

## A RESOLUTION

declaring the necessity for the construction of improvements to the clubhouse, on-course restroom and concrete cart paths at L.A. Nickell Golf Course; stating the nature of and the estimate of the cost of the improvement; providing for payment for the improvement; providing for compliance with the prevailing wage law; and setting a public hearing.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council deems the construction of improvements at L.A. Nickell Golf Course, more specifically described as follows:

Clubhouse improvements including:

1. Reconfiguring and renovating the restrooms.
2. Expanding the existing storage area.
3. Redesign of the registration and concession counters and new cabinets and countertops.
4. Ceiling repairs, drywall replacement and new lighting.
5. Removal of a skylight.
6. Remodeling the dining area on the east side of the clubhouse.
7. Replacing flooring throughout the clubhouse.
8. Replacing existing windows and installing four new windows in the clubhouse to allow viewing access to the 9<sup>th</sup> and 18<sup>th</sup> greens.
9. Replacing the current exterior siding with a mixture of hardy board siding and stone veneer around the clubhouse building.
10. Renovating the landscaping beds around the clubhouse.
11. Installation of a new concrete ramp to the south entrance of the clubhouse.

and renovating the on-course restroom located on the #7 green and replacement of approximately 3,000 feet of concrete in the cart path system throughout the golf course, is necessary to the welfare and improvement of the City.

SECTION 2. The nature and scope of the improvement shall consist of furnishing all labor, materials, transportation, insurance and all other items, accessories and incidentals thereto necessary for the complete construction of the improvements.

SECTION 3. The estimated cost of this improvement is \$110,000.00.

SECTION 4. Payment for this improvement shall be made from Golf Course Improvement Funds and such other funds as may be lawfully appropriated.

SECTION 5. Any work done in connection with the construction of the improvement specified above shall be in compliance with the provisions of the prevailing wage laws of the State of Missouri.

SECTION 6. A public hearing in respect to this improvement will be held in the Council Chamber of the City Hall Building, 701 E. Broadway, Columbia, Missouri, at 7:00 p.m. on December 17, 2012. The City Clerk shall cause notice of this hearing to be published in a newspaper published in the City.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

ATTEST:

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

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

APPROVED AS TO FORM:

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



Source: Parks and Recreation *AAH*

Agenda Item No:

To: City Council

From: City Manager and Staff *MM*

Council Meeting Date: December 3rd, 2012

Re: L.A. Nickell Golf Course Clubhouse & Restroom Renovations

#### **EXECUTIVE SUMMARY:**

The Parks & Recreation Department is requesting Council approval to proceed with renovation improvements to the L.A. Nickell Clubhouse and on-course restroom facility. As shown in the City's FY-2013 CIP, the department is recommending to remodel the interior and exterior of the L.A. Nickell Clubhouse. Other proposed renovations at the golf course include improvements to the on-course restroom on hole #7 and replacing sections of the concrete cart paths that have failed during the past seven years. The project budget is \$110,000 and will be funded by the Golf Course Improvement Fund (GCIF). Materials for the project will be bid through the City's Purchasing Department. The clubhouse and restroom improvements will be completed using force account labor and is scheduled to begin this winter with a June 1st completion deadline. The repair work for the concrete cart paths will be completed by contract labor and completed during the summer of 2013.

#### **DISCUSSION:**

L.A. Nickell Golf Course is situated in the northwest corner of the 533-acre Columbia Cosmopolitan Recreation Area located at 1800 Parkside Drive. The 157-acre golf course includes 18 golf holes, 2 practice greens and a driving range that are open year-round to the citizens of Columbia and surrounding communities. The golf course was established in 1954 and averages approximately 30,000 rounds of golf each year. The current clubhouse was constructed by park staff in 1987 and has seen minimal renovations in the last 25 years.

Parks and Recreation staff (planners, maintenance, construction and golf staff) had an initial on-site meeting at the golf course clubhouse to discuss the golf course and clubhouse operations and the meeting resulted in a list of renovations and additions needed to update the existing features of the L.A. Nickell clubhouse. Information from this meeting was used to develop a proposed plan for interior and exterior renovations to the current clubhouse. Staff input was also used to determine on-course renovations including remodeling of the restroom facility on hole #7 and repairs to failing concrete throughout the golf course cart path system. On November 13th, Park Staff held an interested parties meeting on-site at the clubhouse to gain public input concerning the proposed changes to the L.A. Nickell clubhouse. Ten people stopped by to look at the plans and each individual offered their opinion of the renovations which includes completely renovating both restrooms, removal of the skylight, updates to all flooring, replacing all lighting hardware and constructing new cabinets and counters. After the conclusion of the public interest meeting, Park Staff finalized the proposed clubhouse remodeling plan and the proposed renovations to L.A. Nickell Golf Course. This plan represents a consensus of staff and those that submitted comments.

