



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: November 20, 2023

Re: Columbia Sports Fieldhouse Phase II – Appropriation of Funds

## Executive Summary

The Parks and Recreation Department is requesting City Council approval to appropriate \$4,500,000 for the construction of phase II of the Columbia Sports Fieldhouse at A. Perry Philips Park. This appropriation enables the City to (1) award the base bid and alternates to the lowest bidder, Prost Builders, Inc. in the amount of \$8,410,800; (2) make available a 5% contingency in the amount of \$420,540; (3) add \$275,000 for the installation of utilities; (4) provide \$650,000 for construction of facility parking lots and the required extension of Philips Farm Road. Funding for the project budget includes a transfer of \$2,000,000 from the Park Sales Tax fund balance and an appropriation of \$2,500,000 from the City's Designated Loan Fund. The loan will be paid back over 10 years using funds generated annually by the Park Sales Tax. The additional appropriated funds will provide a new project budget of \$9,756,437. All funds utilized to construct phase II of the Columbia Sports Fieldhouse will come from a combination of dedicated Park Sales Tax funds, CVB Tourism Development Fund and the City's General Fund.

## Discussion

At the May 15, 2023 City Council meeting, the phase II construction of the Columbia Sports Fieldhouse was approved with a project budget of \$5,800,000. The project budget was established in summer 2021 as the department planned for the renewal of the Park Sales Tax in November 2021. Staff created the project budget for phase II construction based on the cost to construct phase I of the facility with a marginal increase based on the cost of construction at that time. Since the approval of the 2021 Park Sales Tax implementation schedule, the cost of construction, ranging from material costs to labor expenses, has increased exponentially across all types of trades.

In 2018, phase I construction of the Sports Fieldhouse totaled \$5,231,000 or \$113.72 per square foot. The base bid for phase II construction of the Columbia Sports Fieldhouse is \$7,958,000 or \$173 per square feet. In terms of specific expenses for the construction project, the cost of the pre-engineered metal building nearly doubled in five years and HVAC installation costs are more than 40% higher in phase II compared to phase I installation.

Based on the low bid received for the phase II construction of the Columbia Sports Fieldhouse, park staff is requesting approval of an ordinance to appropriate \$4,500,000 in additional funding to complete the project. The funding includes \$2,000,000 from the Park Sales Tax fund balance and \$2,500,000 from the City's Designated Loan Fund. The 10-year loan will be paid back on an annual basis using funds from the Park Sales Tax. The estimated



annual payment will be approximately \$316,000 and includes payment of the loan principal and interest.

The current project balance is \$5,256,437 and all expenses for architectural and engineering services are accounted for in the current contract with SFS Architecture, LLC. With the additional appropriation of \$4,500,000, staff will have funding for the following items related to the phase II construction project:

1. Phase II construction of the facility by the low bidder, Prost Builders, Inc., in the amount of \$8,410,800. The total cost represents the base bid plus accepted alternates such as concrete and wood floor refinishing in the existing building and additional site grading.
2. A 5% contingency in the amount of \$420,540 for any potential change orders or unexpected project costs.
3. A total of \$275,000 for the installation of site utilities including electric, water, stormwater and sanitary sewer. All utility work will be completed using a combination of city staff and contract labor.
4. A total of \$650,000 for the construction of parking lots for the facility and the required 284-foot extension of Philips Farm Road. This work will be done by a contractor with park staff assisting with landscaping and parking lot lighting installation.

In summary, the initial project funding for phase II construction of the Columbia Sports Fieldhouse, totaling \$5,800,000, will come from the Park Sales Tax, CVB Tourism Development Fund and the City's General Fund. The additional funding, totaling \$4,500,000, will come from the Park Sales Tax fund balance (\$2,000,000) and the City's Designated Loan Fund (\$2,500,000). The loan will be paid back over 10 years using funds generated annually by the Park Sales Tax.

## Fiscal Impact

Short-Term Impact: Staff is requesting an appropriation, totaling \$4,500,000, from the Park Sales Tax fund balance and the City's Designated Loan Fund.

Long-Term Impact: The 10-year loan from the City's Designated Loan Fund will be paid back on an annual basis using funds from the Park Sales Tax. The estimated annual payment will be approximately \$316,000 and includes payment of the loan principal and interest.

## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Resilient Economy, Tertiary Impact: Not Applicable

### Comprehensive Plan Impacts:

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



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## Legislative History

Date	Action
5/15/23	<p>B59-23: Authorizing construction of Phase II of the Sports Fieldhouse project located in A. Perry Philips Park to include four (4) hardwood courts for basketball, volleyball and pickleball, office space, restroom facilities, multipurpose room, seating area, parking lot, walkways, installation of exterior lighting, and the extension of Philips Farm Road; calling for bids for a portion of the project through the Purchasing Division.</p> <p><a href="https://legistar.com/View/00000000-0000-0000-0000-000000000000/B59-23">City of Columbia, Missouri - File #: B59-23 (legistar.com)</a></p>
9/19/22	<p>R138-22: Authorizing an agreement for professional architectural services with SFS Architecture, Inc. for planning, design and preparation of Phase II of the Columbia Sports Fieldhouse improvement project located in A. Perry Philips Park.</p> <p><a href="https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=5842267&amp;GUID=2CAF83A5-2505-4350-893C-6D6A8DA66837&amp;Options=&amp;Search=">https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=5842267&amp;GUID=2CAF83A5-2505-4350-893C-6D6A8DA66837&amp;Options=&amp;Search=</a></p>

## Suggested Council Action

Approve the legislation authorizing the appropriation of funds for the phase II construction of the Columbia Sports Fieldhouse.