

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 338-14

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: November 3, 2014

Re: Lake of the Woods Recreation Area Improvements

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Plans

Executive Summary

The Parks & Recreation Department is requesting Council authorization to proceed with improvements to Lake of the Woods Recreation Area. As identified in the FY-2014 CIP, staff is proposing to construct a 30' X 44' shelter adjacent to the golf course clubhouse. The shelter will serve as an additional amenity for golf outings and daily play by golfers from Columbia and the surrounding communities. The total project budget is \$90,000, with funding provided by Golf Course Improvement Fees (GCIF). The project will be bid through the City's Purchasing Department and will be completed using a combination of contract and force account labor. Construction of amenities is scheduled to begin spring 2015 with an anticipated completion date of fall 2015.

Discussion

The 141.8 acre Lake of the Woods Recreation Area, located at 6700 St. Charles Road, is comprised of Lake of the Woods Golf Course, Lake of the Woods Pool and a fishing lake open for public use. The golf course includes 18 holes, one practice green and a short game area that are open year-round to the citizens of Columbia and surrounding communities. The golf course averages approximately 26,000 rounds of golf each year and hosts about 35 private golf outings and tournaments on an annual basis.

In 2013, park planning staff and recreation staff began the process of identifying possible improvements to the park property and discussed different options to increase golf course revenues and daily play. After meeting with various tournament directors and golf staff, it was determined that the first priority is the construction of a shelter adjacent to the golf course clubhouse and renovations to the interior of the clubhouse would follow. Park staff made the decision to fund the construction of the shelter in FY-2014 and fund the clubhouse renovations in FY-2016. The shelter will provide an additional amenity for corporate and private golf outings at the golf course and act as a marketing tool to attract additional private outings. The shelter will be non-reservable and open to the public at all other times of the year during normal golf course operating hours. After park staff prepared initial design plans, an interested parties meeting was held at the clubhouse on October 29, 2013 to gather feedback regarding the plans. Park staff met with four individuals at the meeting and gathered feedback concerning the design and functionality of the proposed amenity.

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Park staff also introduced the proposed improvements to the Parks & Recreation Commission at their September 18, 2014 meeting. After discussion of the project, the Commissioners approved the plans for the shelter without discussion. After considering all citizen comments and the P&R Commission recommendation, staff believes that proposed improvements at Lake of the Woods Recreation Area represent a consensus of park users and staff.

The proposed improvements at Lake of the Woods Recreation Area will include the construction of a new 30' X 44' prefabricated shelter located to the west of the golf course clubhouse. The shelter and extended concrete patio will have seating for 100 and include lighting, electrical outlets, picnic tables and bar-b-que grills. Park staff anticipates using contract labor for the construction of the shelter and following the completion of the shelter, park staff will construct the extended concrete patio, maintenance drive and connecting walkways. Park staff will also construct additional golf cart parking at the site of the shelter to assist with cart traffic control during large events and make necessary lighting improvements to the lower parking lot as part of the improvements. Plans showing the proposed improvements to the park are included with this Council memo.

The park improvements at Lake of the Woods Recreation Area are included in the City's FY-2014 Capital Improvement Program budget, with site construction scheduled to begin spring 2015. Staff anticipates that the improvements will be completed by fall 2015. 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

Short-Term Impact: The total project cost for the improvements is \$90,000 and is funded by the Golf Course Improvement Fees (GCIF). The GCIF is a dedicated user fee comprised of a portion of golf course revenue from each paid round of golf or golf pass.

Long-Term Impact: Annual maintenance and utility costs associated with the 30' X 44' shelter are estimated at \$2,000 to \$3,000 and include utility costs, supplies and labor associated with trash removal and shelter maintenance. Annual maintenance expenses would potentially be offset by revenues generated through additional golf course outings.

Vision, Strategic & Comprehensive Plan Impact

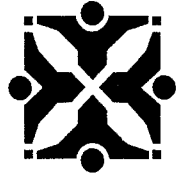
Vision Impact: Parks, Recreation and Greenways

Strategic Plan Impact: Customer Focused Government, Economic Development

Comprehensive Plan Impact: Land Use & Growth Management, Economic Development

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Suggested Council Action

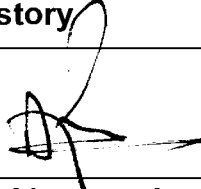
Approve the Council legislation setting a public hearing for the proposed project. Following the public hearing, approve the ordinance authorizing the project to proceed.

Legislative History

None



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 338-14

AN ORDINANCE

determining it is in the public interest to construct improvements at Lake of the Woods Recreation Area to include a prefabricated shelter, concrete patio extension, connecting walkways, maintenance drive and additional golf cart parking adjacent to the golf course clubhouse; 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 improvements at Lake of the Woods Recreation Area to include a prefabricated shelter, concrete patio extension, connecting walkways, maintenance drive and additional golf cart parking adjacent to the golf course clubhouse; 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 improvements at Lake of the Woods Recreation Area to include a prefabricated shelter, concrete patio extension, connecting walkways, maintenance drive and additional golf cart parking adjacent to the golf course clubhouse 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 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 construction of the prefabricated shelter. As deemed advisable by the City Manager, city employees shall be used to construct the concrete patio extension, connecting walkways, maintenance drive, additional golf cart parking and other miscellaneous improvements.

SECTION 5. Payment for this improvement shall be made from Golf Course Improvement Fees 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 _____, 2014.

ATTEST:

City Clerk

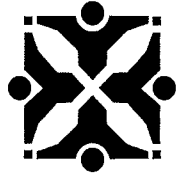
Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

City of Columbia

701 East Broadway, Columbia, Missouri 65201



SUPPORTING DOCUMENTS INCLUDED WITH
THIS AGENDA ITEM ARE AS FOLLOWS:

Plans



SITE AMENITIES IMPROVEMENT
LAKE OF THE WOODS GOLF COURSE
6700 ST CHARLES ROAD

DATE: 10/27/14
1.0

PROPOSED SITE LAYOUT



Large BBQ Grill Pad

5-Ft Access Surrounding Shelter

Prefabricated Shelter w/ Lighting
Approximately 30' x 44'
Capacity: 75-100

SITE AMENITIES IMPROVEMENT
LAKE OF THE WOODS GOLF COURSE
6700 ST CHARLES ROAD

DATE: 10/27/14

1.1

PROPOSED SHELTER CONCEPT