



Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: February 1, 2021

Re: Public Hearing: Gans Creek Recreation Area Cross Country Course – Indoor Building and Greg Hall Champions Plaza Construction

Executive Summary

Public hearing for the construction of facilities to support the Gans Creek Cross Country Course located at Gans Creek Recreation Area. The proposed improvements at the park include the construction of a 1,600 square foot indoor building and the Greg Hall Champions Plaza. The project budget is \$134,000, which includes \$104,000 for the construction of the indoor building and \$30,000 for the construction of the Greg Hall Champions Plaza. The funding for the indoor building is a donation from University of Missouri Athletics as part of the City's partnership with the University of Missouri Athletic Department. MU and P&R staff felt that the City was better suited to construct this facility as it is on City property. The funding for the Greg Hall Champions Plaza is from donations raised by private citizens for their meets. Portions of the project will be bid through the City's Purchasing Department, and the proposed improvements will be completed using park staff. The construction of the two amenities will begin spring 2021, with an anticipated completion date of September 2021.

Discussion

The 320-acre Gans Creek Recreation Area (GCRA) is located at 3360 E. Gans Road and currently contains five multi-purpose athletic fields, a championship level cross country course, parking, concession/restroom facility and expanded green space across the regional park. The construction of the cross country course and update to the master plan for the park was approved by City Council on August 20, 2018. P&R staff held a dedication and inaugural race, *The Gans Creek Classic*, on Friday, September 27, 2019 and the first season of races on the course ended with the Missouri State High School Cross Country Championships on Saturday, November 9, 2019. As part of the partnership with University of Missouri Athletics, future improvements to the cross country course have been identified on the park master plan to accommodate large race events; television and radio broadcasts; and collegiate athletes, coaches and training staffs. The improvements include a large shelter, timing tower, indoor facility to serve as race coordinator/media headquarters and a multi-tier awards platform. The timing tower and large shelter have been completed and the indoor building and awards plaza are the final two structures for construction as part of the master plan.

The proposed improvements at the park will include the construction of a 1,600 square foot indoor building and the Greg Hall Champions Plaza.

The indoor building and awards plaza were included in discussions during the interested parties meeting for the proposed changes to the GCRA master plan, including the cross



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country course construction, on July 10, 2018. The Parks and Recreation Commission also voted to endorse the updated GCRA master plan and cross country course construction at their Parks and Recreation Commission meeting on July 19, 2018.

With funding available via donation from Mizzou Athletics, park staff is ready to proceed with the construction of the following amenities:

1. A 50' X 32' building will be constructed adjacent to the finish line and large shelter that will serve as the race headquarters for cross country events at the park. The race headquarters will include a large assembly space, two interior restrooms, two exterior restrooms, storage space and small kitchenette. The building will be equipped with the necessary electric and fiber to serve as the race headquarters for any size event at the cross country course. Staff anticipates race directors will use the space for race coordination, media relations, coordinating race officials and storage for events. The restrooms will provide permanent facilities for the race coordinators, officials, volunteers, media and coaches. Outside of the August to November cross country season, the building will be available for rental to the general public. The additional revenue from the facility rentals will help offset expenses related to the building operations.
2. The construction of the building will also include necessary connecting walkways to allow for ADA accessible access to the building and access by park maintenance staff.

At this time, park staff is planning to complete the construction of the indoor building. Mizzou Athletics staff members have had discussions with local construction contractors about donating construction services related to the construction of the building. If they are successful in securing a contractor for the construction of the building, staff will return to Council to request authorization to proceed with an agreement for the donation of services related to the construction of the building.

With funding available via recent donations from private citizens, park staff is ready to proceed with the construction of the following amenity:

1. Park staff will construct the Greg Hall Champions Plaza in the open area east of the viewing berm and adjacent to the south parking lots. The 37-foot-long, multi-tier awards platform will be used for awards ceremonies associated with cross country events at the park. The funding, totaling \$30,000, was donated to the City for the construction of the plaza to honor the life of Greg Hall. A group of citizens in the high school running community approached park staff about possible ways to honor Greg Hall. Staff presented the champions plaza idea to the group, and the necessary funds were raised for the construction of the facility amenity. Greg was a long-time photographer at Missouri high school track and cross country meets and was highly-respected throughout the race community. Greg took photos annually at the Missouri State High School Cross Country Championships and was also a photographer/writer



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for MO MileSplit website. He passed away suddenly in December 2019, and the plaza will be constructed in his memory. The champions plaza will include tiered platforms for multiple rows of athletes, vertical wall for interchangeable banners, a bronze plaque for Greg Hall, and necessary electric and fiber for audio equipment at the plaza.

The total project funding is \$134,000 and includes \$104,000 in funding provided by University of Missouri Athletics for the indoor building construction and \$30,000 in donations from private citizens for the construction of the Greg Hall Champions Plaza. The two amenities will be constructed by park staff. Staff will bid portions of the materials used for the project through the City's Purchasing Department and also utilize term & supply contracts for materials needed for the project. Construction of the indoor building and awards plaza is anticipated to begin spring 2021, with the goal of having these final amenities built in time for the 2021 fall cross country events. The Gans Creek Cross Country Course was designed to be a championship-level cross country course to promote sports tourism in Columbia. Having these amenities built in time for the scheduled fall events will add notoriety for the facility for the 1000's of participants, spectators, coaches, and schools that will be attending cross country events at Gans Creek Recreation Area.

Fiscal Impact

Short-Term Impact: The projects will be completed using donated funds, totaling \$134,000, provided by University of Missouri Athletics and private citizens.

Long-Term Impact: Park staff anticipates a small net increase in annual expenses (\$1,000 to \$2,000) at the park for the use of the indoor building including cleaning, utility expenses and trash pickup at the building. Some expenses will be offset by revenue generated by the rental of the building during the off season.

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: Not applicable, Tertiary Impact: Not Applicable



Legislative History

Date	Action
08/20/2018	(B193-18) Approving a revised Gans Creek Recreation Area Master Plan; authorizing construction of improvements at the Gans Creek Recreation area to include a cross country course, starting and finishing line structures, a parking lot and ADA walkways. <a data-bbox="375 562 1544 636" href="https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3590779&GUID=2D6EBA2C-2250-4EFD-8D51-D88218A1C1C5&Options=&Search=">https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3590779&GUID=2D6EBA2C-2250-4EFD-8D51-D88218A1C1C5&Options=&Search=
08/20/2018	(PH32-18) Public Hearing: Proposed construction of improvements at the Gans Creek Recreation area to include a cross country course, starting and finishing line structures, a parking lot and ADA walkways. <a data-bbox="375 793 1544 867" href="https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3604220&GUID=6406E50E-B8B7-415F-BE13-E59491373818&Options=&Search=">https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3604220&GUID=6406E50E-B8B7-415F-BE13-E59491373818&Options=&Search=
08/06/2018	(R111-18) Setting a public hearing: proposed construction of improvements at the Gans Creek Recreation area to include a cross country course, starting and finishing line structures, a parking lot and ADA walkways. <a data-bbox="375 1024 1544 1098" href="https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3590784&GUID=B7C9EC85-0305-42CF-BF9F-3CECC24E62E7&Options=&Search=">https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3590784&GUID=B7C9EC85-0305-42CF-BF9F-3CECC24E62E7&Options=&Search=

Suggested Council Action

After the public hearing, approve the legislation authorizing the construction of improvements at the Gans Cross Country Course located at Gans Creek Recreation Area and appropriating the funds.