

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 235-13

AN ORDINANCE

determining it is in the public interest to construct infrastructure improvements, replacement of play features and the installation of playground surfacing improvements to the Steinburg Playground located within Columbia Cosmopolitan Recreation Area; approving and adopting plans and specifications; determining that a portion of the work shall be done by contract; calling for bids through the Purchasing Division; determining that a portion of the project shall be done by city employees; 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 of constructing infrastructure improvements, replacement of play features and the installation of playground surfacing improvements to the Steinburg Playground located within Columbia Cosmopolitan Recreation Area; 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 improvements.

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 infrastructure improvements, replacement of play features and the installation of playground surfacing improvements to the Steinburg Playground located within Columbia Cosmopolitan Recreation Area, 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. This project more specifically includes:

- Installation of new underground drainage throughout the playground.
- Resetting the tires in the southwest corner of the park to relocate the existing swing sets.
- Rebuilding the existing boardwalk running through the middle of the playground.
- Construction of new concrete walkways between the new playground features.
- Construction of three new spectator areas within the playground.
- Installation of ADA drinking fountains, additional trash cans and playground signs.
- Construction of two new accessible entrances to the playground.
- Installation of 15 new play features that range in size and play function.
- Installation of playground surfacing improvements to consist of 7,500 square feet of poured-in-place (PIP) rubber material and 4,000 square feet of rubber mulch.
- Installation of estate fencing around the south side of the playground.

SECTION 2. The plans and specifications for this improvement, as prepared by the Director of Parks and Recreation, are hereby approved and made a part of this ordinance by reference.

SECTION 3. A portion of 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 installation of the new play features and playground surfacing. As deemed advisable by the City Manager, City employees shall be used to construct and install the other improvements.

SECTION 5. Payment for this improvement shall be made from Park Sales Tax Funds, FY 2012 Budget Surplus Funds designated by the Disabilities Commission 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 _____, 2013.

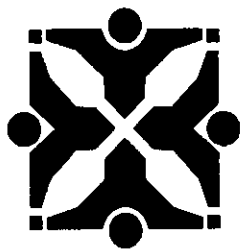
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Parks and Recreation

Agenda Item No:

To: **City Council**
From: **City Manager and Staff**

Council Meeting Date: August 19th, 2013

Re: Steinberg Playground Renovation - Columbia Cosmopolitan Recreation Area

EXECUTIVE SUMMARY:

The Parks & Recreation Department is requesting Council approval to proceed with improvements to the Steinberg Playground located within the Columbia Cosmopolitan Recreation Area. The 112,000 square foot playground was designed and constructed by park staff in 1997 and is the largest playground within the park system. The 16-year old playground is in need of replacement due to worn equipment, difficulty in procuring replacement parts, and the need to comply with current standards required by the Consumer Product Safety Commission (CPSC) and the American with Disabilities Act (ADA). The project, as shown in the City's FY-13 & FY-14 CIP, will replace the playground equipment, boardwalk, and perimeter seating areas. A large portion of the project includes replacement of the existing wood fiber mulch with a combination of ADA approved poured-in-place rubber safety surfacing and shredded rubber mulch. The proposed playground will have a "time machine" theme, with playground features that represent play amenities representing prehistoric to futuristic themes. The project budget is \$518,000, with \$500,000 coming from the 2010 Park Sales Tax. The remaining \$18,000 is from the Disabilities Commission's FY-12 surplus funds. The project will be bid through the City's Purchasing Department and will be completed with a combination of contract and force account labor. Work is scheduled to begin this fall with the goal of having all renovations to the playground completed by fall 2014.

DISCUSSION:

The 533-acre Columbia Cosmopolitan Recreation Area is located at 1615 Business Loop 70 West and provides recreational activities for all age groups. The regional park is the largest within the Columbia park system and includes shelters, tennis courts, trails, athletic fields and the Steinberg playground. The original playground was funded by a donation from the Columbia Cosmopolitan Luncheon Club and the City's Capital Improvement Fund. The playground is officially named S.C. "Si" Steinberg Playground after Si Steinberg, who was a Charter Member of the Cosmopolitan Luncheon Club. Steinberg was the president of the Luncheon Club in 1949 and was instrumental in developing Cosmo Park. The playground was designed and constructed by park staff and included three modular play structures, sand play areas, tunnels, slides, swings and multiple fires and boulders that served as natural play features throughout the playground.

