



Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: May 7, 2018

Re: Clary-Shy Community Park Improvements: Appropriation of additional funds

## Executive Summary

The Parks and Recreation Department is requesting Council approval to appropriate the amount of \$1,112,205 in funds for the construction of the Farmers Market and Agricultural Park at Clary-Shy Community Park. This appropriation enables the City to award the base bid and first alternate (vinyl weather curtains) to the lowest bidder, GBH Building, Inc., in the amount of \$2,281,770. The appropriation includes a \$25,000 Missouri Foundation for Health (MFH) grant, \$250,000 donation from the Friends of the Farm fundraising committee, \$200,000 from the 2015 Park Sales Tax (originally scheduled to be appropriated 10/1/2018) and \$637,205 from the City's Designated Loan Fund, which will be repaid with additional donation pledges received by the committee as described on the attached letter. This increases the loan from the City's Designated Loan Fund from the original \$574,565 loan to a combined loan total of \$1,211,770. After the first three years (2019-2021), \$950,000 of the \$1,211,770 loan from the City's Designated Loan Fund will be paid off. GBH will be responsible for all of phase I construction except for the maintenance barn and parking lot, which will be done at later stages of the project.

## Discussion

Eight bids for Phase I of the Farmers Market and Agriculture Park were received for the Clary-Shy Agriculture Park construction project, with the lowest being submitted by GBH Builder, Inc. With the higher than anticipated steel costs, staff is recommending that only the base and alternate 1 bids be accepted at this time. The base bid includes all grading, utilities, and the middle third portion of the MU HealthCare Pavilion, and concrete pad for the entire pavilion structure. This includes the restroom that is located in the pavilion and will allow all market vendors to set up on a concrete pad while additional funds are being raised for the remaining pavilion structure.

The following were bid as alternates:

- Alternate 1, \$80,070 for the pavilion vinyl weather curtains will be accepted and included in GBH's contract. Market vendors will be able to enclose the middle third of the pavilion and allows for the market to remain on site during the winter months.
- Alternate 2, \$390,190 for the maintenance barn. There are specific donations and grants for this building only, which covers the cost of materials and supplies. Pending future bids on materials, staff anticipates that this barn will be constructed by P&R labor.
- Alternate 6, \$107,000 for the additional 40 car parking lot is funded as part of the department's \$400,000 Land and Water Conservation Fund grant and will be bid



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

separately once the final paperwork for the grant arrives and is accepted and appropriated to the project by Council.

*Note: Alternates 3, 4 & 5 were not included in the first phase bid document and will be completed in future phases.*

GBH will be used for the construction of phase I of the farmers market structure, utilities installation, and concrete pad. All other aspects of the project will be completed using park staff, Columbia Center for Urban Agriculture staff and community volunteers. CCUA staff and volunteers have already begun soil preparation for the future garden plots.

A critical component of the project is the vinyl curtains, as it allows the Columbia Farmers Market to remain open during the winter market season. As the curtain installation requires coordination with the construction of the market pavilion, it was important for GBH to install the curtains during pavilion construction.

The original project budget for phase I improvements was \$1,469,565 and included \$400,000 in Park Sales Tax funds, \$495,000 in sponsorship funds from MU Health Care and \$574,565 from the City's Designated Loan Fund. The funds from the Designated Loan Fund are to be repaid by donations from the Friends of the Farm fundraising partnership.

At the November 6, 2017 council meeting, Friends of the Farm reported raising \$664,840 in donations and pledges as shown on the table below.

<b>Year</b>	<b>Pledges Due</b>	<b>Disbursement Date</b>
2018	\$336,008	1/1/2019
2019	\$207,512	1/1/2020
2020	\$31,045	1/1/2021
2021	\$27,425	1/1/2022
2022	\$12,850	1/1/2023
2023	\$12,500	1/1/2024
2024	\$12,500	1/1/2025
2025	\$12,500	1/1/2026
2026	\$12,500	1/1/2027
<b>TOTAL</b>	<b>\$664,840</b>	

However, of the \$664,840 pledged, staff only appropriated the first three years' worth of pledges, totaling \$574,565 through the City's Designated Loan Fund.

