

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 35-15

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: 2/2/2015

Re: MKT Trailside Building Improvements

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Maps, Plats and Plans

Executive Summary

The Parks & Recreation Department is requesting Council authorization to proceed with improvements to the MKT Trailside Building located adjacent to the Martin Luther King, Jr. Memorial at Battle Garden. Located at 800 West Stadium Boulevard, the former sewer treatment building now serves park and trail users as a restroom facility, with the upper level of the building being used only as storage space. Staff is proposing to complete necessary ADA improvements to the building, improvements to the restrooms on the lower level, and renovate the upper level of the building to create rental space for individuals utilizing Battle Garden for weddings, receptions and other ceremonies. The building renovation project is identified in the FY-15 CIP and the total project budget is \$100,000, with funding provided by the 2010 Park Sales Tax. The project will be bid through the City's Purchasing Department and will be completed using a combination of contract and force account labor. Renovations of the building are scheduled to begin spring 2015, with an anticipated completion date of late fall 2015.

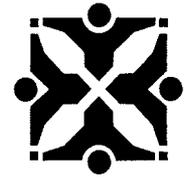
Discussion

The 4.5-acre Battle Garden and MKT trailhead, located at 800 West Stadium Boulevard, serves as a popular destination for trail users and citizens visiting the Martin Luther King, Jr. Memorial located within Battle Garden. The garden and memorial were completed in 1994 with additional improvements to the site made in 2006. Park staff is requesting Council authorization to proceed with improvements to the MKT Trailside Building located adjacent to the memorial and garden, formerly known as the Columbia Audubon Society Trailside Museum. Staff is proposing renovations to the upper and lower levels of the building to make necessary ADA improvements and create a more functional space for citizens utilizing the park for weddings, receptions and other ceremonies.

In November 2014, park planning staff began to discuss different options to improve the current restroom facilities at the MKT trailhead. Staff determined that making renovations to the existing facilities were more economical and environmentally friendly to the location compared to installing a new pre-fab concrete restroom. Staff also determined that the available funding for the project would allow for the complete renovation of the building. After park staff prepared initial design plans, an online survey was posted on the gocolumbiamo.com website from December 1, 2014 to December

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31, 2014 to gather feedback regarding the plans. The survey was also distributed to the department's trail user listserv and individuals that had used the garden in the past for weddings, ceremonies and events. Three individuals filled out the online survey during that time period. Survey comments can be viewed online at:

https://www.gocolumbiamo.com/ParksandRec/Parks/MKT_Trail/documents/MKTTrailBuildingandRestroomIPComments.pdf

After the completion of the online survey, park staff introduced the proposed improvements to the Parks & Recreation Commission at their January 15, 2015 meeting. After discussion about the project, the Commissioners approved the plans for the park development. After considering all citizen comments and the P&R Commission recommendation, staff believes that the proposed improvements to the MKT Trailside Building represent a consensus of park users, P&R Commission and staff.

The proposed improvements to the MKT Trailside Building will include the complete renovation of the upper level, improvements to the restroom facilities on the lower level, and bringing the building into ADA compliance. A combination of park staff and contract labor will be used to complete the lower level improvements to the restrooms. Contract labor will be used to make plumbing improvements, install new doors, paint the facility and add partitions to each restroom stall. Park staff will complete the improvements to the restrooms by adding new sinks, toilets and dispensers.

The improvements to the upper level of the facility will create rental space for individuals utilizing the Battle Garden for weddings, receptions and other ceremonies. The proposed plans call for the upper level to be split into a women's changing room with a restroom, men's changing room and a unisex restroom. A copy of the proposed plan is included with this Council memo. The upper level of the facility will only be available to individuals that pay the necessary rental fees and complete a Park Special Use Permit for the use of Battle Garden. Contract labor will be used to complete the construction improvements to this level of the building. Improvements to this level will include the construction improvements to each room, new windows, heating and cooling improvements, electrical upgrades and plumbing improvements. Contract labor will also be used to replace the existing roof on the building, which is necessary due to the current condition and age of the roof.

The renovations of the building will also initiate the movement of Historic Preservation Commission materials stored within the building at this time. Park staff has been in discussion with the Historic Preservation Commission regarding a potential site for the relocation of the materials. Once this is determined, staff will return to Council with a recommendation for a suitable storage site for the items.

The improvements to the MKT Trailside Building are included in the City's FY-15 Capital Improvement Program budget, with site construction scheduled to begin spring 2015. Staff anticipates that the improvements will be completed by late 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.

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Fiscal Impact

Short-Term Impact: The total project cost for the improvements is \$100,000 and is funded by the 2010 Park Sales Tax.

Long-Term Impact: Park staff currently maintains the restroom facilities on the lower level of the building. Staff anticipates additional maintenance and utility costs for the renovated upper level of the building, including cleaning expenses, maintenance of the building and utility usage costs. Staff anticipates offsetting these increased expenses through rental revenues of the building for citizens utilizing the space for events and ceremonies at Battle Garden.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Parks, Recreation and Greenways

Strategic Plan Impact: Health, Safety and Wellbeing, Infrastructure

Comprehensive Plan Impact: Infrastructure, Livable & Sustainable Communities

Suggested Council Action

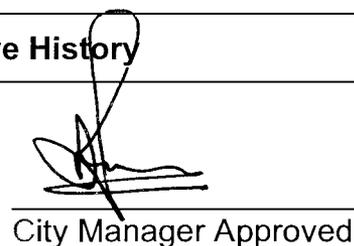
Approve the Council legislation setting a public hearing for the proposed project. Following the public hearing, approve the ordinance authorizing the project to proceed.

