

A RESOLUTION

declaring the necessity for demolition and replacement of a Parks and Recreation vehicle maintenance building located at 1615 Business Loop 70 West; 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 demolition and replacement of a Parks and Recreation vehicle maintenance building located at 1615 Business Loop 70 West, 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 improvement.

SECTION 3. The estimated cost of this improvement is \$948,546.00.

SECTION 4. Payment for this improvement shall be made from Fleet Operations Retained Earnings 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 March 4, 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: Public Works *goh*

Agenda Item No:

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

Council Meeting Date: Feb 18, 2013

Re: Setting a Public Hearing for the Demolition and Replacement of a Vehicle Maintenance Building at the Parks and Recreation Facility Located on Business Loop 70 West

EXECUTIVE SUMMARY:

Staff has prepared for Council consideration a resolution setting a public hearing for March 4, 2013 related to the demolition and replacement of a vehicle maintenance building at the Parks and Recreation facility located at 1615 Business Loop 70 West.

DISCUSSION:

At the August 6, 2012 Council meeting, staff was directed to proceed with entering into a contract for professional architectural services related to the design of a new vehicle maintenance building located at the Parks and Recreation facility. The existing 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. City building inspectors and Peckham and Wright Architects, Inc., performed an evaluation of the building for safety concerns and found a number of structural and building code issues. Due to the age and previous alterations of the building, it was determined that the structure should be replaced as the most cost effective alternative.

Council passed an ordinance on September 4, 2012 to enter into a professional architectural services agreement with Peckham and Wright Architects, Inc for the design of a new vehicle maintenance building. The consultant has developed a detailed cost estimate for this project (see attached report).

FISCAL IMPACT:

The total project cost was originally estimated at \$850,000 (\$750,000 for design and construction of the new facility, and \$100,000 for demolition of the existing structure, site redevelopment and fencing). Per the attached consultant report, that estimate has increased to \$948,546.00. Staff previously appropriated \$100,000 from the Fleet Operations Retained Earnings account per Ordinance 21410 passed on 9/4/12. With Council approval, additional funds from the Fleet Operations Retained Earnings account will be appropriated with the bid call ordinance.

VISION IMPACT:

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

None

SUGGESTED COUNCIL ACTIONS:

After public input and Council discussion, the bid call ordinance should be approved for the demolition and replacement of a vehicle maintenance building at the Parks and Recreation facility located at 1615 Business Loop 70 West.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$45,300.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$100,000.00	Duplicates/Epands an existing program?	Yes	Vision Implementation impact	
Amount of budget amendment needed	\$950,000.00	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?	No
One Time	\$0.00	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 #	

City of Columbia Parks & Recreation Vehicle Maintenance Facility

Project No. PWA 201233

Designed By:

Peckham & Wright Architects, Inc.

Estimated By:

Peckham & Wright Architects, Inc.

Prepared By: Peckham & Wright Architects, Inc.

Preparation Date: 2/6/2012

Est Construction Time: 210 Days

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by Building Systems Design, Inc.

Level 3 Direct Cost Summary

	Quantity	Unit Cost	Total Cost
PWA 201233 City of Columbia Parks & Recreation Vehicle Maintenance Facility			
1 BUILDING			
02 EXISTING CONDITIONS			\$33,605 4%
03 CONCRETE			\$81,000 10%
05 METALS			\$33,705 4%
06 WOOD, PLASTICS, AND COMPOSITES			\$612 0%
07 THERMAL AND MOISTURE PROTECTION			\$1,460 0%
08 OPENINGS			\$58,546 7%
09 FINISHES			\$15,366 2%
10 SPECIALTIES			\$1,972 0%
13 SPECIAL CONSTRUCTION			\$171,604 22%
21 FIRE SUPPRESSION			\$21,600 3%
22 PLUMBING			\$28,800 4%
23 HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)			\$108,000 14%
26 ELECTRICAL			\$43,200 6%
32 EXTERIOR IMPROVEMENTS			\$181,186 23%
SUBTOTAL BUILDING			\$780,655 100%
<i>SUBTOTAL</i>	<i>7,200 SF</i>	<i>\$108.42</i>	<i>\$780,655</i>
Contractor's Gen Requirements	7.0%	\$7.59	\$54,646
Contractor's Overhead	5.0%	\$5.80	\$41,765
Contractor's Profit	3.0%	\$3.65	\$26,312
<i>SUBTOTAL</i>	<i>7,200 SF</i>	<i>\$125.47</i>	<i>\$903,378</i>
Contingency	5.0%	\$6.27	\$45,169
City of Columbia Parks & Recreation Vehicle Maintenance	7,200 SF	\$131.74	\$948,546

