

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 194-11

**AN ORDINANCE**

determining it is in the public interest to construct improvements at the Thomas E. 'Country' Atkins Jr. Memorial Park Baseball Complex; 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 the Thomas E. 'Country' Atkins Jr. Memorial Park Baseball Complex; 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 the Thomas E. 'Country' Atkins Jr. Memorial Park Baseball Complex, specifically to include the construction of a concession/restroom facility, installation of lighting for the third baseball field and associated support amenities to include utilities, batting cages, walkways, a service road, shade structures and landscaping, 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 concession/restroom facility, grading and some utility work. As deemed advisable by the City Manager, City employees shall be used to install lights for the third baseball field and associated support amenities to include electrical work, batting cages, sewer work, walkways and landscaping.

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 \_\_\_\_\_, 2011.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor

**TO: City Council**  
**FROM: City Manager and Staff** *MM*  
**DATE: July 7, 2011**  
**RE: Atkins Baseball Complex: Phase III**

City Fiscal Impact Enter all that apply:	
\$450,000	City's current net FY cost.
\$450,000	Amount of Funds Already appropriated
\$0	Amount of budget amendment needed
\$400,000	Estimated 2 yr net costs:
\$21,000	One-time (FY12 CIP)
	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: Refer to Website:	
Y	Vision Impact? (Y/N or if N, go no further)
12.2	Primary Vision, Strategy and/or Goal Item#
12.2.2	Secondary Vision, Strategy and/or Goal Item#
40	FY10/FY11 Implementation Task#

**EXECUTIVE SUMMARY:**

The Department of Parks and Recreation is requesting authorization to proceed with the third phase development at the Thomas E. "Country" Atkins Memorial Park Baseball Complex. The third phase development includes the construction of a concession/restroom facility, lights for the third field, and support amenities including utilities, batting cages, walkways, service road, shade structures and landscaping. Total project cost is \$850,000 and is funded over two years with \$450,000 appropriated in the FY-11 budget and an additional \$400,000 in FY-12. Funding is from the 2010 Park Sales Tax. Construction will begin this summer and will be done by a combination of contract and park staff. It is the Department's goal to complete the restroom/concession facility in time for the start of the 2012 baseball season.

**DISCUSSION:**

The first phase development of Atkins included the construction of two lighted baseball fields and a 130 car parking lot. Restroom services are provided through the use of portable toilets. Concessions are not provided except for special tournaments via small tents and tables. In November 2010, the second phase became possible when the Department was fortunate to receive a Land and Water Conservation Fund Grant for partial funding for the construction of a third baseball field at Atkins. At the December 6, 2010 meeting, Council accepted this grant and authorized construction to begin. This continued effort to complete the proposed five field baseball complex at Atkins Park will help meet the demand for additional baseball fields for use by youth of Columbia and Boone County.

There is high demand from the users for a permanent concession & restroom facility. Park planning staff has met and/or shared preliminary concession floor plans with users of the complex including Diamond Council, Boone County Baseball, and P&R staff from the sports, maintenance and concession program divisions. On July 5, Council approved an architectural contract with Columbia Associates. Based on the desired program areas, Columbia Associates has prepared the attached

preliminary plan. The proposed concession/restroom facility is designed to accommodate the future five field complex. This floor plan minimizes the amount of conditioned space and provides a more efficient operation. The interior portion of the facility is approximately 2,000 square feet in size with an overhanging roof that provides approximately 5,000 sq ft of shade. The total roof size is just under 7,000 square feet. There is space in the inside "order area" that may accommodate several taller "bar" style tables and stools. Depending on the size of the tournament and weather, concession staff could either add more tables or remove them to make ordering more efficient. The goal is to make this facility an attractive, premier component of the complex in order to assist with the recruitment of more and larger baseball tournaments.

In addition to a quality concession/restroom facility, premier tournament sites include amenities such as batting cages, walkways, shade structures and attractive landscaping. These amenities will be added after the concession/restroom, lights and utility work is done as the size and number of amenities will be determined by the remaining budget. Regarding storm water controls, Best Management Practices, including but not limited to rain gardens, detention basins and a future irrigation pond will be used to control storm water created by the addition of the impervious surfaces.

The construction on the concession/restroom, third field lights and other amenities will begin later this summer and continue through the winter with a goal of having the concession/restroom operational by spring 2012. The concession/restroom, grading, and some utility work will be done by contract labor with park staff performing other construction activities such as erecting lights for the third field and related electrical work, batting cages, sewer work (with plans being done courtesy of Public Works), walkways, and landscaping. All materials, supplies and the contract for the concession/restroom facility will be bid through the City's Purchasing Department.

**FISCAL IMPACT:**

Total project cost is \$850,000 and is funded over two years with \$450,000 in FY-11 and \$400,000 in FY-12. Funding is from the 2010 Park Sales Tax. Park planners estimate that the concession restroom facility will cost approximately \$300,000-\$450,000 pending final design. Lights for the third field will be in the \$150,000-\$175,000 range. Sewer, water and electric utility costs are expected to cost approximately \$50,000-\$75,000 pending final route of easements. Amenities such as batting cages, walkways, shade structures and a service road to the concession building are estimated at \$200,000, but the number and extent of these are adjustable depending on the remaining budget.

