

Source:
Mike Hood 

FISCAL and VISION NOTES:

TO: City Council
FROM: City Manager and Staff
DATE: August 6, 2010
RE: Maplewood Barn Construction Update

City Fiscal Impact Enter all that apply:	
\$0	City's current net FY cost.
\$0	Amount of Funds Already appropriated
\$0	Amount of budget amendment needed
\$0	Estimated 2 yr net costs: One-time
\$0	Operating / On-going
Program Impact:	
N	New program/ agency (Y/N)
N	Duplicates/expands an existing program (Y/N)
N	Fiscal impact on any local political subdivision (Y/N)
Resources Required:	
N	Requires add'l FTE personnel? (Y/N)
N	Requires additional facilities? (Y/N)
N	Requires additional capital equipment? (Y/N)
Mandates:	
N	Federal or state mandated? (Y/N)
Vision Implementation Impact Enter Below All That Applies: <u>Refer to Website:</u>	
Y	Vision Impact? (Y/N or if N, go no further)
1	Primary Vision, Strategy and/or Goal Item#
1.2, 1.22	Secondary Vision, Strategy and/or Goal Item#
Task #	FY10/FY11 Implementation Task#

EXECUTIVE SUMMARY:

The Department of Parks and Recreation is preparing to begin the public input process regarding the re-construction of the Maplewood Barn at Nifong Park. The Department has scheduled a public planning meeting on August 31, 2010 to introduce two concepts to the public. The meeting will be held at the Walters-Boone County Museum located in Nifong Park and is scheduled to start at 6:00 pm. During this meeting staff will distribute comment forms and explain that there will be additional opportunities for public comment via the City's website. The Department will evaluate all comments and return to Council with a final plan and cost estimate for their consideration and approval.

DISCUSSION:

The Department of Parks and Recreation is preparing to begin the public input process regarding the construction of the Maplewood Barn at Nifong Park. The Department has been meeting with a committee consisting of representatives from the Maplewood Barn Community Theater, Boone County Historical Society, Cultural Affairs, Firefighters Local 1055 and Ms. Lyria Bartlett, a local architect that is volunteering her time for this project. Since the April 5, 2010 fire that completely destroyed the barn, several members from these various groups have held informal meetings discussing the various options for replacing the barn. These options ranged from purchasing a historic barn from another farm and relocating it to the site; building a barn that has the same appearance as the old Maplewood Barn; or building a barn/theater that has a completely different appearance. On July 1, a sixteen member Maplewood Barn Construction committee met and began to plan for the barn replacement.

During the first meeting, the committee discussed at length several barn construction options and made significant decisions based on what was felt to be best for Nifong Park, the theater organization, and what the committee thought would be community acceptable. The committee needed to make the following decisions in order to begin the actual concept design process:

1. Relocate a historical similar era barn from another farm or rebuild new. The committee unanimously felt that maintaining the historical shape and appearance of the old barn was important to the community. The advantages of this outweighed those of searching for and relocating a similar era barn to the site or constructing a completely different looking structure that may be better suited for a community theater and other uses, but did not match the original barn appearance. In discussion with the Boone County Historical Society, once the old barn was completely destroyed, all historical requirements became

- invalid. The new barn could be constructed using modern construction methods and materials.
2. Features of the new barn. In the old barn, the interior concrete floor, electric service and phone lines, were added to the barn long after it was constructed. The old barn did not have plumbing, water or sewer service. The committee discussed ideal features of the new barn including modern amenities such as updated electrical/lighting systems; adding water/sewer for restrooms, drinking fountain, and utility sinks for cleaning paint brushes/set construction; secure storage rooms; climate controlled storage for costumes and other weather sensitive materials; and a secure concession/admission area.
 3. Same site or slightly different location. The committee evaluated the site and how the location of a new barn might improve or minimize current problems such as; noise from nearby highways and streets; minimize the impact of the Nifong Park Farm Animal area; and minimize the noise from the theater to the nearby residential neighborhoods. The committee felt that it was important to keep the barn in the same general area, but that the possibility of shifting and/or rotating it to improve access from the parking lot and to create more space between the barn, audience, and some of the problem areas should also be considered.. This also allows room for future audience area expansion as needed.
 4. Budget. In looking at other community theaters, the construction costs ranged from several hundred thousand dollars to several million dollars. The committee felt that a budget of \$250,000-\$325,000 would be a community acceptable budget.
 5. Construction phases. Committee members indicated a strong preference to build the exterior structure of the barn first and then possibly phase in the desired interior amenities as time and funding allows. The committee felt that even if funds were not available to add amenities such as a restroom, the new barn should at least have all of the plumbing roughed in so that it could be added in the future.