The 16-year old playground is in need of replacement due to worn equipment, difficulty in procuring replacement parts, and the need to comply with federal standards as required by the Consumer Product Safety Commission (CPSC) and American with Disabilities Act (ADA). Parks and Recreation staff conducted an initial on-site meeting to discuss potential improvements including the different amenities and surfacing options that could be implemented during the renovation process. After the development of a draft plan, staff conducted interested parties meetings at the ARC on July 18 and at the Steinberg playground on July 20. Approximately 25 people spoke with Parks and Recreation staff regarding the improvements and after the conclusion of the public interest meetings, minor modifications to the site plan were made and the plan was finalized. The Parks & Recreation Commission had an opportunity to review the proposed plans prior to their July 18th meeting. As noted in the 2013 Parks, Recreation and Open Space Master Plan, the trend in playground design in large parks is to incorporate various themes as part of the play elements. In order to promote the desired aspects of themed play, the proposed design will have a "Steinberg Time Machine Theme" and will have play features that range from prehistoric age to space age equipment. This aspect received 100% positive comments from the public and P&R Commission members. The proposed plan is represented by Attachment A.

The first phase of the renovation process is to renovate all existing structural and site amenities. This work will be done by park staff. Phase one improvements include the installation of new underground drainage throughout the playground and resetting the fires in the southwest corner of the park in order to relocate the

existing swing sets. Park staff will rebuild the existing boardwalk that runs through the middle of the playground and during this process, staff will incorporate musical play features within the boardwalk. This will add a different aspect of sensory stimulation to the playground. The new boardwalk will utilize recycled plastic lumber planks which will decrease maintenance costs. New concrete walkways will be added to create ADA connectivity between the different features of the new playground plan. Park staff will also construct three new spectator areas within the playground to add more seating for family or guardians of playground users. Two new ADA drinking fountains, additional trash cans, playground signs, and two new accessible entrances will also be added to the playground during this phase of the project. One of the key features of the old playground that citizens wanted to see remain are the existing 30-ft long slides. Staff will replace the dual tube slides with three open flume slides. Two of the flume slides will be plastic and the third will be a steel slide. The steel slide will face north to avoid getting too hot and are recommended for children with cochlear implants. Once the project is completed, all landscape work will be done by park staff. The estimated cost for these improvements is \$160,000.

The second phase of the renovation process will include the installation of new play features and playground surfacing. Staff anticipates that all second phase improvements will be done by contract labor. The second phase includes the addition of 15 new play features that range in size and play function. These features will include new playground systems, independent play features, musical instruments and swings. Play features added to the facility will depict the time machine theme. The prehistoric theme will be located on the west side of the playground and will include a large ADA accessible dinosaur play system, prehistoric themed climbing equipment and large fossils located in the sand play areas. Examples of these features are shown in Attachment B. The area will also include three pieces of inclusive play equipment. Inclusive equipment is designed to accommodate an individual with a disability and the playground will include a ground level merry-go-round, stimulation roller table and a group swing (Attachment C). The remaining areas of the playground will transition into the "future" theme and will include two new play systems, independent play features and the addition of three new 30-ft slides. Examples of these features are shown in Attachment D. The estimated cost for the themed playground equipment including contractor installation is \$233,000.