Staff estimates that approximately \$10,000-\$12,000 more in utilities will be needed to operate the lights on the third field and anticipate that approximately fifty per cent of the additional electrical costs will be offset by revenue generated from use of the field. Staff's goal for the concession facility is that it recover a minimum of 100% of direct operating costs with hopes that it will generate revenue for the department.

**VISION IMPACT:**

**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.

12.2.2 Strategy: Be proactive in expanding facilities as Columbia grows

Implementation Tasks 40: Fund and complete capital improvement program projects

**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.

# Atkins Development Phases

## INITIAL DEVELOPMENT

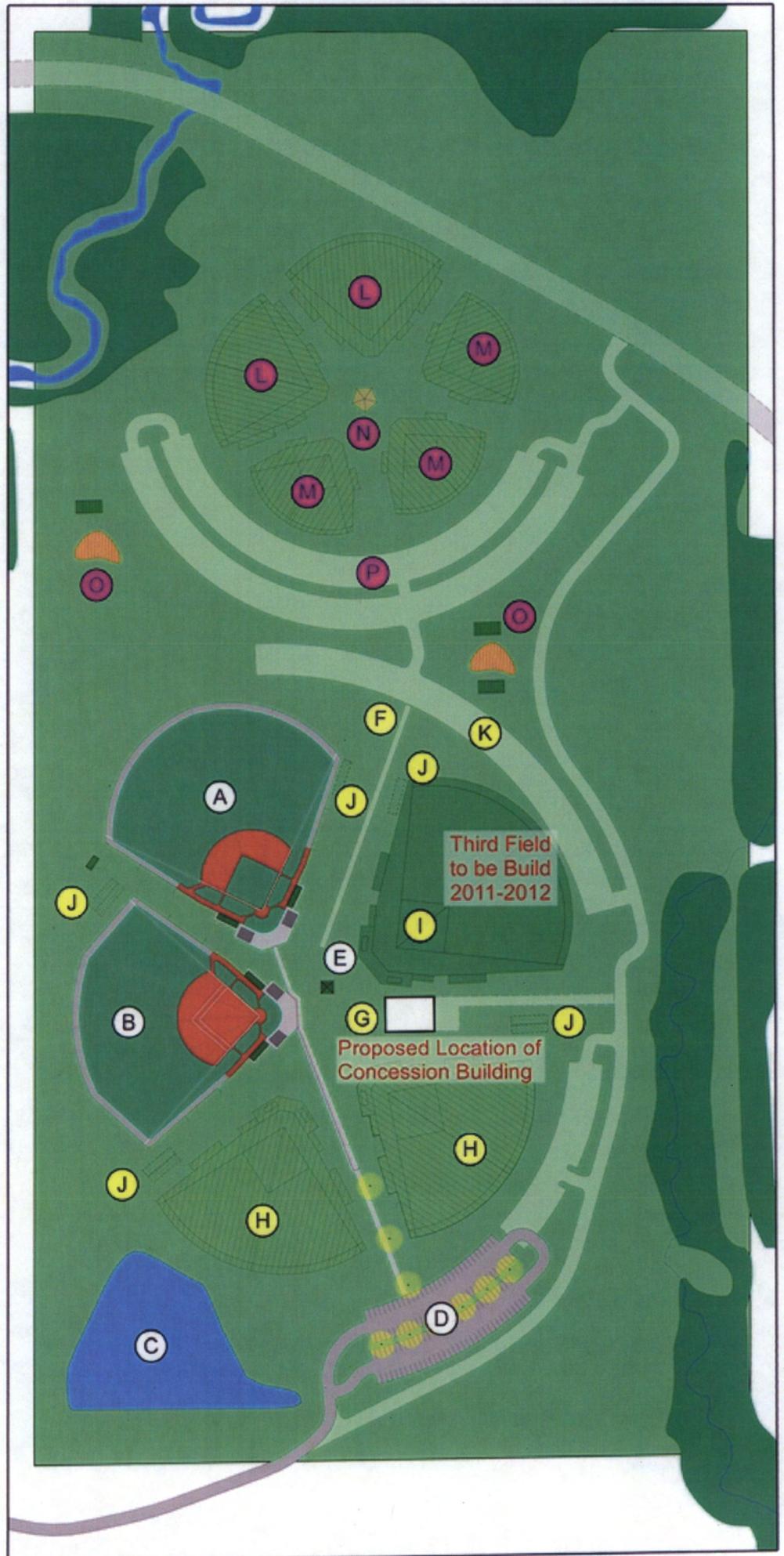
- (A) 400'/375'/325' FIELD
- (B) 300' FIELD
- (C) IRRIGATION LAKE
- (D) 129 CAR LOT AND ROAD
- (E) SHELTER  
MAY BE MOVED IN LATER PHASES

