

A RESOLUTION

declaring the necessity for construction of improvements to the interior and exterior of the J.W. "Blind" Boone Home; 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 to the interior and exterior of the J.W. "Blind" Boone Home, more specifically to include removal and disposal of plaster and lathe on interior walls and ceilings, installation of drywall and painting interior walls and ceilings, insulating exterior walls, floor joists and attic space rafters, constructing restrooms, repairing the existing fireplace, installation of an HVAC system for the entire building, and the installation of electrical, telecommunication and coaxial wiring, 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 \$326,855.00.

SECTION 4. Payment for this improvement shall be made from FY 2012 Budget Surplus 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 June 3, 2013. The City Clerk shall cause notice of this hearing to be published in a newspaper published in the City.

ADOPTED this _____ day of _____, 2013.

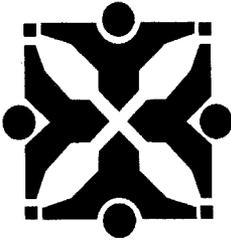
ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



Source: Convention and Visitors Bureau

Agenda Item No:

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

Council Meeting Date: May 20, 2013

Re: Authorizing Repairs to Blind Boone Home Funded by FY2012 Surplus Funds

EXECUTIVE SUMMARY:

Staff is requesting Council approval to proceed with improvements to the John William "Blind" Boone Home located at 10 N. Fourth Street. In November of 2000, the city purchased the Blind Boone Home and has continued to work with the John William Boone Heritage Foundation to preserve this historic home. Extensive exterior work has been done, and the Foundation has raised funds to begin work on the garden area. This project will restore the interior of the home and provide funds for minor exterior repairs. The work will be done by a combination of contract, volunteer and force account labor. Staff anticipates that volunteers and park staff will assist with the interior demolition with contract and volunteer labor used to complete the interior and exterior repairs. Total project budget is \$326,855 with funding being provided by a portion of the FY-2012 Surplus Funds. The forecasted project dollars include construction documents and building permit costs. The project will be bid through the purchasing department and is scheduled to begin this summer.

DISCUSSION:

John William "Blind" Boone was one of the first black performing artists who influenced many generations of jazz and ragtime musicians with his prodigious command of music. The John William Boone Home is a two-story frame building constructed circa 1888, located at 10 N. Fourth Street. Beginning in the 1930's and following his death, the home became the Parker Stuart Funeral Home and then its successor, the Warren Funeral Home.

The home was added to the National Register of Historic Places in 1980 as part of a "thematic group" called Social Institutions of Columbia's Black Community. This thematic group included five structures recognized for their importance to African-American heritage and culture in Columbia: Blind Boone Home, St. Paul's Church, Second Baptist Church, Frederick Douglass School and Second Christian Church.

The City of Columbia has been working with the John William Boone Heritage Foundation (BBHF) since 1997 on the home's preservation. From 2001-2010, architectural and engineering reports were prepared and extensive, exterior repair work has been completed.

In order to complete renovations, work must commence on the interior of the home and on some additional repairs to the home's exterior. In 2010, a report was prepared that indicated an estimated \$487,264.41 in repairs needs to be done in order to complete restoration. After a recent meeting among City Staff and the President of the Blind Boone Foundation, it was determined that the home could be restored at a cost of \$326,855. Repairs would include interior reconstruction, minimal new construction, mechanical, electrical, fire sprinkler and alarm, security system, exterior repairs, garden area and furniture, fixtures and equipment. In addition, Coil Construction has provided a cost estimate for those same repairs (see attached). It is estimated that volunteer labor may be used on specific aspects of the project.

We are proposing the following "road map" for the restoration project:

- (1) The Blind Boone Home will be restored to a safe, useable state in a way that incorporates modern systems and respects historical origins. Mike Griggs, Parks and Recreation Director, will serve as project manager.
- (2) Blind Boone Home and the City of Columbia, working together, will develop a plan for maintenance and management of the site and its operations.

FISCAL IMPACT:

The total project budget is \$326,855 and is funded by a portion of the FY-2012 Surplus Funds. It is anticipated that once the home is restored, an agreement between the City and the JW Boone Foundation will establish responsibilities for the short and long term maintenance and management of the building.