Ms. Lyria Bartlett, an architect from Studio 4 and an MU Department of Architectural Studies instructor, is donating her time as well as providing some of her students with practical work experience on the concept design of the new barn. Other members of the concept design committee include three representatives from the Maplewood Barn Community Theater organization and two representatives from the Columbia Parks & Recreation Department's park planning staff. This committee met weekly from July 1 until July 29.

The concept design committee developed two options that were eventually endorsed by the Maplewood Barn Construction committee. Option A closely resembles the old barn as it keeps the performance stage at the end of the barn, except with an extended roof that provides partial protection of the stage. Option B resembles the shape of the old barn, but moves the performance stage to the side of the barn and includes a larger extended roof section and more storage in the second floor or loft area. While either option may be constructed on the general site, Option B suggests that the barn be shifted closer to the parking lot and rotated so that a portion of the stage would be in view of Nifong Boulevard. This creates the potential for a larger audience area with terraced seating and moves them further from the animal pens. These possible site locations are detailed in the attached site plan.

The Department has scheduled a public planning meeting on August 31, 2010 to introduce these two concepts to the public. The meeting will be held at the Walters-Boone County Museum located in Nifong Park and are scheduled to start at 6:00 pm with a brief presentation by the concept design committee followed by comments from the public. During this meeting staff will distribute and collect comment forms. Beginning on 9/1/10, the Department will begin soliciting

public comments through a web based survey. Following these meetings and the conclusion of the survey, the Department will evaluate all comments and return to Council with a final plan and cost estimate for their consideration.

At this time, there are no funding sources for the construction of the barn with the exception of approximately \$90,000-\$100,000 from the City's insurance fund. Future possible funding sources include the extension of the Park Sales Tax and fundraising efforts from the Maplewood Barn Community Theater, Firefighters Union 1055 and possible grant sources. The Department is proposing \$200,000 in Park Sales Tax funds for improvements to Nifong Park. At this time, the Department anticipates that approximately \$150,000 could be used for the construction of Maplewood Barn leaving \$50,000 for improvements to other amenities in the park such as the Maplewood Home. The Department will not know if these funds are available until the vote on November 2, 2010. The Maplewood Barn Community Theater, working with the local Firefighters Union 1055 has established a fundraising goal of \$50,000 and is working with the Cultural Affairs office on the availability of art grants for this type of project.

Traditionally, cost estimates are not calculated during the concept phase as details such as construction materials and specifications are not known. However, park staff has done some preliminary work and feel that the physical shell of a barn that appears similar to the old barn in size, shape and construction, can be done with a budget of approximately \$100,000. This estimate does not include any site grading or interior work such as concrete flooring, loft flooring, interior walls for storage rooms, restrooms or any utilities. Depending on the results of the public input phase, the interior and site preparation (grading, water, sewer, electrical, etc.) could cost between \$150,000 -- \$225,000, bringing the total cost of the barn to \$250,000 to \$325,000.

Based on an ideal timeline, construction could begin in the late winter or early spring 2011. The Maplewood Barn Community Theater organization is considering all options for their 2011 theater season based on the final barn design, site location and actual construction schedule.

FISCAL IMPACT:

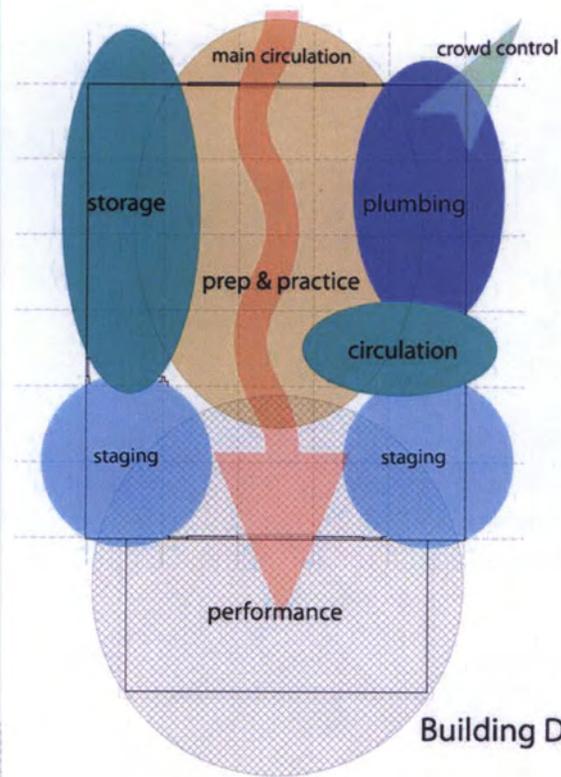
There is no fiscal impact as a result of this report.

