



Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: August 3, 2020

Re: Public hearing: Proposed construction of the A. Perry Philips Park Improvements – Indoor Pavilion Construction Project

Executive Summary

Public hearing for the proposed construction of improvements at A. Perry Philips Park; specifically, the construction of an indoor pavilion, parking lots, entry drive, and installation of necessary utilities. The total project budget is \$815,000 and is one of the projects identified in the 2015 Park Sales Tax. Funding includes \$800,000 Park Sales Tax Funds and \$15,000 in funds from Verizon Wireless, which will be used to pay for fiber optic cable installation. Portions of the project will be bid through the City's Purchasing Department, and the proposed improvements will be completed using a combination of contract and force account labor. Contract labor will be used for grading, asphalt paving, concrete work, and utility installation. All other work will be completed by park staff. Improvements at the park are scheduled to begin fall 2020, with an anticipated completion date of winter 2021.

Discussion

The 140-acre A. Perry Philips Park (Philips Park) is located at 5050 Bristol Lake Parkway and includes a 1.4 mile trail, boat ramp, boat dock, fishing dock, restroom, and parking lot. The Columbia Sports Fieldhouse, located in the northeast corner of the park, opened in November 2019. Park staff is currently working on construction plans and bid documents for the construction of a tennis and pickleball complex adjacent to the sports fieldhouse. The tennis/pickleball project was approved by the City Council on March 4, 2019.

This proposed project is the next phase of the Philips Park Master Plan is the construction of a 5,297 square foot indoor pavilion, two 50-car parking lots with lighting, new entry drive from Bristol Lake Parkway and installation of necessary utilities for the project.

Park staff began internal discussions about the construction of an indoor pavilion at Philips Park while forming the list of ballot projects for the 2015 Park Sales Tax renewal. Staff recognized the need for a new facility that would be similar to Riechmann Pavilion at Stephens Lake Park. The facility at Philips Park is anticipated to be used by park staff for events, camps and meetings, have reservation capabilities for use by community members, and serve as a supporting facility for sporting events at Gans Creek Recreation Area. Staff identified the proposed location within Philips Park and began working on proposed plans for public input. The plan focused on an indoor pavilion located in the southwest corner of the park that would have ample space for parking, utilize the lake views available at the park, and be in close proximity to Gans Creek Recreation Area, located across Gans Road.



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Park staff met with several catering user groups to determine desired catering amenities. Once the plans were prepared, staff held the first interested parties meeting for the project at the Aria Apartments Clubhouse on July 30, 2019. An online survey was also available for citizens from July 17, 2019 to August 8, 2019. At the IP meeting, park staff met with citizens to discuss the proposed plans and gain feedback about the park and proposed improvements. After additional discussion related to the citizen feedback, proposed plans, budget and construction timeline, park staff revised the plans for the indoor pavilion and held an additional public input meeting at the Columbia Sports Fieldhouse on February 12, 2020. An online survey was provided for citizens from January 28, 2020 to February 13, 2020.

All feedback from the public input meetings and online como.gov surveys are attached and can be found online at:

<https://www.como.gov/parksandrec/wp-content/uploads/sites/25/2019/03/IP-Meeting-Comments-Philips-Pavilion.pdf>

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Park staff introduced the proposed plans for the construction of the indoor pavilion at A. Perry Philips Park to the Parks and Recreation Commission on Thursday, February 13, 2020. After discussion of the project, the commissioners voted to endorse the proposed construction plans at the park and recommended that Council approve the plans as presented.

After completing the public input process for the project and presenting the proposed construction project to the Parks and Recreation Commission, park staff met with a local architecture firm to discuss the project, negotiate fees for design and continue the planning process for the building. On March 16, 2020, the City Council approved an agreement for architectural services with Columbia Associates Architecture & Interior Design, Inc. The architecture firm has completed the construction documents for the indoor pavilion and will work with park staff, City staff and contractors through the permitting and construction process for the pavilion.

The proposed improvements at A. Perry Philips Park will include the following:

1. A combination of park staff and contract labor will be used to construct the 5,297-square-foot indoor pavilion at the park. The indoor pavilion will include a 2,875 square foot main room, restrooms, warming kitchen, table and chair storage, entry atrium, office space and utility room. The design and use of the building will be similar to Riechmann Pavilion at Stephens Lake Park. Staff estimates the theater-style seating occupancy of the building to be 300 people and the banquet-style seating occupancy to be 225 people.

