



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: March 5, 2018

Re: Sports Fieldhouse Phase I Project Located at A. Perry Philips Park

Executive Summary

The Parks and Recreation Department is requesting an ordinance authorizing the construction of phase I of the sports fieldhouse located in A. Perry Philips Park. The construction of the sports fieldhouse will include four hardwood courts, office space for three existing staff members, restroom facilities, multipurpose rooms and a concession area. The project includes supporting amenities, including the parking lot, extension of the entry road into the park from Ponderosa Street, walkways, landscaping and exterior lights. The total project budget is \$3,950,000 and is funded by the 2015 Park Sales Tax, CVB Tourism Development funds and private donations/sponsorships. Portions of the project will be bid through the City's Purchasing Department, and the project will be completed using a combination of contract and force account labor. Contract labor will be used for the construction of the building, site grading, utilities and parking lot. Park staff will complete all other work associated with the construction of the facility, including completion of the interior spaces of the building, exterior lighting installation, walkway construction and landscaping. The construction of the sports fieldhouse is scheduled to begin early summer 2018, with an anticipated completion date of spring 2019.

Discussion

In the *2013 Parks, Recreation and Open Space Master Plan*, park staff identified a multi-use indoor sports fieldhouse as a key tourism development facility needed in Columbia, Missouri. The facility would provide the necessary space to host regional and national basketball, volleyball and pickleball tournaments, as well as provide facilities for local youth and adult leagues. A complete facility would consist of 8-12 basketball courts, offices, meeting rooms, concessions and supporting amenities. As part of the 2015 Park Sales Tax renewal, Council included the construction of phase I of a sports fieldhouse in the list of projects. Phase I construction of the facility includes four hardwood courts, control desk, office space, concessions, and multipurpose rooms. The total estimated cost of phase I construction is \$3,950,000 and is funded by a combination of sources, including the 2015 Park Sales Tax, Columbia Convention and Visitors Bureau, and private donations/sponsorships. Construction of the facility will take place at A. Perry Philips Park, located at 5050 Bristol Lake Parkway. The master plan for Philips Park was adopted by the City Council on April 13, 2010 and included a multipurpose indoor sports complex located in the northeast corner of the park.

Once the 2015 Park Sales Tax was approved by voters, staff began soliciting public input and selecting architects with expertise with similar recreation facilities. Following informal meetings with potential users such as the Columbia Youth Basketball League, adult volleyball



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and basketball teams, pickleball players and several coaches/parents of independent competitive youth basketball and volleyball teams, basic plans for the sports fieldhouse were developed. It was during these meetings that building options, such as the need for wood courts, cross court goals for younger kids, scoreboards, divider nets, coaches and official's meeting rooms were added, and other items like a locker room with showers were omitted (at least in the first phase).

After the architect developed building layout plans, staff began to gather public input related to the fieldhouse through official citizen input meetings and online comment forms. Staff held two public input meetings at the Activity & Recreation Center on Tuesday, May 2, 2017 and Wednesday, May 10, 2017. Staff also met with individuals representing the Columbia Youth Basketball Association, presented the plans to the Convention and Visitors Advisory Board, and met with property owners adjacent to Philips Park during the public input process. An online comment form was available to citizens from April 24, 2017 to May 18, 2017. Public comment was compiled by staff and can be found at <http://www.como.gov/ParksandRec-old/Parks/Philips/documents/IPMeetingComments.pdf>.

Upon completion of the public input process, Park staff introduced the project to the Parks & Recreation Commission at their May 18, 2017 meeting. Staff provided the Commission with an outline of the proposed improvements to the park. Commission members provided feedback regarding the proposed plans after the presentation by park staff and approved the plans as proposed. After considering all citizen and Commission comments, staff believes that the design of the sports fieldhouse represents a consensus of facility users, community partners, and staff.