Staff anticipated that as both P&R park planners and Friends of the Farm committee would continue with grant solicitations and fundraising opportunities, there would be a need to return to Council at various times throughout the project to appropriate additional funds. As vendor concerns about steel pricing were made known, fundraising efforts increased and alternate options, such as delaying portions of the project, were considered.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

This request for Council approval and appropriation includes the following funds:

- \$ 25,000 Missouri Foundation for Health Grant (Total grant is \$700,000. \$25,000 is earmarked for this phase of the construction project.)
- \$250,000 donation from the Friends of the Farm fundraising committee.
- \$200,000 from the 2015 Park Sales Tax. This was part of the original project budget and formerly scheduled to be appropriated in the FY2019 fiscal year (10/1/2018), but due to contract requirements, it needs to be appropriated now to facilitate awarding the construction contract.
- \$637,205 from the City's Designated Loan Fund, which will be repaid with additional pledges raised by the committee.

The Friends of the Farm will be making annual payments on the designated loan on January 1 of each year as follows:

1.	\$ 350,000	2019	} \$950,000 will be paid off in first 3 years.
2.	\$ 350,000	2020	
3.	\$ 250,000	2021	
4.	\$ 130,885	2022	
5.	\$ 130,885	2023	
	\$1,211,770		

After the first three years, \$950,000 of the \$1,211,770 loan from the City's Designated Loan Fund will have been paid off. The fundraising goal is to pay off the loan as quickly as possible and include extra funds in case of potential pledge defaults.

Pending approval of the appropriation at the May 21, 2018 council meeting, staff will be able to enter into an agreement with GBH Contractors for the base bid of the project (\$2,281,770), and have about \$100,000 available for unforeseen construction issues and miscellaneous items such as bike racks, signs, and parking lot and vendor stall striping.

## Fiscal Impact

Short-Term Impact: The current project balance is \$1,267,472. This action will appropriate a cash donation of \$250,000 from the Friends of the Farm, \$200,000 in 2015 Park Sales Tax funds (from FY19 to FY18), \$25,000 from the MFH Grant, and adds \$637,205 to the existing \$574,565 from the City's Designated Loan Fund, for a total loan in the amount of \$1,211,770. The funds from the Designated Loan Fund will be repaid over a period of five years by donations from the Friends of the Farm fundraising partnership. This increases the project balance to \$2,379,677 and allows the contract to GBH to be issued.

Long-Term Impact: Repayment of the loan will be over a period of five years.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Economy, Tertiary Impact: Social Equity



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

## Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Economic Development, Tertiary Impact: Livable & Sustainable Communities

### Legislative History

Date	Action
11/06/2017	B319-17: Approving the Clary-Shy Community Park-Agriculture Park Master Plan; Authorizing construction of the project; calling for bids through Purchasing Division and appropriating funds. <a href="https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3202682&amp;GUID=5AF63C91-2002-4676-A3DD-8ACCE2B0702C&amp;Options=&amp;Search=">https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3202682&amp;GUID=5AF63C91-2002-4676-A3DD-8ACCE2B0702C&amp;Options=&amp;Search=</a>
8/21/2017	R115-17: Authorizing a grant award agreement with The Missouri Foundation for Health and Columbia Center for Urban Agriculture for a community food assessment and for construction and programming costs associated with the Clary-Shy Agriculture Park. <a href="https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3130858&amp;GUID=F0B0A055-CE60-4843-BE6C-BB9A8C8C782E&amp;Options=&amp;Search=">https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3130858&amp;GUID=F0B0A055-CE60-4843-BE6C-BB9A8C8C782E&amp;Options=&amp;Search=</a>
6/19/2017	Ord #023222: Authorizing an agreement with The Curators of the University of Missouri, on behalf of University of Missouri Health Care, for the naming rights/sponsorship of the large pavilion located at Clary-Shy Park. <a href="https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3062223&amp;GUID=BBB12F08-183F-41D8-AE88-8BE42D8CA888&amp;Options=&amp;Search=">https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3062223&amp;GUID=BBB12F08-183F-41D8-AE88-8BE42D8CA888&amp;Options=&amp;Search=</a>
9/19/2016	R139-16: Authorizing a memorandum of understanding with Friends of the Farm, on behalf of Sustainable Farms & Communities Inc., Columbia Center for Urban Agriculture and Columbia Farmers Market, Inc., for fund-raising activities associated with the construction of a farmers market community center and a community agriculture garden at the Clary-Shy Park located on Ash Street. <a href="https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=2838026&amp;GUID=CE50F5D5-D245-4990-B7F3-7347632FF94B&amp;Options=&amp;Search=">https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=2838026&amp;GUID=CE50F5D5-D245-4990-B7F3-7347632FF94B&amp;Options=&amp;Search=</a>

### Suggested Council Action

Approve the legislation appropriating funds for the project.