The clubhouse was constructed in 1987 by P&R staff and the current proposed renovations will improve the functionality, aesthetic appearance and bring the clubhouse into compliance with current ADA regulations. Renovations to the clubhouse will be completed in three phases in order to allow continued operations throughout the winter.

The first phase will be the renovation of the men's and women's restrooms and expanding the current storage area in the clubhouse. The proposed plan involves swapping the current restrooms to maximize the available space. The redesign will also allow park staff to address ADA requirements concerning toilet and sink access as well as replacing non-conforming doors and handles. The additional toilets and sink space was recommended by multiple golf course users and staff identified the additional fixtures as a high priority for the renovations. The old men's restroom included a larger space that once served as a locker room. However, it was not used and eventually, lockers were removed leaving an open space. By moving the men's restroom into the area currently occupied by the women's restroom, staff will be able to add an additional toilet to the

bathroom which will allow the facility to have two urinals and two toilets in the men's portion. In the old men's restroom, the urinals will be removed and staff will add an additional toilet in the women's restroom. Each restroom will now have two sinks available for patrons. The existing storage and mechanical room will be expanded into the space that used to be the men's locker room. The public areas will have new tile installed, new drywall, and lighting upgrades.

The second phase of the clubhouse renovations will involve the middle portion of the clubhouse that includes moving the registration counter to the same side as the concessions counter, removal of the skylight, additional space devoted to merchandise sales, and new cabinets and countertops throughout the concessions area. The new design of the counter space will place the registration computer behind the same counter space as the concession computer allowing the pro shop staff to operate more efficiently to service all customers. Staff will no longer have to leave one register unoccupied to handle customers at two different areas. The relocation of the registration counter space will also create additional room in the clubhouse to display L.A. Nickell apparel and golf equipment. The new space will allow golf staff to properly display merchandise with the goal of increasing clothing and equipment sales in the clubhouse. Additional renovations in this area will include ceiling repairs, drywall replacement, new lighting and the removal of the skylight.

The third phase of the clubhouse renovations will include remodeling the dining area on the east side of the clubhouse and replacing the flooring throughout the second and third phases of the renovation process. The proposed plan includes new drywall, removal of the lower windows throughout the clubhouse and the addition of four new windows that will allow viewing access to the 9th and 18th greens. Flooring in the two areas will include a mixture of high traffic carpet and tile. All lighting in the third phase will be replaced with more energy efficient fixtures.

After the completion of all interior renovations to the clubhouse, park staff will focus on updating the exterior of the building by removing the current siding and replacing it with a mixture of hardy board siding and stone veneer around the building. The exterior budget also includes funds to renovate the landscaping beds around the clubhouse to plant more species native to Missouri and lower the expenses associated with landscape maintenance. Park staff also has identified the need to pour a new concrete ramp to the south entrance of the clubhouse to meet ADA requirements. Additional work that will be done to the golf course includes renovating the on-course restroom on hole #7 to update the restroom and replace the old toilet and sink fixtures in the facility. Staff has also identified approximately 3,000 ft. of concrete that will be replaced on the cart path system on various holes throughout the golf course. The replacement of the concrete will take place during the summer of 2013 and will be completed by contract labor.

**FISCAL IMPACT:**

The total project budget is \$110,000 and is funded by the Golf Course Improvement Fund (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. Once the renovations are completed, staff anticipates lower utility bills by the installation and utilization of energy/water efficient toilet fixtures and energy-efficient lighting. The window upgrades will also reduce energy bills related to heating and cooling the facility. It is anticipated that a limited amount of additional revenue will be generated from the new retail space located within the clubhouse through apparel and equipment sales.

**VISION IMPACT:**

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

12.1 Goal: A variety of attractive, well-maintained parks throughout Columbia-including neighborhood parks, regional parks, nature parks, and urban parks-will ensure all residents have access to a full range of outdoor and indoor recreational opportunities.

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.

Implementation task #40: Fund and complete capital improvement program projects (parks).

**SUGGESTED COUNCIL ACTIONS:**

Approve the resolution calling for a public hearing for the proposed project. Following the public hearing, approve the ordinance authorizing the project to proceed.