VISION IMPACT:

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

2.1 Community Character: Columbia protects and encourages the expression of its historic and natural character, uniting the community with sustainable, healthy planning and design, beautifying the streets and lives of its citizens.

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.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
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?	No	Vision Implementation impact	
Amount of budget amendment needed	\$326,855.00	Fiscal Impact on any local political subdivision?	No	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		Resources Required		Vision Impact?	Yes
One Time	\$326,855.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	2.1
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 #	



209 East Broadway
Columbia, Missouri 65203

April 29, 2013

Mr. Mike Griggs
Director
Parks and Recreation
City of Columbia
1 South Seventh Street
Columbia, Missouri 65203

RE: Blind Boone Home
Columbia, Missouri

Dear Mr. Griggs

As requested I have created a budget estimate of cost required to provide minimum finishes in the above referenced facility. The followings will outline the included work scope:

- Removal and disposal of all plaster and lathe on all walls and ceiling leaving open studs, joist and rafters.
 - All exterior walls, floor joist and attic space rafters will be bat insulated with R-13 / R-19 and R- 30 respectively.
 - Finished drywall on ceiling and walls with paint
 - Painted Standard pine moldings for windows and existing doors
 - Allowance for repair of existing fireplace surround (not operational repair)
 - Plumbing includes rough-in and fixtures for two restrooms, one on lower level and one on upper level. Lower lever restroom to be ADA compliant
 - HVAC systems , Separate split systems for lower and upper level
 - Electrical includes Electrical service entrance, rough-in and trim-out of electrical circuit wiring, telecommunication and coaxial wiring
- Including Light Fixture Allowance of \$ 5,000.00

Budget total for work as outlined above:	\$ 285,500.00
Add for exterior painting:	\$ 15,300.00

Pricing completed as if Tax Exempt, using Current Prevailing Wage Order No. 20 for Boone County

Not considered or included in the budget above are:

Architectural and Engineering Fees, Materials testing and abatement. Building Permit, Performance and Payment bond, Builders Risk Insurance. Unforeseen conditions; Contingencies; Structural Repairs; Historical Preservation; Reproduction Trim and Accessories; Floor Coverings; ADA accessibility to or with in the facility beyond lower level restroom size and function; Fire Sprinkling of the Building; Site improvements, site utilities (assuming water sewer, power are available at or within building. Concrete or asphalt paving. Termination of Telecommunication, Data and CATV system wiring and hardware.

Be advised that allowances for many of the items above will need to be included for complete project budgeting.

Please contact me if you have any questions

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Kevin E. Buckler', written in a cursive style.

Kevin E. Buckler
Vice President

**Cost Estimate
PWA 201025**

J.W. Blind Boone Residence - Interior Restoration

<u>Descriptions:</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
Site work: Garden Per Boone Garden 1.0 Site and PL1.0 Concept Plans				
Silt Fence (Erosion Control)	150	LF	\$2.00	\$300.00
Site Prep / Rough Grading	1	LS	\$5,000.00	\$5,000.00
Final Grading (ADA Compliance)	6	HR	\$85.00	\$510.00
Concrete (Curb)	92	LF	\$12.00	\$1,104.00
Concrete Pavement (Parking) 6-Inch Thickness	415	SF	\$6.50	\$2,697.50
Concrete Pavement (Sidewalks/Plaza) 4-Inch Thickness	1025	SF	\$4.50	\$4,612.50
Concrete Pavement (Bid-Alternate Sidewalk) 4 Inch Thickness	268	SF	\$4.50	\$1,206.00
Tubular Aluminum Picket Fence_ 6-Ft Height w/ 2 Manual Swing Gates	128	LF	\$45.00	\$5,760.00
Import Celan Topsoil for Backfill	1	LS	\$250.00	\$250.00
Retaining Wall (PIP) w/ Brick Face (Bricks Donated)	55	LF	\$105.00	\$5,775.00
Electrical (Site/Landscape Lighting)	1	LS	\$7,500.00	\$7,500.00
				Subtotal:
				\$34,715.00
 Note: All Landscape Materials (Trees/Shrubs/Turf/Mulch and Benches to be donated.				
 Interior-Reconstruction:				
Chimney				
Remove existing brick masonry chimney from top of firebox up (to underside of roof)	105	CF	\$7.43	\$780.15
Tuckpoint existing chimney firebox, replace damaged brick as required (cosmetic repairs, not to be rebuilt for use)	1	LS	\$800.00	\$800.00
				Sub-Total:
				\$1,580.15
Furniture, Fixtures and Equipment				
Tables-various sizes (rectangle & banquet)	20	each	\$225.00	\$4,500.00
Chairs--stackable and/or covered	20	each	\$75.00	\$1,500.00
Chairs--Folding	40	each	\$45.00	\$1,800.00
Technology-Projector, Screen, AV Carts, Sound System	1	LS	\$2,700.00	\$2,700.00