Estimate Detail

		Quantity	Unit Cost	Total Cost	
PWA 201233 City of Columbia Parks & Recreation Vehicle Maintenance Facility					
1 BUILDING					
02 EXISTING CONDITIONS					
024119190100	Dump charges, typical urban city, building construction materials, includes tipping fees only	100.00	TON	\$86.05	\$8,605
Task00079	Building demolition	1.00	ea	\$25,000.00	\$25,000
SUBTOTAL EXISTING CONDITIONS					\$33,605
03 CONCRETE					
Task00070	Concrete	1.00	ea	\$81,000.00	\$81,000
SUBTOTAL CONCRETE					\$81,000
05 METALS					
053133506200	Metal decking, steel, slab form, galvanized, 9/16" D, 28 ga	1,077.00	SF	\$1.94	\$2,088
054113304340	Partition, galv LB studs, 16 ga x 4" W studs 16" O.C. x 8' H, incl galv top & bottom track, excl openings, headers, beams, bracing & bridging	140.00	LF	\$26.76	\$3,747
054113304410	Partition, galv LB studs, 16 ga x 6" W studs 24" O.C. x 8' H, incl galv top & bottom track, excl openings, headers, beams, bracing & bridging	153.50	LF	\$22.63	\$3,474
054213400450	Floor joist, galv CF steel, 14 ga x 12" D, incl joists (2" flange) & fasteners, excl band joists (track), web stiffeners, headers, beams, bridging & bracing, materials only	930.00	LF	\$4.43	\$4,118
055113500250	Stair, shop fabricated, steel, 4'-0" W, incl picket railing, stringers, metal pan treads, excl concrete for pan treads, per riser	24.00	RSR	\$500.00	\$12,000
055213500140	Railing, pipe, aluminum, satin finish, 3 rails, 1-1/4" dia, shop fabricated	90.00	LF	\$76.39	\$6,875
055213500930	Railing, pipe, steel, wall rail, primed, 1-1/4" dia, shop fabricated	50.00	LF	\$28.05	\$1,403
SUBTOTAL METALS					\$33,705
06 WOOD, PLASTICS, AND COMPOSITES					
061110022780	2" x 8" miscellaneous wood blocking, to steel construction	0.20	MBF	\$3,058.77	\$612
SUBTOTAL WOOD, PLASTICS, AND COMPOSITES					\$612
07 THERMAL AND MOISTURE PROTECTION					
072116200020	Wall / ceiling insul., kraft faced fiberglass, 3-1/2" thick, R-11, 15" wide	700.00	SF	\$0.66	\$460
Task00078	Caulking and sealants	1.00	ea	\$1,000.00	\$1,000
SUBTOTAL THERMAL AND MOISTURE PROTECTION					\$1,460
08 OPENINGS					
081213130100	Frames, steel, knock down, single, 16 ga., up to 5-3/4" deep, 7'-0" h x 3'-0" w	9.00	EA	\$220.04	\$1,980
081213130140	Frames, steel, knock down, double, 16 ga., up to 5-3/4" deep, 7'-0" h x 6'-0" w	1.00	EA	\$277.56	\$278
081313131120	Doors, commercial, steel, flush, full panel, hollow core, 18 ga., 3'-0" x 7'-0" x 1-3/4" thick	5.00	EA	\$685.31	\$3,427
081313131212	For vision lite add	2.00	EA	\$97.59	\$195
081313131760	Doors, commercial, steel, insulated, full panel, 18 ga., 3'-0" x 7'-0" x 1-3/4" thick	4.00	EA	\$583.25	\$2,333
081313131860	Doors, commercial, steel, insulated, half glass, 18 ga., 3'-0" x 7'-0" x 1-3/4" thick	2.00	EA	\$783.57	\$1,567