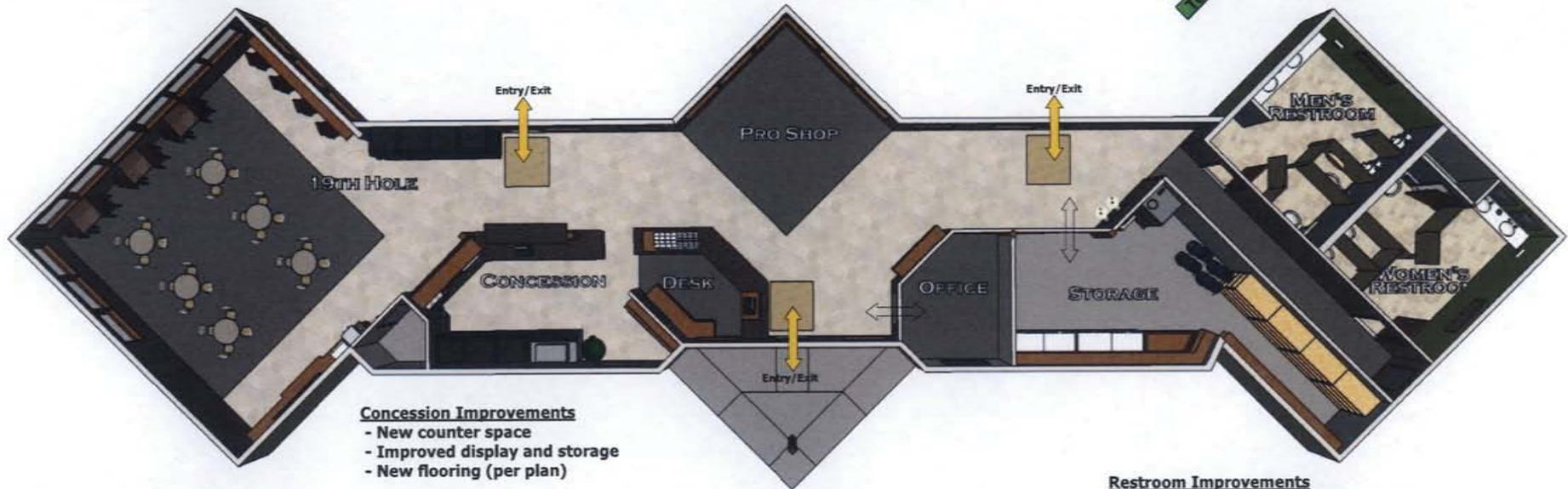
FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$110,000.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$110,000.00	Duplicates/Epands an existing program?	No	<b>Vision Implementation impact</b>	
Amount of budget amendment needed	\$0.00	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?	Yes
One Time	\$110,000.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	12.1
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	12.2
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	40

#### 19th Hole Improvements

- New flooring (per plan)
- New windows extending 180 degree view of 9th and 18th greens
- New tables/seating options
- New buffet bar for condiments/tournament use
- New 54" LCD TV for tournament/private event use

#### Front Desk/Pro-Shop Improvements

- New counter space
- Larger retail display space
- Rebuild office/storage space
- New flooring (per plan)



#### Concession Improvements

- New counter space
- Improved display and storage
- New flooring (per plan)

#### General Improvements

- Remove all skylights and repair roofing
- Replace paneling with drywall and paint
- Update all lighting throughout
- Stone veneer accents as original architecture design proposed
- Replace windows for energy efficiency and visibility/privacy
- New drinking fountain with bottle dispenser
- Exterior concrete repairs for ADA Compliance

#### Restroom Improvements

- Flip Men/Women's facilities
- Reconfigure walls to extend hallway and improve storage
- All new fixtures (toilets, urinals, sinks, dividers)
- Add (1) Urinal and (1) Toilet to Men's
- Add (1) toilet to Women's
- Replace interior wall with drywall and paint
- New flooring (plan)
- Dual sinks with paper towel dispensers and mirrors
- ADA Compliant facilities

