



Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: May 16, 2016

Re: Gans Creek Recreation Area Improvements – Concession/Restroom Facility

Executive Summary

The Parks and Recreation Department is requesting an ordinance authorizing the construction of improvements at Gans Creek Recreation Area. Improvements to the park include the construction of a concession/restroom facility to provide services to park patrons utilizing the seven multi-purpose athletic fields and other park amenities. The proposed improvements are included in the Gans Creek Recreation Area Master Plan approved by the City Council on May 3, 2010. The total project budget is \$400,000 and is one of the projects identified and funded by the 2015 Park Sales Tax. Portions of the project will be bid through the City's Purchasing Department, and construction of the concession/restroom facility will be completed using a combination of contract and force account labor. Contract labor will be used for the construction of the building, utility installation, and ADA walkways. Park staff will complete all turf grading, landscaping improvements, and turf establishment. The construction of the restroom/concession facility is scheduled to begin late summer 2016 with an anticipated completion date of spring 2017.

Discussion

The 320 acre Gans Creek Recreation Area is located at 3360 E. Gans Road and currently includes five multi-purpose athletic fields, parking, and expanded green space across the regional park. Two more fields are funded and are under construction with an estimated completion date of early 2017. The multi-purpose athletic fields at the park are used by multiple user groups, including Sporting Columbia (soccer), Father Tolton Catholic High School, Columbia Public Schools, and Show-Me State Games. The athletic fields will also have future use by the Mid-Missouri Lacrosse League, Columbia Youth Football League, and University of Missouri Club Sports. The fields are available for private tournaments and sports league games throughout the year.

The Parks and Recreation Department is requesting approval of an ordinance authorizing improvements at the Gans Creek Recreation Area. Park staff is proposing to construct a 78' X 42' concession/restroom facility at the park to provide necessary services to park patrons.

On May 3, 2010, the City Council approved the master plan for Gans Creek Recreation Area and A. Perry Philips Park. Park staff returned to the City Council on October 7, 2013 to request approval to proceed with phase I improvements to Gans Creek Recreation Area. The park amenities completed so far include five multi-purpose athletic fields, parking, utility installation (for completed facilities), and stormwater improvements. As part of the phase I project, park staff will also add two additional multi-purpose athletic fields, reservable shelter,



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playground and dog park to complete the Southeast Regional Park – Gans/Philips Phase I project as identified and funded by the 2010 Park Sales Tax.

After reviewing the master plan for the park and the completed park improvements, staff discussed necessary improvements to the Gans Creek Recreation Area so that the park could be considered as a host site for major sports tournaments and provides facilities to accommodate the number of players, coaches, families and spectators during sporting events and general park use. Park staff felt that the construction of a permanent concession/restroom facility at the park is a top priority in order to service park patrons and participants and spectators of major sports events. At the present time, restroom facilities are provided through the use of portable toilets and concessions are only offered by mobile concession trailer. After speaking with user groups and tournament directors, the addition of a permanent concession/restroom facility was vital to the use of the fields for tournaments and league games. An interested parties meeting was held at the Activity & Recreation Center (ARC) on April 21, 2016. Staff met with citizens to discuss the proposed plans and gain feedback about the improvements. Staff also provided the public with an on-line survey at como.gov and information on the [SpeakUpComo](http://SpeakUpComo.com) website to provide additional opportunities for public comment about the project.

Staff introduced the proposed improvements to the Parks & Recreation Commission at their April 21, 2016 meeting. After discussion of the project, the Commissioners voted to endorse the plans to construct a concession/restroom facility at the park and recommended that Council approve the plans as presented. After considering all citizen comments and the P&R Commission recommendation, staff believes that proposed improvements to Gans Creek Recreation Area represent a consensus of park users and staff.

The proposed Gans Creek Recreation Area improvements will include the construction of a 78' X 42' concession/restroom facility at the park. The facility is sized to accommodate the future seven field complex and other park amenities. The building will include a concession serving area, storage areas, tournament/officials room, family restroom, women's restrooms and men's restrooms. The floor plan minimizes conditioned space and creates a more efficient operation. The interior portion of the facility is approximately 1,300 square feet in size with an overhanging roof that provides approximately 2,000 square feet of shade. The total roof size is approximately 3,300 square feet. The goal is to make this facility an attractive, premier component of the park in order to assist with the recruitment of more and larger sports tournaments and special events at the park. Installation of utilities and ADA walkways will be included in the construction of the concession/restroom facility.

The construction of the concession/restroom facility at Gans Creek Recreation Area will cost about \$400,000 and is funded by the 2015 Park Sales Tax. The project is included in the City's FY16 Capital Improvement Program budget, with construction anticipated to begin late summer 2016. Staff anticipates the concession/restroom facility will be completed by spring 2017. The 2015 Park Sales Tax Implementation Plan, approved by the City Council on December 7, 2015, also includes an additional \$200,000 for improvements to Gans Creek Recreation Area in FY2020. Staff is proposing to construct a shelter and restroom in the park



with these funds and will return to the City Council at a later date to request approval to proceed with these proposed improvements.

All work and materials will be bid through the City's Purchasing Department and will be completed using a combination of contract and force account labor. Contract labor will be used for the construction of the facility, utility installation, and the installation of the ADA walkways from the existing parking lot to the concession/restroom facility. All turf grading, landscaping, and turf establishment after the completion of the facility will be completed by park staff.

Fiscal Impact

Short-Term Impact: The Gans Creek Recreation Area improvement project will cost about \$400,000 and is funded by the 2015 Park Sales Tax in the FY16 Capital Improvement Program.

Long-Term Impact: The concession/restroom facility will have ongoing utility costs associated with water, sewer and electricity and operations costs associated with staffing and concession supplies. The goal for the operations of the concession facility will be that it recover a minimum of 100% of direct operating costs, with hopes that it will generate revenue for the department. The construction of the facility will also eliminate the ongoing costs of portable restrooms utilized at the park at this time.

Vision & Strategic Plan Impact

Vision Impacts:

Primary Impact: Parks, Recreation & Greenways, Secondary Impact: Economic Development, Tertiary Impact: Tertiary

Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Economic Development, Tertiary Impact: Tertiary

Legislative History

Date	Action
12/21/2015	B380-15, Appropriating funds for parks projects at Atkins Baseball Complex, Douglass Park, Gans Creek Recreation Area, McKee St. Park, Nifong Park and Southeast Regional Park http://www.como.gov/Council/Commissions/downloadfile.php?id=20145



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12/07/2015	R192-15, Adopting an implementation plan for the expenditure of local park sales tax revenue https://www.como.gov/Council/Commissions/downloadfile.php?id=19911
10/07/2013	B281-13, Approving the construction of the Gans Creek Recreation Area - Phase I improvement project http://www.como.gov/Council/Commissions/downloadfile.php?id=11097
05/03/2010	B86-10, Approving the 2010 Southeast Regional Park Master Plan http://gocolumbiamo.granicus.com/MetaViewer.php?view_id=2&clip_id=218&meta_id=14421

Suggested Council Action

Approve the ordinance authorizing the project to proceed as proposed.