The construction of the 41,000 sq. ft. sports fieldhouse at A. Perry Philips will include the following:

1. The main portion of the pre-fab metal building will have space for four 84' x 50' hardwood courts with permanent court lines for basketball and volleyball. The dimensions of the hardwood courts are for regulation high school basketball which allows for all age groups to utilize the courts. The four courts will also have additional goals on the sides of each court to maximize use by playing games across the courts for younger age groups. Each court will have bleacher seating for 70 to 90 spectators, scorer's table and player benches. Curtain dividers will also be installed between the courts to allow for multiple sports or user groups to utilize the courts at any point in time. For instance, the curtain dividers will allow for two courts of volleyball to occur while basketball would be played on the other two courts. Additionally, two of the courts will have permanent pickleball lines allowing for setup of six pickleball courts at the facility.
2. The building design also includes the necessary space to manage and program the facility for leagues and tournaments. The front of the building will include the entry with control desk, a concession area for participants and spectators, restroom facilities, two multipurpose rooms for tournament coordinators, referees, and coaches, and office space for full-time and part-time staff. The Parks and Recreation Department will move



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the two existing full-time staff members in the Sports Programming Division to the new facility to oversee the daily operations. Along with the P&R staff, the Columbia Convention and Visitors Bureau will move one existing full-time staff member to the facility. The staff member is responsible for sports tourism attraction for the CVB and will coordinate tours of the facility for prospective tournament coordinators.

3. Along with the construction of the facility, new parking lots, walkways and the entry road from Ponderosa Street will be completed as part of the phase I project. Staff is proposing to add 201 new parking spaces at the facility to accommodate the parking needs of staff, user groups and spectators. The parking lot will consist of 193 standard parking spaces and 8 ADA parking spaces. The installation of the parking lots will accommodate the phase I use of the building and provide some of the necessary parking for the future addition of phase II of the facility. Along with the asphalt parking lot installation, staff will install all necessary walkways to connect the parking lots to the facility and add necessary lighting for the exterior areas of the sports fieldhouse. Staff will also complete the construction of the entry road into the park from the current ending point off Ponderosa Street to the western-most entrance into the sports fieldhouse parking lots. The new road is planned to be a through road connecting new neighborhoods to the west of the park to Ponderosa Street. This requires the construction of the road to meet Public Works specifications for a city street and have necessary sidewalks and street lighting.

The sports fieldhouse is eligible for the City's Percent for the Art program. P&R staff has worked with the Office of Cultural Affairs and the Commission on Cultural Affairs regarding the selection of the artist and has allocated \$37,000 for the project. The Office of Cultural affairs will return to Council at a later date to authorize and approve the contract for the artist.

Specific funding for Phase I includes Park Sales Tax funds of \$1,130,000 in FY17 and \$1,570,000 in FY18. The Columbia Convention & Visitors Bureau provided \$1,000,000 in funding from the tourism development fund due to the projected increase in sports tourism for Columbia. The remaining \$250,000 in funding for the project will be provided through donations by the Columbia Youth Basketball Association and other private donors or through various sponsorships or naming rights. This could include simple items such as sponsorships of the scoreboards to an entire facility naming rights similar to the MU Health Care Pavilion at Clary-Shy Park.

Following council approval, staff will immediately solicit bids through the City's Purchasing Department for the key components of the building, including the pre-fab metal building, site grading, utilities, concrete slab, sports courts, entry road and parking lots. The project architectural firm, SFS Architecture, estimates that in order to get the best bid price, the City should allow a work schedule of approximately 300-330 days for construction of the sports fieldhouse. When soliciting bids, one of the selection criteria will be a contractor, who with all things being equal, has the shortest time frame for construction. Park construction staff will finish all office work, floor coverings, plumbing, restrooms, painting and related interior electrical for office spaces.



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As the sports fieldhouse nears completion, all exterior improvements such as the parking lots, entry road, walkways and landscaping will be done by a combination of park staff and contract labor. Staff anticipates that the sports fieldhouse and site work will be completed by May 2019, which is critical to the summer sports tournament schedule. Staff has found that a large number of amateur youth sports tournaments occur during the summer including state, regional and national tournaments sponsored by organizations such as Mid-America Youth Basketball (MAYB), Missouri Valley Amateur Athletic Union, Heart of America Volleyball, as well as numerous independent tournaments. Staff has been in contact with the Show-Me State Games and is making arrangements for use of the facility for the 2019 games.