Peckham & Wright Architects, Inc.

07 Feb 2013

City of Columbia Parks & Recreation Vehicle Maintenance Facility

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Estimate Detail

		Quantity		Unit Cost	Total Cost
083613102800	Doors, overhead, commercial, stock, steel, heavy duty, sectional, chain hoist, 14' x 14' high	6.00	EA	\$5,204.89	\$31,229
083613102950	Doors, overhead, commercial, stock, steel, heavy duty, sectional, for electric trolley operator, 1/2 HP, over 12' x 12', add	6.00	EA	\$1,645.94	\$9,876
087120300020	Door hardware, door closer, rack and pinion, adjustable backcheck, 3 way mount, all sizes, regular arm	9.00	EA	\$279.39	\$2,515
087120401100	Door hardware, lockset, heavy duty, cylindrical, with sectional trim, non-keyed, privacy	2.00	EA	\$237.29	\$475
087120401400	Door hardware, lockset, heavy duty, cylindrical, with sectional trim, keyed, single cylinder function	9.00	EA	\$282.65	\$2,544
087120411200	Door hardware, deadlocks, bored, night latch, outside key	3.00	EA	\$138.88	\$417
087120500020	Door hardware, doorstops, holder and bumper, floor or wall	3.00	EA	\$53.44	\$160
087120652300	Threshold, aluminum, ADA, 4" wide x 36" long	4.00	EA	\$77.78	\$311
087120900012	Door hardware, hinges, full mortise, average frequency, steel base, USP, 4-1/2" x 4-1/2"	17.00	PR	\$28.86	\$491
B20202101100	Aluminum flush tube frame, for 1/4"glass,1-3/4"x4", 5'x6' opening, no intermediate horizontals	32.00	SF	\$23.41	\$749
SUBTOTAL OPENINGS					\$58,546
09 FINISHES					
092910302050	Gypsum wallboard, on walls, standard, taped & finished (level 4 finish), 5/8" thick	4,976.00	SF	\$1.39	\$6,907
095323300300	Acoustic ceiling grid, 2' x 2'	271.00	SF	\$1.71	\$463
096513131150	Cove base, rubber or vinyl, standard colors, 4" h, .080" thick	431.00	LF	\$2.51	\$1,082
096519107350	Resilient Flooring, vinyl composition tile, marbled, 12" x 12" x 1/8"	136.00	SF	\$2.85	\$388
097733100020	Fiberglass Reinforced Plastic Panels, on walls, adhesive mounted, embossed surface, .090" thick	40.00	SF	\$2.83	\$113
099113700170	Paints & Coatings, ext. doors, flush, both sides, roll & brush, finish coat, exterior latex, incl. frame & trim	11.00	EA	\$49.01	\$539
099123525000	Paints & Coatings, misc. int., pipe, primer or sealer coat, oil base, brushwork, to 4" dia	1,500.00	LF	\$0.78	\$1,174
099123741240	Paints & Coatings, walls & ceilings, interior, concrete, drywall or plaster, zero voc latex, 3 coats, smooth finish, roller	4,976.00	SF	\$0.94	\$4,700
SUBTOTAL FINISHES					\$15,366
10 SPECIALTIES					
102813130300	Toilet Accessories, shower curtain rod, chrome, 1 1/4" dia x 5'	2.00	EA	\$68.69	\$137
102813131100	Toilet Accessories, grab bars, straight, stainless steel, 36" long	2.00	EA	\$64.72	\$129
102813131105	Bathroom accessories, grab bar, straight, 1-1/4" dia, SS, 42" long	2.00	EA	\$65.24	\$130
102813131500	Toilet Accessories, grab bars, tub, 1 1/4" dia, 24" x 36"	2.00	EA	\$128.29	\$257
102813133100	Toilet Accessories, mirror, 36" x 24", with sst 3/4" square frame	2.00	EA	\$135.79	\$272
102813134100	Toilet Accessories, mop holder strip, stainless steel, 5 holders, 48" long	1.00	EA	\$116.14	\$116
102813134300	Toilet Accessories, robe hook, regular, single	4.00	EA	\$36.42	\$146
102813135000	Toilet Accessories, soap dispenser, stainless steel, recessed, liquid	2.00	EA	\$180.86	\$362