VISION IMPACT:

1. Vision Statement: Arts and culture resources, artists and institutions are accessible to all, are supported by the community and provide a rich network of creative opportunities.
- 1.2 Goal: Arts and culture will be central to daily life and accessible to all equally in Columbia.
- 1.2.2 Strategy: Apply best practice community design, aesthetics, and environmentally friendly planning.

SUGGESTED COUNCIL ACTION:

This report is an update on the Maplewood Barn construction process. Unless there are objections to the proposed process, no action is required.



Building Diagram



Site Diagram



3D View

Design Advantages:

- stage partially covered
- historic shape of building preserved
- multi-function facility
- ease of loading, creating, storing sets
- stage flexibility
- some of lighting system under roof
- some of sound system under roof



Performance Elevation

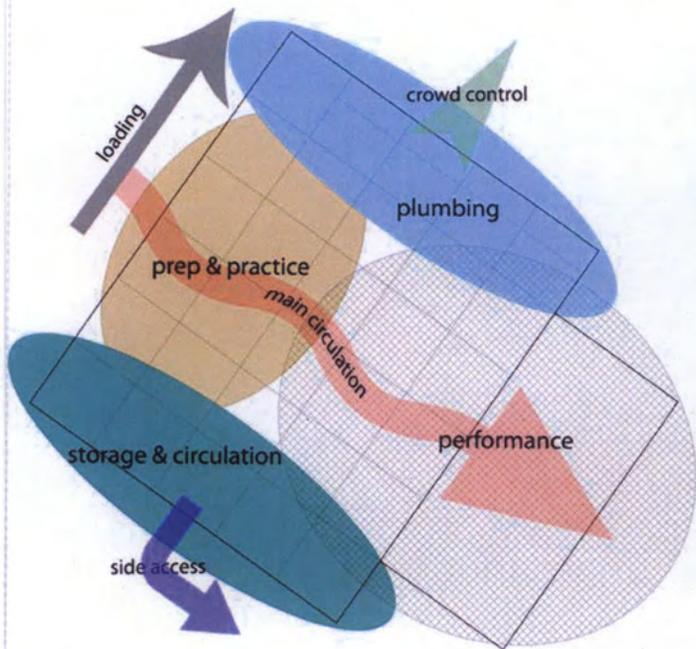


Studio 4

College of Human Environmental Sciences
 Department of Architectural Studies
 Student Environmental Design Association



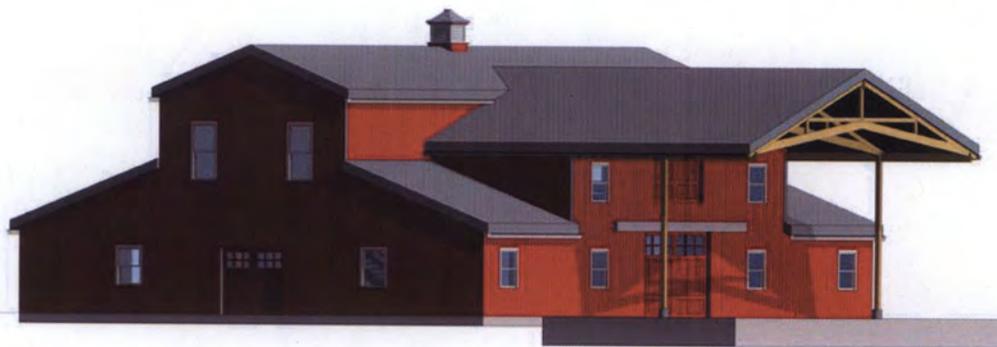
Option A



Building Diagram



Site Diagram



3D View

Design Advantages:

- stage completely covered
- historic facade preserved
- plumbing isolated
- indoor/outdoor flexibility
- ease of loading, creating, storing sets
- multi-function facility
- majority of lighting system under roof
- majority of sound system under roof



Performance Elevation