Legislative History

None



Department Approved



City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 35-15

AN ORDINANCE

determining it is in the public interest to construct improvements to the MKT Trailside Building located adjacent to the Martin Luther King, Jr. Memorial at Battle Garden; 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 to the MKT Trailside Building located adjacent to the Martin Luther King, Jr. Memorial at Battle Garden; 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 to the MKT Trailside Building located adjacent to the Martin Luther King, Jr. Memorial at Battle Garden 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. All improvements shall be ADA compliant. Specific improvements include the following:

- Replacement of the existing roof.
- Heating and cooling improvements.
- Electrical upgrades and plumbing improvements.
- Installation of new windows in the upper level of the building.

- Redesign of the upper level to include ADA compliant women’s restroom and changing room, men’s changing room and unisex restroom.
- ADA improvements to the restroom facilities on the lower level.

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 replacement roofing, heating and cooling improvements, electrical upgrades and plumbing improvements, new window installation and the upper level renovations. As deemed advisable by the City Manager, City employees may be used to complete a portion of the restroom improvements to include adding new sinks, toilets and dispensers.

SECTION 5. Payment for this improvement shall be made from Park Sales Tax 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

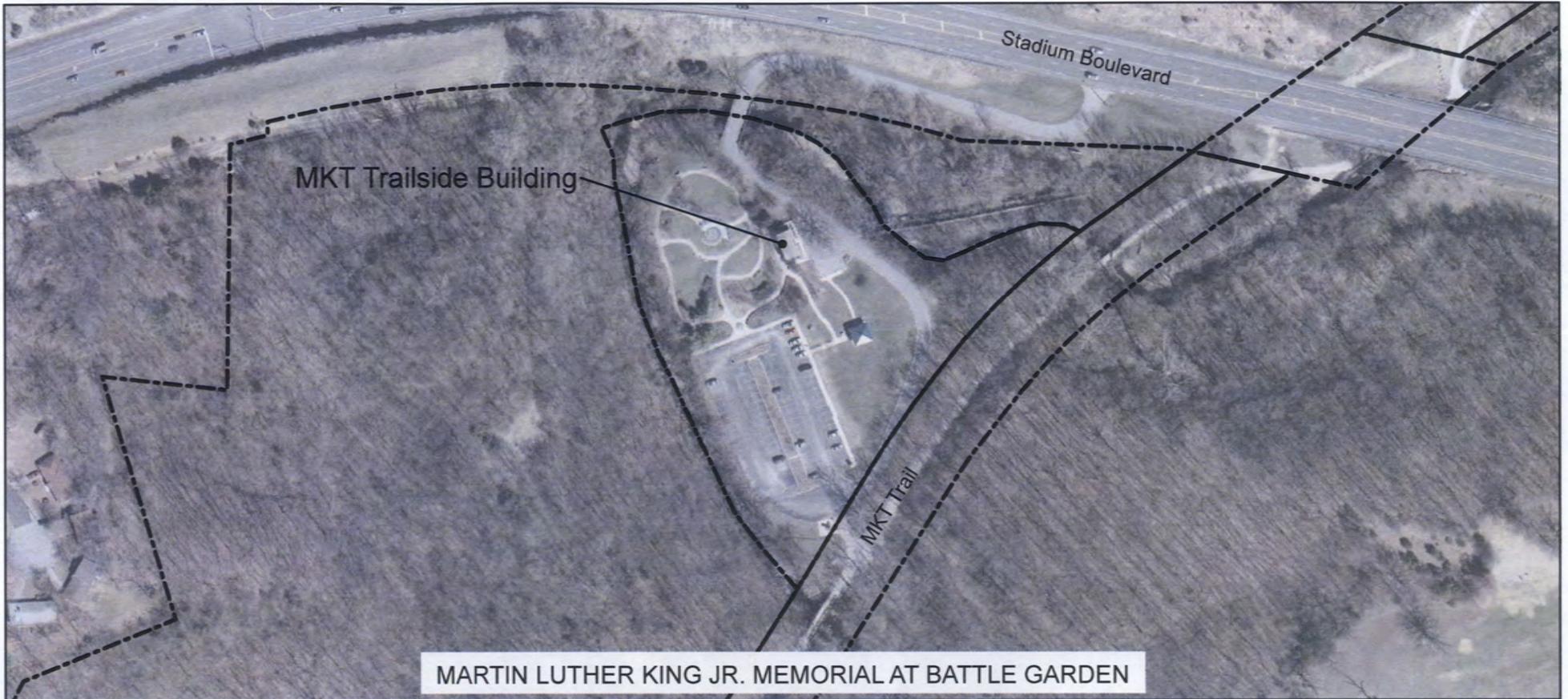
APPROVED AS TO FORM:

City Counselor



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, Plats and Plans



2/2/2015



MKT TRAILSIDE BUILDING

2/2/2015

General Improvements:

- Create space for mens and womens changing rooms
- Create unisex restroom for public use
- Renovate trails restrooms to a more usable restroom space

ADA Improvements

- Replace main entry door knob with lever hardware.
- Replace the non-wheelchair accessible portable toilet unit located at the south end of the main parking lot near the MKT trail access point
- Install a braille/tactile ADA restroom sign at the latch side of both entry doors
- Replace the non-accessible lavatories with an ADA compliant lavatories meeting ADAAG 4.19
- Lower mirrors to be no higher than 40" a.f.f. to bottom reflective edge
- Lower one urinal so that the front lip is no higher than 17" a.f.f
- Reconfigure the toilet stalls to meet ADAAG Fig. 30 (b)
- Modify showers to meet ADAAG 4.21 and Fig. 35 (b)

