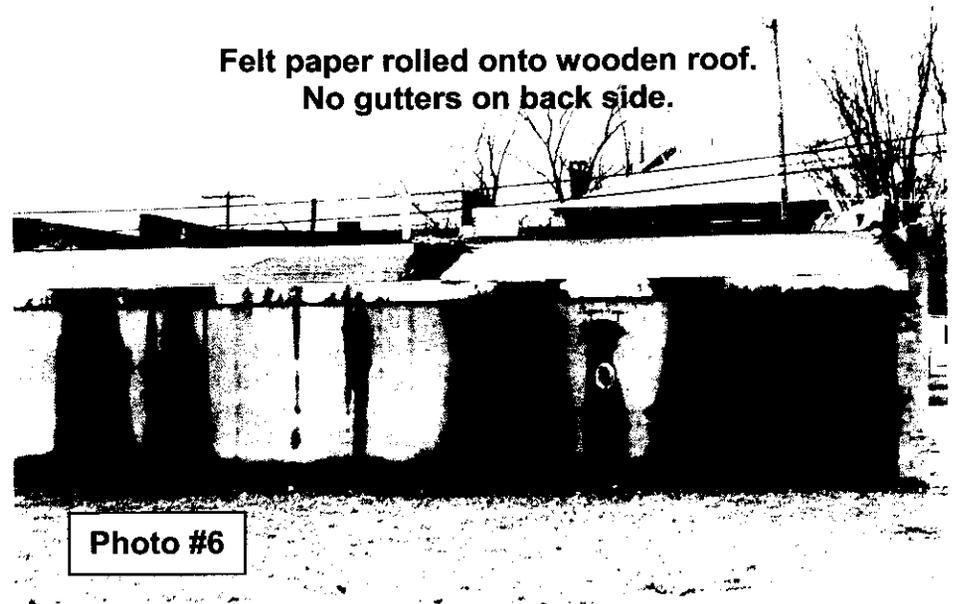
Photo #4

Heibel Building Photos
(Photos #2-8 Taken 12/28/07)

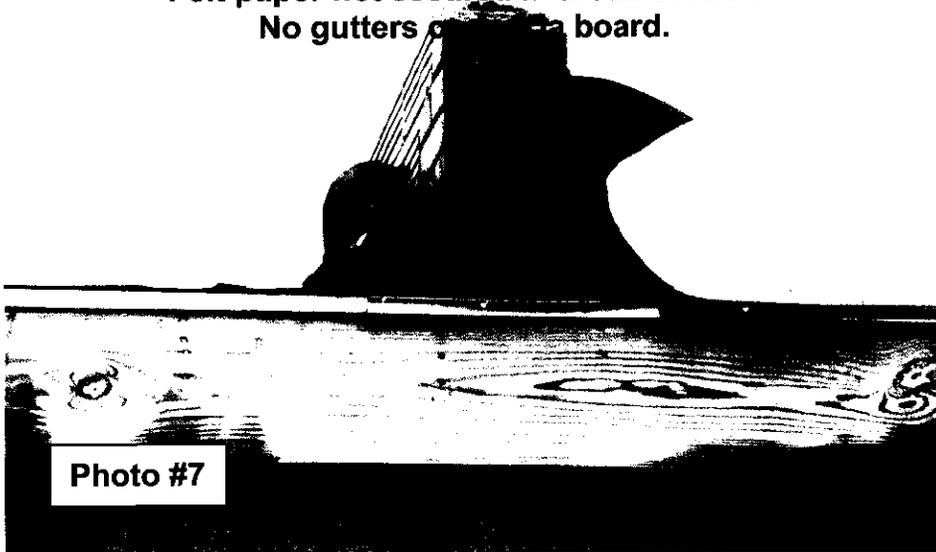
**East side of building showing
sloped roof and water running down walls.**



**Felt paper rolled onto wooden roof.
No gutters on back side.**



**Felt paper not secured in areas of roof.
No gutters on back board.**



**Felt paper still rolled on roof. Black plastic covering
some areas with plastic trash can holding it down.**