P&R staff has prepared an operating Pro Forma for the sports fieldhouse to anticipate operational needs and project future revenues for the facility. Staff believes that for a period of 12 months the new operating expenses of the facility will be approximately \$190,000. These expenses will include items such as part-time staff, concession items for resale, building maintenance and utilities. After researching similar recreation facilities, staff believes that annual revenues will be equal to the operating expenses of the facility. This projection of 100% matching revenues and expenses is based on liberal estimates for expenses and conservative estimates for revenue. As part of the FY-2019 budget, the sports fieldhouse budget will be included based on an operating period of just over six months. All proposed fees and charges for the fieldhouse were developed based on similar facilities located in and near Missouri. On May 18, 2017, the Parks and Recreation Commission reviewed the proposed fees and charges and approved them as proposed by staff. As done with all new fees and charges, staff will present them for Council consideration as part of the FY-2019 budget request.

The project budget also includes all required furniture, fixtures and equipment (FFE) needed to operate the facility. P&R staff will work with the Information Technology Department on needed phone, computer, and internet needs. Other partnerships include Public Works, Water & Light, and Public Safety on issues such as street design, storm water BMP's, street lighting, building access, sprinkler system and security.

The design of the sports fieldhouse allows for expansion of up to four additional basketball courts and six indoor tennis courts. Once all phases are completed, the fieldhouse will consist of eight basketball courts, six tennis courts and supporting amenities such as more restrooms, meeting space and storage. If it is desired that 12 basketball courts are needed, the tennis courts could be replaced with four more basketball courts. The phased approach allows time for evaluation of market needs. Funding for the additional courts could occur as a project in the 2021 Park Sales Tax renewal or by donation.



Fiscal Impact

Short-Term Impact: The total project budget for phase I construction of the sports fieldhouse at Philips Park is \$3,950,000 and includes \$2,700,000 in Park Sales Tax funds (\$1,130,000 in FY17 and \$1,570,000 in FY18), \$1,000,000 in grant funding from the Columbia Convention and Visitors Bureau and \$250,00 in donations from local organizations and individuals, and/or generated from facility sponsorships.

Long-Term Impact: Staff anticipates that the Sports Fieldhouse will have annual operating revenues equal to annual expenses for the facility. No new full-time staff will be added to the facility during the initial years of operation.

Vision & Strategic Plan Impact

Vision Impacts:

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

Strategic Plan Impacts:

Primary Impact: Operational Excellence, Secondary Impact: Infrastructure, Tertiary Impact: Not Applicable

Legislative History

Date	Action
01/02/2018	Council Report: Sports Fieldhouse Project History and Status https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3300734&GUID=06FDE6B6-A2EC-4CEF-90B1-68473230EA27&Options=&Search=
12/04/2017	R167-17: Authorizing Amendment No. 1 to the agreement for professional architectural services with SFS Architecture, Inc. for A. Perry Philips Park improvements https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3269468&GUID=98BA09AE-9D25-458D-855B-E97E26A9B754&Options=&Search=
07/17/2017	R96-17: Determining that the Columbia Sports Fieldhouse at A. Perry Philips Park qualifies for funding under the Percent for Art program https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3102728&GUID=AFC54B37-8F81-4798-A338-BC39124F6498&Options=&Search=



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08/07/2017	Ord #023254: Approving a major amendment to the PUD development plan of A. Perry Philips Park, Phase I and approving the PD - Plan of Columbia Indoor Sports Complex Philips Park for property located on the northeast corner of Gans Road and Bristol Lake Parkway, west of the current terminus of Philips Farm Road (Case No. 17-142) https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3102719&GUID=2A9593C8-B3F6-4256-A554-E4113E5F9A5D&Options=&Search=
12/05/2017	R177-16: Authorizing an agreement for professional architectural services with SFS Architecture, Inc. for planning, design and preparation of construction documents for a sports field house at the A. Perry Philips Park https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=2898114&GUID=F7583315-FAAC-441F-9AAD-DB095EFA53A5&Options=&Search=
12/07/2015	R192-15: Adopting an implementation plan for the expenditure of local parks sales tax revenue. https://www.como.gov/Council/Commissions/downloadfile.php?id=19911

Suggested Council Action

Approve the ordinance authorizing phase I construction of the sports fieldhouse at A. Perry Philips Park.