To increase accessibility throughout the playground and reduce maintenance costs, park staff is proposing to change the safety surface in many areas of the playground. The current playground safety surface is composed of wood mulch fibers. The new plan calls for 7,500 square feet of poured-in-place (PIP) rubber material and 4,000 square feet of rubber mulch. The remaining areas will remain wood mulch fibers. The poured-in-place creates an all-inclusive surface area that is easily accessible for wheelchairs or other personal mobility devices. The new design of the playground will allow for accessibility throughout the majority of the playground by the addition of the new PIP surfacing and concrete walkways. As part of this project, the Disabilities Commission elected to give the Parks and Recreation Department \$18,000 to increase the amount of poured-in-place surfacing. Their contribution will allow the Department to add an additional 1,500 square feet of poured-in-place surfacing increasing the total square foot from 6,000 square feet to 7,500 square feet. While more expensive than wood fiber mulch, the poured-in-place and rubber mulch materials have much lower maintenance expenses. The areas that will remain in wood fiber mulch are outside of the high activity area and will not require the same amount of maintenance as before. Rubber mulch does not decay as quickly as wood mulch and will be used in areas that are difficult to reach by park maintenance staff. These locations include the areas at the top of the slide and at the south side of the playground. The improvements to the safety surfacing of the playground will reduce maintenance costs, increase mobility in the playground and assist with the theme of the playground by defining areas with different colors. The estimated cost for the poured-in-place surfacing including contract installation is \$90,000. The shredded rubber mulch will be installed by park staff and has a budget of \$10,000. Total playground surfacing cost is estimated to be \$100,000.

The project includes a 5% contingency of \$25,000. If these funds are not required, staff anticipates using the contingency funds to add estate fencing around the south side of the playground to help prevent children, especially those with disabilities, from leaving the playground.

The renovations at the Steinberg playground are included in the City's FY-13 and FY-14 capital improvement budget. Staff anticipates starting work following Council approval. Different aspects of the renovations will take place throughout the upcoming year with an estimated completion of September 2014 for the entire project. Staff will keep a segment of the playground open to all users during construction. All work and

materials will be bid through the City's Purchasing Department and will be completed using a combination of contract and force account labor.

FISCAL IMPACT:

The total project budget is \$518,000 and is funded by \$500,000 from the 2010 Park Sales Tax and \$18,000 from the Disabilities Commission. The project is funded over two years with \$250,000 in Park Sales Tax funds each in FY-2013 and FY-2014. At their August 8, 2013 meeting, the Disabilities Commission agreed to contribute \$18,000 of their FY-12 Surplus Funds to this project. Staff will request a transfer of funds following Council approval to move these funds to the project. Park maintenance staff is currently maintaining the existing playground so there will not be any additional expenses associated with this renovation project. There may be an increase in water usage due to the addition of drinking fountains, however, staff anticipates that this minor increase will be offset as expenses associated with annual wood fiber replacement will decrease due to the addition of poured-in-place surfacing and rubber mulch. Staff does not anticipate the need for any additional maintenance supplies, utilities or personnel.

VISION IMPACT:

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

12.1 Goal: A variety of attractive, well-maintained parks throughout Columbia-including neighborhood parks, regional parks, nature parks, and urban parks-will ensure all residents have access to a full range of outdoor and indoor recreational opportunities.

12.2 Goal: Columbia's recreational needs and desires will be met through effective public and private partnerships that provide outstanding, exciting, and diverse recreational facilities such as, but not limited to, an ice skating rink, golf courses, tennis courts, soccer fields, ball fields, ball parks, and swimming pools. These facilities will be placed appropriately throughout the city to allow easy access for everyone.

Implementation task #40: Fund and complete capital improvement program projects (parks).

SUGGESTED COUNCIL ACTIONS:

Approve the resolution setting a public hearing for the proposed project. Following the public hearing, approve the ordinance authorizing the project to proceed.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$518,000.00	New Program/ Agency?	No	Federal or State mandated?	Yes
Amount of funds already appropriated	\$518,000.00	Duplicates/Epands an existing program?	No	Vision Implementation impact	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	Yes
One Time	\$518,000.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	12.1
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	12.2
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	40

STEINBERG PLAYGROUND

at Columbia Cosmopolitan Recreation Area

Attachment A



- ADA** Primary Accessible/ Inclusive Play Features , with Accessible Surfacing
- P** Prehistoric/ Nature themed play feature. See Attachment C.
- F** Future/ Space Age themed play feature. See Attachment D.
- IP** Prehistoric or nature themed play feature. See Attachment B, C, D.