Peckham & Wright Architects, Inc.

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City of Columbia Parks & Recreation Vehicle Maintenance Facility

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Estimate Detail

	Quantity	Unit Cost	Total Cost
102813135600 Toilet Accessories, shelf, stainless steel, 5" w x 24" long, 18 gauge	2.00 EA	\$89.26	\$179
102813136200 Toilet Accessories, toilet tissue dispenser, stainless steel, surface mounted, double roll	2.00 EA	\$45.19	\$90
102813136700 Toilet Accessories, towel dispenser, stainless steel, surface mounted	2.00 EA	\$76.96	\$154
SUBTOTAL SPECIALTIES			\$1,972
13 SPECIAL CONSTRUCTION			
074213300400 Steel Siding, galvanized, corrugated or ribbed, on steel frame, 24 gauge, incl. fasteners	4,000.00 SF	\$4.73	\$18,904
133419502440 Pre-Eng Steel Bldg, clear span tapered beam frame, 30 psf roof and 20 psf wind load, 80' to 100' W x 20' eave H, incl. 26 ga. colored ribbed roofing & siding, excl. footings, slab, anchor bolts	7,200.00 SF	\$19.95	\$143,640
133419507530 Pre-Eng. Steel Bldg, insulation, vinyl/scrim/vinyl (VRV) faced, rated .6 lb density, R-19, vinyl/scrim/vinyl (VRV), 10" thick, R-30	7,200.00 SF	\$1.26	\$9,060
SUBTOTAL SPECIAL CONSTRUCTION			\$171,604
21 FIRE SUPPRESSION			
Task00061 New Item	7,200.00 sf	\$3.00	\$21,600
SUBTOTAL FIRE SUPPRESSION			\$21,600
22 PLUMBING			
Task00063 Plumbing	7,200.00 sf	\$4.00	\$28,800
SUBTOTAL PLUMBING			\$28,800
23 HEATING, VENTILATING, AND AIR-CONDITIONING (HVAC)			
Task00065 HVAC	7,200.00 sf	\$15.00	\$108,000
SUBTOTAL HEATING, VENTILATING, AND AIR-CONDITI			\$108,000
26 ELECTRICAL			
Task00059 Electrical	7,200.00 sf	\$6.00	\$43,200
SUBTOTAL ELECTRICAL			\$43,200
32 EXTERIOR IMPROVEMENTS			
Task00068 Site Civil	1.00	\$176,185.68	\$176,186
Task00069 Landscaping	1.00 ea	\$5,000.00	\$5,000
SUBTOTAL EXTERIOR IMPROVEMENTS			\$181,186
SUBTOTAL BUILDING			\$780,655
SUBTOTAL	7,200 SF	\$108.42	\$780,655
Contractor's Gen Requirements	7.0%	\$7.59	\$54,646
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