**Cost Estimate
PWA 201025**

J.W. Blind Boone Residence - Interior Restoration

<u>Descriptions:</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
Signage -- Interior (ADA, policies/rules, etc)	1	LS	\$1,500.00	\$1,500.00
Office Furniture (desk, cabinet, chair, phone system, etc)	1	LS	\$3,000.00	\$3,000.00
Misc FFE (storage racks, kitchen & cleaning utensils, etc)	1	LS	\$1,000.00	\$1,000.00
Sub-Total:				\$16,000.00
Stairs Removal, tagging and salvage of existing wood stair, handrail, baluster & trim	1	LS	\$1,800.00	\$1,800.00
Stair framing (additional)	1	LS	\$12,000.00	\$12,000.00
Fabricate new wood items to replace those missing &/or damaged in removal; modification of existing treads to work with added steel railing/sub-stringer	1	LS	\$1,000.00	\$1,000.00
Clean and minimally refinish stair (maintain existing finish), matching new wood to existing (repair damaged area, clean existing finish, sand, surface stain, sand, varnish)	1	LS	\$1,600.00	\$1,600.00
Sub-Total:				\$17,600.00
New Construction				
Wood framing, partitions, standard & better lumber, 2" x 4" studs, 16" O.C., 10' high, includes single bottom plate and double top plate, excludes waste	150	LF	\$13.12	\$1,968.00
Misc. wood blocking, fire blocking, sleepers, furring, and headers	1	LS	\$4,000.00	\$4,000.00
Window moldings	375	LF	\$10.00	\$3,750.00
Door moldings	390	LF	\$14.00	\$5,460.00
Door frames, pine	180	LF	\$7.44	\$1,339.20
Remove, refinish, reinstall existing door moldings	5	OPN	\$400.00	\$2,000.00
Misc. wood shelving, trim	1	LS	\$800.00	\$800.00

**Cost Estimate
PWA 201025**

J.W. Blind Boone Residence - Interior Restoration

Descriptions:

	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
Wood base - 1x (Conf./Program, Apt.)	282	LF	\$4.00	\$1,128.00
Wood base - match existing (@ foyer & W.C.)	200	LF	\$10.00	\$2,000.00
Rubber base - 4", cove (Mech. Areas)	75	LF	\$2.49	\$186.75
Insulation at ceilings, blown-in, cellulose, R-38	1266	SF	\$1.62	\$2,050.92
Insulation at walls, sprayed polyurethane, R-23	2892	SF	\$2.74	\$7,924.08
Fire stopping at penetrations to apartment	1	LS	\$800.00	\$800.00
Caulking & Sealants, polyurethane, bulk, in place, 1 or 2 component, 1/4" x 1/4"	1	LS	\$1,500.00	\$1,500.00
Doors, wood, fire, custom architectural "B" label, birch, solid core, 1-3/4" x 2'-8" x 7'-0"	1	EA	\$408.70	\$408.70
Doors, wood, residential, passage, pine, paneled, 1-3/8" x 2'-8" x 6'-8", excl. frame	10	EA	\$234.03	\$2,340.30
Doors, wood, residential, passage, pine, paneled, 1-3/8" x 3'-0" x 6'x8', excl. frame	4	EA	\$243.98	\$975.92
Door Hardware (Hinges, Locksets)	15	EA	\$550.00	\$8,250.00
Door hardware (Deadbolts)	2	EA	\$350.00	\$700.00
Door hardware - Restore & adjust existing hardware	1	LS	\$500.00	\$500.00
Glazing: Misc. repairs at existing transoms	1	LS	\$500.00	\$500.00
Walls: Gypsum Plaster, 3 coats on and incl. painted metal lath, on wood studs (assumes 15% +/- of original plaster remains.	320	SY	\$43.63	\$13,961.60
Ceilings: Gypsum Plaster, 3 coats on and incl. painted metal lath, on wood studs, on ceilings	125	SY	\$47.57	\$5,946.25
Walls: Gypsum drywall, taped & finished, 5/8" thick	8146	SF	\$1.50	\$12,219.00
Ceiling: Gypsum drywall, taped & finished, 5/8" thick screwed to joists, over 8'-0' high (includes double layer @ apt. ceiling)	1442	SF	\$2.65	\$3,821.30
Flooring: 3/4" T&G Plywood sub-flooring at apt (required for fire separation)	500	SF	\$1.46	\$730.00
Flooring: Wood Strip Flooring, yellow pine, T&G, C&	420	SF	\$4.75	\$1,995.00