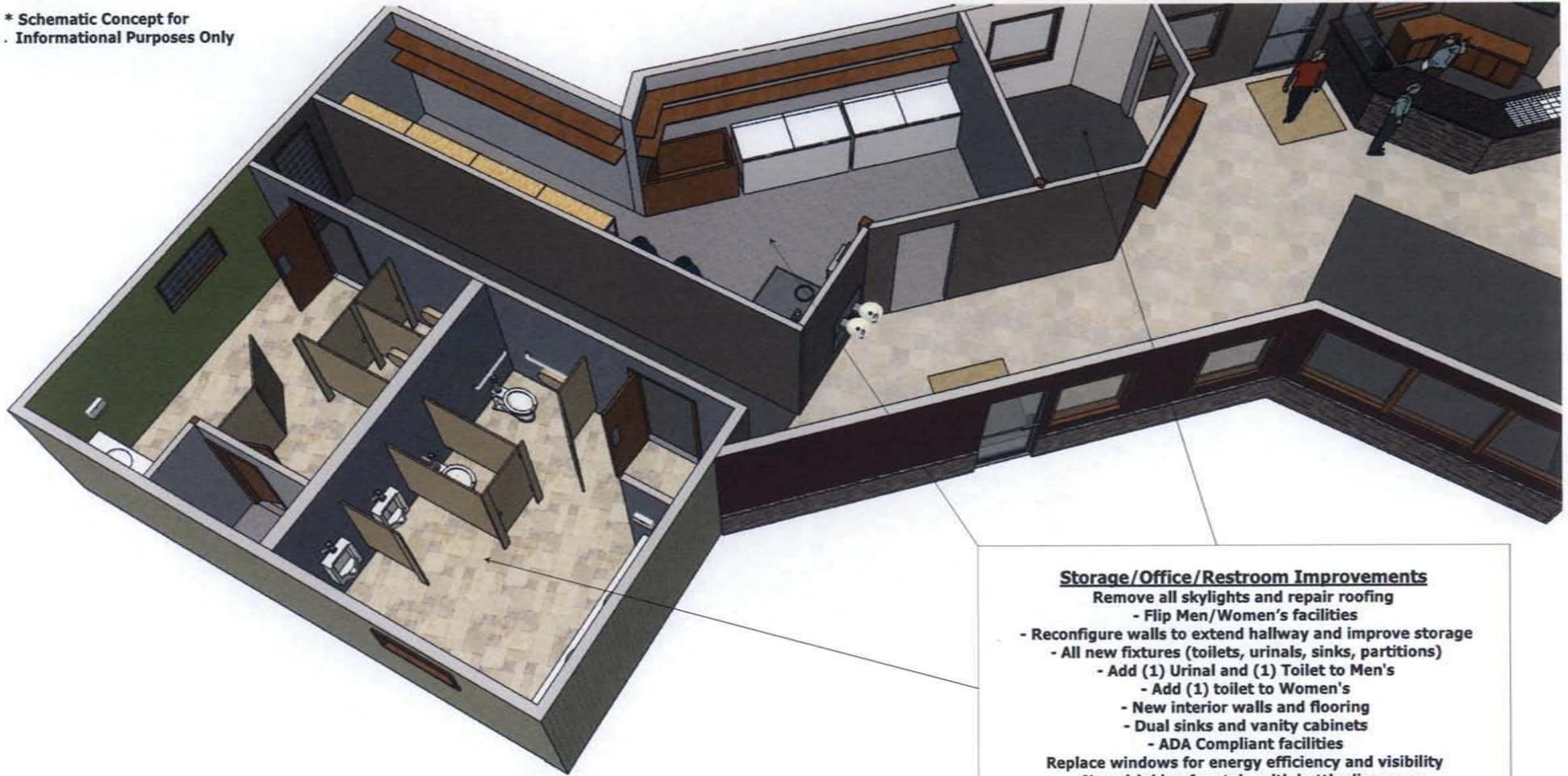
## PROPOSED INTERIOR RENOVATIONS

FOR  
L.A. NICKELL GOLF COURSE CLUBHOUSE  
1800 PARKSIDE DRIVE

INTERESTED PARTY MEETING - NOVEMBER 13TH, 2012



\* Schematic Concept for  
Informational Purposes Only



**Storage/Office/Restroom Improvements**

- Remove all skylights and repair roofing
  - Flip Men/Women's facilities
- Reconfigure walls to extend hallway and improve storage
- All new fixtures (toilets, urinals, sinks, partitions)
  - Add (1) Urinal and (1) Toilet to Men's
  - Add (1) toilet to Women's
  - New interior walls and flooring
  - Dual sinks and vanity cabinets
    - ADA Compliant facilities
- Replace windows for energy efficiency and visibility
  - New drinking fountain with bottle dispenser
  - Exterior concrete repairs for ADA Compliance

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**Concession Improvements**  
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- New flooring (per plan)

**19th Hole Improvements**  
- New flooring (per plan)  
- New windows extending 180 degree view of 9th and 18th greens  
- New tables/seating options  
- New buffet bar for condiments/tournament use

**Front Desk/Pro-Shop Improvements**  
- New counter space  
- Larger retail display space  
- Rebuild office/storage space  
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