## ADDITIONAL DEVELOPMENT

- (F) MAIN COMPLEX ENTRY
- (G) CONCESSION/RESTROOM
- (H) 275' FIELD
- (I) 300' FIELD
- (J) BATTING CAGES
- (K) ADDITIONAL ROADS AND PARKING

## PHASE THREE

- (L) 200' FIELDS
- (M) TEEBALL FIELDS
- (N) ADDITIONAL CONCESSION/RESTROOM
- (O) SHELTERS/PLAYGROUNDS
- (P) ADDITIONAL PARKING





**columbia associates**

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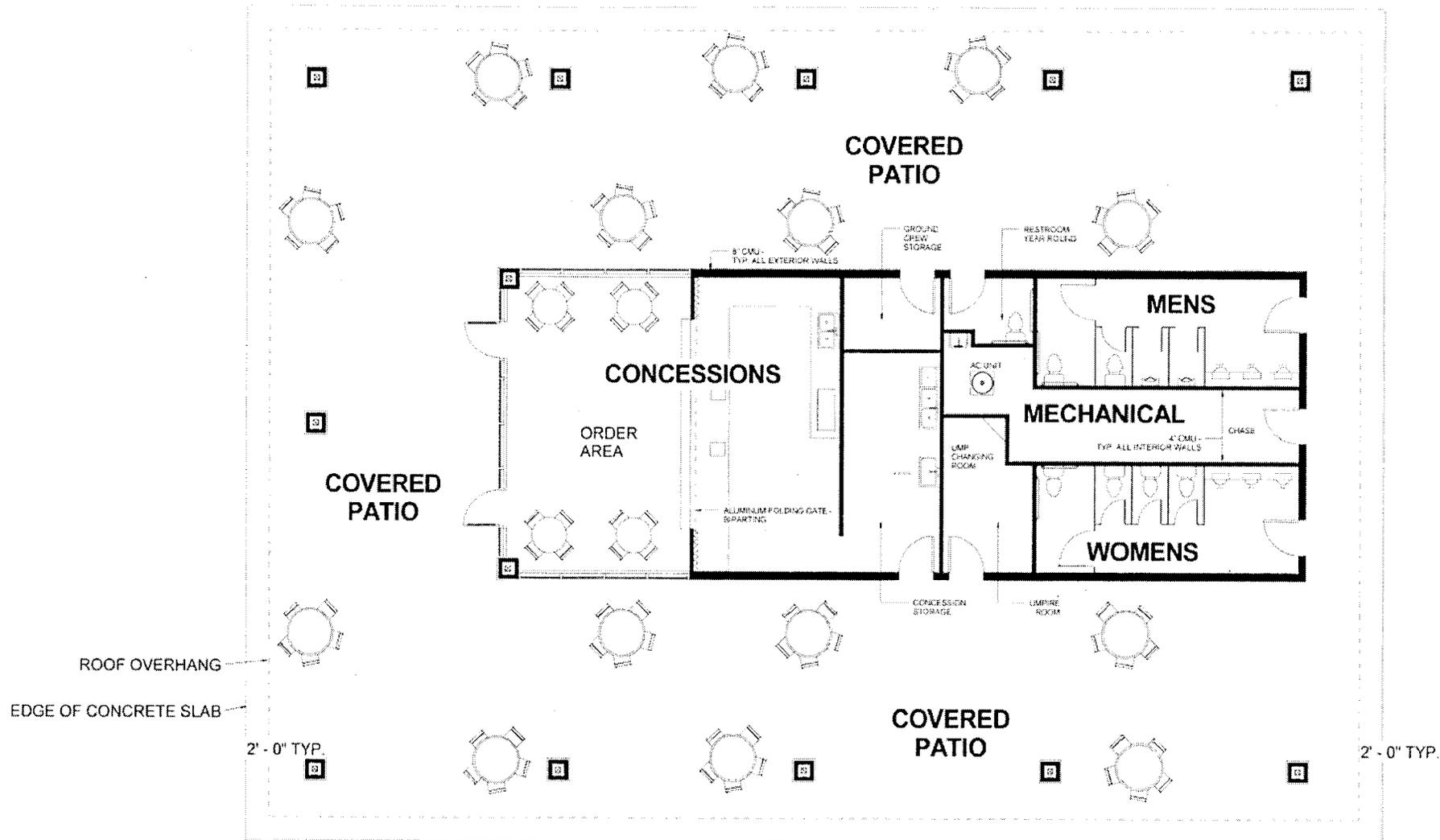
**New Concessions, Restrooms,  
Changing, Storage**

**Atkins Memorial Field  
Columbia, Missouri**

**Conceptual  
Rendering**

Project number

Date 7/7/2011 Issue Date



ENCLOSED BUILDING AREA	1,976 SF
PATIO AREA UNDER ROOF	4,960 SF
TOTAL BUILDING SIZE	6,936 SF

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**New Concessions, Restrooms,  
 Changing, Storage**

**Atkins Memorial Field  
 Columbia, Missouri**

**FLOORPLAN**

Project number  
 Date 7/7/2011 Issue Date