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PWA 201025**

J.W. Blind Boone Residence - Interior Restoration

<u>Descriptions:</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
better, 3/4" x 3-1/8", excl. finish (at addition, infill areas)				
Flooring: Staining as required to blend repaired flooring with existing (at infill areas)	255	SF	\$1.35	\$344.25
Flooring: Refinish existing wood strip flooring, sanding & finishing, 2 coats polyurethane (matte finish)	1700	SF	\$2.24	\$3,808.00
Flooring: Linoleum sheet goods (Apt, kitchen, bath)	115	SF	\$6.28	\$722.20
Flooring: Vinyl Composition Tile, 12" x 12" x 1/8"	400	SF	\$2.72	\$1,088.00
Flooring: Adhesive cement (1 gallon does 200-300 sf/flr)	3	GAL	\$27.50	\$82.50
Flooring: Carpet, broadloom, installed (Apt.)	41	SY	\$35.00	\$1,435.00
Reset ceramic tile at fireplace, replace damaged tile	1	LS	\$600.00	\$600.00
Paints & Coatings, interior, panel door, wipe-off stain, varnish, 3 coats brushwork, sand after first coat, incl. frame, excl. casing (refinish for existing doors include in	20.5	EA	\$85.00	\$1,742.50
Paints & Coatings, interior, alkyd (oil base), windows, w/frame & trim, primer, paint 2 coats, brushwork (oversize	20	EA	\$112.88	\$2,257.60
Paints & Coatings, misc. int., pipe, primer, paint 2 coats, brushwork	29	LF	\$8.15	\$236.35
Paints & coatings, fireplace, trim, wood, clean & sand, paint 1-2 coats, oil base, brushwork, under 6" wide	1	LS	\$600.00	\$600.00
Paints & Coatings, misc. int., trim, wood, stain & varnish 3 coats, oil base, brushwork, under 6" wide	450	LF	\$2.00	\$900.00
Paints & Coatings, misc. int., trim, wood, stain & varnish 3 coats, oil base, brushwork, over 5"wide	500	LF	\$3.00	\$1,500.00
Paints & Coatings, walls & ceilings, interior, drywall or plaster, zero voc latex, primer, 2 coats, smooth finish,	6574	SF	\$1.25	\$8,217.50
Paints & Coatings, walls & ceilings, interior, drywall or plaster, zero voc latex, primer, brushwork (areas to receive	1986	SF	\$0.46	\$913.56
Signs, flexible door type, adhesive back, w/Braille, 5/8" letters, 12" x 6" 9accessible toilet sign at first floor toilet)	1	EA	\$67.76	\$67.76