The building design and functionality will allow for multiple uses by staff and community members. Park staff will utilize the facility for meetings, special events and programs.



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Staff will be able to use the building for all types of programs and events ranging from Esports competitions to indoor space for day camp programs. The indoor pavilion will be available for private rentals by community members for all types of events including weddings, birthday parties, and business meetings. The pavilion will also serve as a key facility for sporting events at Gans Creek Recreation Area and Philips Park. For example, a large indoor space is required for NCAA staff as an operations center during a NCAA regional or national cross country championship. NCAA staff would use the space to coordinate officials, administer athlete drug testing and utilize the building as a staff workspace. This Philips Park indoor pavilion will be large enough to serve in this capacity and will also be used during the Gans Classic and Missouri State High School Athletics Association Cross Country Championships by park staff and MSHSAA officials.

The construction of the indoor pavilion will be completed using a combination of contract and force account labor. Contract labor will be used for the site grading, installation of the concrete floor, HVAC installation, and plumbing installation. Contract labor will also be used for site utilities necessary for the building including sewer line installation, water line installation, and stormwater improvements. All other work will be completed by park staff including erection of the building, electrical work, exterior walkways, and all finish work including drywall, door and window installation, and roofing.

2. Contract labor will be used to construct a new asphalt entry drive into the park from Bristol Lake Parkway and two 50-car asphalt parking lots adjacent to the indoor pavilion. Staff is proposing to add 94 standard parking spaces and 6 ADA accessible parking spaces. Park staff will also install necessary parking lot lighting and ADA walkways for the new parking lots. The design of the parking area includes a future phase of 52 additional parking spaces. If staff determines these are needed for the pavilion and special events, staff will return to Council to ask for permission to construct the additional parking lot. The new parking lots will also be utilized for other events such as the Show-Me State Games Pumpkin Run and cross country events at Gans Creek Recreation Area.
3. Park staff will complete all necessary landscaping and turf establishment at the construction site including tree planting, landscaping and turf establishment around the pavilion and parking lots.

Future development at the site will include an ADA walkway from the pavilion down to a lakeside gazebo to allow for outdoor wedding space adjacent to the pavilion and the lake at the park. Staff will return to Council at a later date for approval of walkway and gazebo construction.

The \$815,000 improvement project at Philips Park is funded by \$800,000 in 2015 Park Sales Tax and \$15,000 in appropriated revenue from Verizon Wireless as payment for easement access for a cellular communication tower at Cosmo Park to be used to offset the costs associated with the installation of fiber communication wire needed for this project. The project is included in the City's FY19 Capital Improvement Program. Portions of the project will be bid through the City's Purchasing Department, and the proposed improvements will be



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completed using a combination of contract and force account labor. Construction of the improvements is anticipated to begin fall 2020, and staff anticipates the park improvements will be completed by winter 2021.

Fiscal Impact

Short-Term Impact: The total project cost is \$815,000 and is funded by the 2015 Park Sales Tax (\$800,000) and an appropriation of revenue from Verizon Wireless (\$15,000).

Long-Term Impact: The new indoor pavilion will have annual expenses including utility expenses and facility cleaning. Operating expenses at the pavilion are anticipated to be offset by fees generated by private rental of the facility.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

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

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Not Applicable

Legislative History

Date	Action
03/16/2020	R43-20: Authorizing a professional architectural services agreement with Columbia Associates Architecture & Interior Design, Inc. for professional design services and preparation of construction documents for the proposed indoor pavilion project at A. Perry Philips Park. https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=4394089&GUID=DA320CF3-74DA-4E2C-9AE6-42172097664D&Options=&Search=
02/04/2019	B22-19: Appropriating funds received from donations and miscellaneous revenue to the Parks and Recreation Department. https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3838760&GUID=0D3D9538-8EA4-46B8-A1AD-6961E8DE0A8A

Suggested Council Action

After the public hearing, approve the ordinance authorizing the construction of improvements at A. Perry Philips Park.