Themed Play

Prehistoric and Nature Environments

Attachment B

P-1
ADA



P-2

What is Themed Play?

Children respond to images much more today than in the past. Creating a theme allows the opportunity for discovery and education to be included within the play environment and increasing the experience for everyone that visits.



P-3



P-3



P-1
ADA



IP-1
ADA

Accessible & Inclusive Play

Attachment C

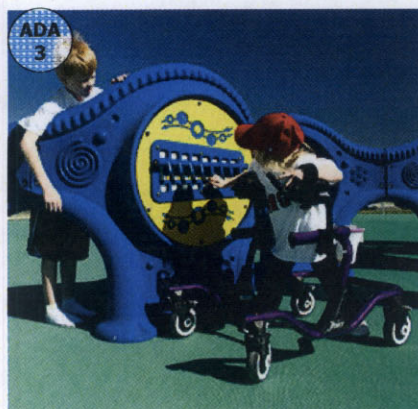
*"Work consists of whatever a body is obliged to do.
Play consists of whatever a body is not obliged to do" - Mark Twain*



What is the difference between Accessible Play and Inclusive Play?

Accessible playgrounds are outfitted with equipment and surfacing that allows children and adults from all walks of life the opportunity to play. They are equipped with ramps and a variety of other accessible play equipment that is compliant with ADA standards.

Inclusive playgrounds not only embrace the physical aspect of play but also the emotional, social and psychological aspects. These playgrounds encourage children to interact with one another, which as anticipated, builds and improves social skills.



Themed & Independent Play

Time Travel and Futuristic

Attachment D

F-1



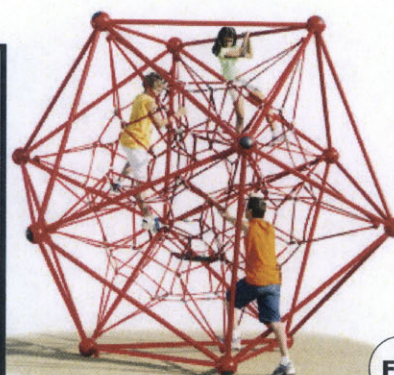
IP-7

IP-6



Why themed play?

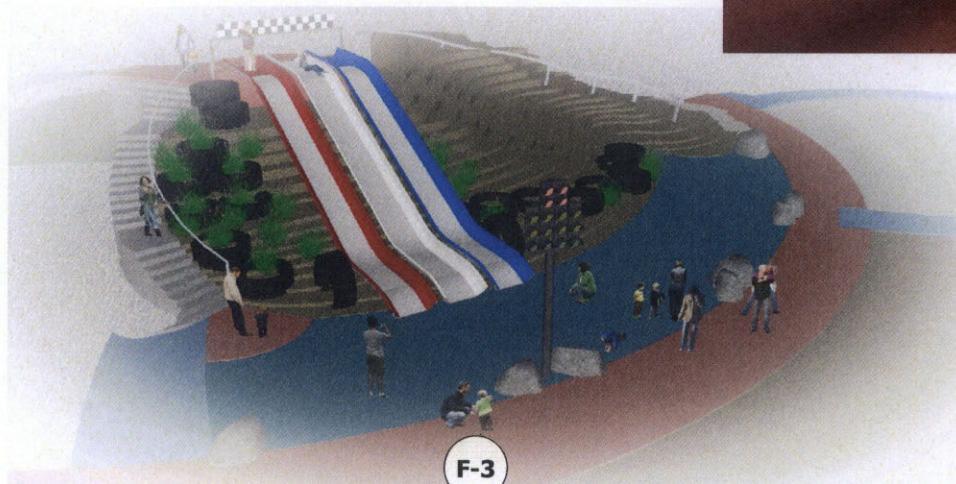
Every child's imagination is full of wonder. Always on and always curious with questions like "What is that?" and "Why?". Themed play spaces allow our kids to seek their own answers in a safe environment for all.



F-2



IP-5



F-3