**Cost Estimate
PWA 201025**

J.W. Blind Boone Residence - Interior Restoration

<u>Descriptions:</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
Toilet Accessories, stainless steel grab bars, (1-18", 1-36", 1-42")	1	EA	\$185.00	\$185.00
Toilet Accessories, 36" x 24" mirror, with sst 3/4" square frame, excl. casing (refinish for existing doors include in	1	EA	\$149.66	\$149.66
Toilet Accessories, toile tissue dispenser, stainless steel, surface mounted, double roll	1	EA	\$47.75	\$47.75
Toilet Accessories, towel dispenser, stainless steel, surface mounted	1	EA	\$70.53	\$70.53
Toilet Accessories, waste receptacle, stainless steel, w/top,	1	EA	\$375.74	\$375.74
Medicine cabinets, with mirror, stainless steel frame, unlighted, 16 " 22" (@ apartment)	1	EA	\$109.75	\$109.75
Toilet Accessories, towel bars (@apartment)	2	EA	\$50.00	\$100.00
Fire equipment cabinets & portable extinguisher	1	EA	\$425.00	\$425.00
Cooking range, residential appliances, free standing, 1 over, 30" wide	1	EA	\$475.00	\$475.00
Refrigerator, residential appliances, no frost, 14 to 16 C.F.	2	EA	\$625.00	\$1,250.00
Dishwasher, residential appliances, built-in 2 cycles	1	EA	\$535.00	\$535.00
Garbage disposal, residential appliances, sink type	1	EA	\$200.00	\$200.00
Counter Tops, stock, plastic laminate, 24" wide, includes backsplash, minimum	26	LF	\$32.00	\$832.00
Counter Tops, custom, plastic laminate (Apt.)	1	EA	\$150.00	\$150.00
Vanities, vanity bases, 2 door, 30" h x 21" d x 24" w	1	EA	\$267.94	\$267.94
Vanity Tops, center bowl, 19" x 25"	1	EA	\$250.00	\$250.00
Wire shelving @ closets	13	LF	\$25.00	\$325.00
Furnishings, roll-down shades, interior, (Apt.)	1	LS	\$200.00	\$200.00
Sub-Total:				\$117,718.61
Mechanical				
HVAC Units	1	LS	\$16,500.00	\$16,500.00

**Cost Estimate
PWA 201025**

J.W. Blind Boone Residence - Interior Restoration

<u>Descriptions:</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
Exhaust Fans	1	LS	\$500.00	\$500.00
Gas Service	1	LS	\$2,750.00	\$2,750.00
Water Service & BFP	1	LS	\$3,000.00	\$3,000.00
Plumbing	1	LS	\$12,000.00	\$12,000.00
Sub-Total:				\$34,750.00
 Electrical				
Electric Service	1	LS	\$3,000.00	\$3,000.00
Electric Switchgear	1	LS	\$5,000.00	\$5,000.00
Outlets and Lighting	1	LS	\$7,000.00	\$7,000.00
Emergency/Exit Lighting	1	LS	\$1,500.00	\$1,500.00
ADD Wire for digital projectors	1	LS	\$1,000.00	\$1,000.00
Sub-Total:				\$17,500.00
 Fire Sprinkler & Alarm				
Type 13 Fire Sprinkler System	1	LS	\$18,000.00	\$18,000.00
Fire Alarm System	1	LS	\$2,000.00	\$2,000.00
Security System	1	LS	\$2,000.00	\$2,000.00
Sub-Total:				\$22,000.00
TOTAL:				\$261,863.76
General Conditions/Contingency (10%)				\$26,186.38
Sub-Total:				\$288,050.14
Design Contingency (10%):				\$28,805.01
TOTAL:				\$316,855.15

**Cost Estimate
PWA 201025**

J.W. Blind Boone Residence - Interior Restoration

<u>Descriptions:</u>	<u>Quantity</u>	<u>Unit</u>	<u>Unit Cost</u>	<u>Extended Cost</u>
Exterior				
majority of funds for exterior already raised by Blind Boone Foundation				
Funds still needed (replace portions of siding & repaint)	1	LS	\$10,000.00	\$10,000.00
TOTAL PROJECT COST:				\$326,855.15

- *Estimated design time, include Owner review is 3 months
- *Estimated time for Bidding and Contract Award is 1.5 months.
- *Estimated construction time is 5-6 months.