

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 40-16

**AN ORDINANCE**

determining it is in the public interest to construct improvements to the historic Maplewood Home building located in Nifong Park; approving and adopting plans and specifications; determining that a portion of the work shall be done by contract; calling for bids through the Purchasing Division; determining that a portion of the project shall be done by city employees; providing for payment for the improvement; appropriating funds; authorizing the City Manager to obtain, execute and record all documents necessary for the improvement; providing for compliance with the prevailing wage law and state-mandated construction safety training; and fixing the time when this ordinance shall become effective.

WHEREAS, the City Council adopted a resolution declaring the necessity of constructing improvements to the historic Maplewood Home building located in Nifong Park; and

WHEREAS, the notice of a public hearing on this project was published in a daily newspaper of general circulation in the city; and

WHEREAS, the City Council has held a public hearing on construction of the improvement.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The Council finds that the construction of improvements to the historic Maplewood Home building located in Nifong Park in the City of Columbia, Missouri, is necessary for the welfare and improvement of the city and that it is in the public interest that such improvements be made. Improvements include, but are not limited to, the following:

- Structural repairs to the foundation and site drainage improvements.
- Rebuilding and repointing the brick chimneys.

- Replacing certain structural beams, beam supports, floor joists and subflooring.
- Installing crawl space and attic ventilation.
- Testing and possible abatement of abandoned boiler piping insulation.
- Inspecting and replacing deficient components of the electrical system.
- Replacing HVAC equipment.
- Installing an upgraded alarm system.
- Miscellaneous routine maintenance to include repointing exterior masonry walls, removing vegetation and debris from window wells, exterior painting, cleaning and reconnecting guttering downspout horizontal piping, reconstructing a brick landing and walkway on the southwest corner of the structure, resealing exterior penetrations, caulking and painting wood finished gapped butt and miter joints, demolishing abandoned plumbing pipe, comprehensive basement cleaning, and constructing a secured walkway and work platform at the attic access.

SECTION 2. The plans and specifications for this improvement, as prepared by the Director of Public Works, are hereby approved.

SECTION 3. A portion of the construction of the improvement shall be done by contract in accordance with the plans and specifications, the laws of the State of Missouri, and the Charter and Ordinances of the City of Columbia, Missouri.

SECTION 4. The Purchasing Agent is hereby authorized to call for bids and execute a contract for the structural and foundation improvements. As deemed advisable by the City Manager, city employees shall be used to construct all other improvements.

SECTION 5. Payment for this improvement shall be made from FY 2014 General Fund savings, FY 2015 Historic Preservation Fund Grants received from the Department of the Interior, and such other funds as may be lawfully appropriated.

SECTION 6. The sum of \$32,400.00 is hereby appropriated from the Maplewood Home Rehab Project Revenue Account No. 440-0000-461.10-00, C00638 to the Maplewood Home Rehab Project Account No. 440-8800-548.49-90, C00638.

SECTION 7. The City Manager is authorized to obtain, execute and have recorded all licenses, easements, deeds and any other conveyances or instruments necessary for the City to complete this improvement.

SECTION 8. The contract for the improvement shall provide that not less than the prevailing hourly rate of wages, as found by the Department of Labor and Industrial Relations of Missouri, shall be paid to all workers performing work under the contract. The contractor's bond shall guarantee the faithful performance of the prevailing hourly wage clause in the contract. The City shall also cause to be inserted into the contract a stipulation that all laborers and mechanics employed by the contractor or subcontractors in the performance of work under the contract shall be paid wages at rates not less than those prevailing on similar construction in the locality as determined by the Secretary of Labor in accordance with the Davis-Bacon Act.

SECTION 9. The bid specifications and contract for the improvement shall provide that the contractor and any subcontractor shall provide a ten-hour Occupational Safety and Health Administration construction safety program (or a similar program approved by the Missouri Department of Labor and Industrial Relations) for all employees working on-site. All employees working on the site of the improvement are required to complete the safety program within 60 days of beginning work on the improvement project.

SECTION 10. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

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

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

APPROVED AS TO FORM:

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

CERTIFICATION: I certify there are sufficient funds available in the Maplewood Home Rehab Project Revenue Account No. 440-0000-461.10-00, C00638 to cover the above appropriation.

\_\_\_\_\_  
Director of Finance