



Source: Public Works *John*

Agenda Item No: REP 120-12

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

Council Meeting Date: Aug 6, 2012

Re: Parks and Recreation Vehicle Maintenance Building

**EXECUTIVE SUMMARY:**

Staff has prepared for Council consideration a report concerning demolition and replacement of an existing vehicle maintenance building at the Parks and Recreation Facility, located at 1615 Business Loop 70 West. An evaluation of the existing building was conducted by City building inspectors and Peckham and Wright Architects, Inc., to determine whether the building could be repaired or would need to be replaced.

**DISCUSSION:**

During the FY2013 budget discussions concerning consolidation of Fleet Maintenance activities across city departments, it was decided to move the Parks and Recreation Fleet maintenance activities to Fleet Operations in Public Works. At that time, Public Works Fleet personnel were assigned to work at the Parks and Recreation building, and during cleanup of the building, some deficiencies were discovered. The City building inspectors and Peckham & Wright Architects, Inc., performed an evaluation of the building for safety concerns. The structure had previously been used as an airport hanger, then remodeled into an athletic facility, then further modifications to be used as a vehicle maintenance facility. Because of its age and previous alterations, it does not meet current building codes, a fire suppression system designed for vehicle maintenance, and ADA accessibility needs. It was determined that the building should be replaced as the most cost effective alternative. A location map of the existing building and proposed building site is attached.

**FISCAL IMPACT:**

The approximate cost to construct a new building is \$750,000, as indicated in the attached Preliminary Cost Opinion from Peckham and Wright Architects. This does not include demolition costs of the current structure, site redevelopment and fencing which are estimated at an additional \$100,000, for a total project cost of \$850,000. These funds are available in the Fleet Operations retained earnings account.

**VISION IMPACT:**

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

None

**SUGGESTED COUNCIL ACTIONS:**

Council should direct staff to proceed with the building project to include contracting with an architect for design. A public hearing and final approval by council will follow shortly with construction targeted for this fall/winter of 2012.

<b>FISCAL and VISION NOTES:</b>					
<b>City Fiscal Impact</b> Enter all that apply		<b>Program Impact</b>		<b>Mandates</b>	
City's current net FY cost	\$0.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$0.00	Duplicates/Epands an existing program?	Yes	<b>Vision Implementation impact</b>	
Amount of budget amendment needed	\$850,000.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		<b>Resources Required</b>		Vision Impact?	No
One Time	\$850,000.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	



**PROPOSED PUBLIC WORKS  
VEHICLE MAINTENANCE BUILDING - Option A**



July 2, 2012

**City of Columbia-Vehicle Maintenance Facility**  
**Preliminary Cost Opinion for New Building**

Peckham & Wright Architects, Inc.  
PWA Project # 201216

		Area	Low Cost	High Cost
Item	Notes			
<b>Building Cost</b>	<b>1, 2</b>	7040 sf	\$ 496,000.00	\$ 600,000.00
<b>Site Costs</b>	<b>3, 4</b>	N/A	\$ 35,000.00	\$ 50,000.00
<b>Totals</b>			\$ 531,000.00	\$ 650,000.00
<b>Professional Design Fee Budget</b>			\$ 30,000.00	\$ 40,000.00
<b>Total Estimated Project Costs</b>			\$ 561,000.00	\$ 690,000.00
Recommended Contingency			\$ 50,000.00	\$ 60,000.00
<b>Grand Totals</b>			\$ 611,000.00	\$ 750,000.00

Notes:

1. Assumes a pre engineered metal building 16 feet tall 88 feet x 80 feet (drawing is attached)
2. Furniture Fixtures and Equipment (FFE) is not included in the costs listed
3. It is assumed that a build ready site is available for the project and subsurface conditions are favorable
4. No off site costs are included for driveway approach or utilities