



701 East Broadway, Columbia, Missouri 65201

## Council Memo

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: May 4, 2026

Re: North Village Park Development – Appropriation of Funds

Impacted Ward: Ward 1

### Executive Summary

The Parks and Recreation Department is requesting City Council approval to appropriate \$1,425,000 for the construction of North Village Park, located at 210 Orr Street. The appropriation of funds enables the City to award the base bid and first alternate to the lowest bidder, Reinhardt Construction, in the amount of \$2,381,700, and makes available a contingency in the amount of \$190,813. The additional appropriated funds come from the Park Sales Tax, Capital Project Interest Account, Sewer Improvement Fund and Electric Improvement Fund. The additional appropriated funds will provide a new project budget of \$2,572,513 to complete the contracted work. The project must be completed by December 31, 2026 to meet the requirements of the Missouri ARPA Community Revitalization Grant from the Missouri Department of Economic Development that was approved with the City Council authorization for the park development.

### Discussion

At the March 18, 2024 City Council meeting, the master plan and phase I construction of North Village Park was approved. The proposed park development includes perimeter curb and sidewalk improvements, utility and stormwater infrastructure upgrades, turf and landscaping installation, tree plantings, park lighting, public art, flexible performance area, active family space with themed playground and seating spaces, and parking improvements. The total project budget was \$1,550,000 and was initially funded by the 2021 Park Sales Tax and a Missouri ARPA Community Revitalization Grant from the Missouri Department of Economic Development.

In July 2025, City staff started to work with McClure Engineering to complete the necessary construction documents for park development. At this time, all necessary plans have been approved by the Community Development Department and permits are ready to be issued for construction. The necessary demolition for the park development is currently underway at 210 Orr Street and the Office of Cultural Affairs is working through the selection process for the installation of public art.

The Parks and Recreation Department worked closely with the City's Purchasing Department to issue a Request for Bid (RFB) for the development of North Village Park and received four bids from local contractors by the bid closing date of April 15, 2026. The low bidder for the

base bid and alternate #1 for the park development, totaling \$2,381,700, was Reinhardt Construction, LLC.

The Parks and Recreation Department is requesting approval of an ordinance to appropriate \$1,425,000 in additional funding to complete the proposed work associated with the development of North Village Park. The funding comes from the Park Sales Tax, Capital Project Interest Account, Sewer Improvement Fund and Electric Improvement Fund.

Parks and Recreation staff and the McClure Engineering team worked closely with City staff from the Public Works Department, Water & Light Department, Sewer Utility and Stormwater Utility to complete the construction documents for the development of the park. The construction plans for North Village Park includes the complete revitalization of the 2.3-acre city parcel that currently includes four sides of road frontage, extensive overhead electric and communication utilities, multiple underground utilities, public sidewalks and public parking spaces. During the planning and engineering process for the park development, it was determined that the following street, sidewalk and utility improvements would also be addressed during the park construction:

1. McClure Engineering collaborated closely with the Public Works Department to establish appropriate roadway dimensions for the four streets surrounding North Village Park. Using AutoTURN Swept Path Analysis, the design of the park accommodates required turning movements for public transit buses (as this corridor includes a transit route adjacent to the bus station) as well as emergency vehicles such as fire trucks. These adjustments also enable reconstruction of the north side of Ash Street, which currently has only a 3-foot-wide sidewalk. The redesigned section will provide a sidewalk that meets downtown Columbia standards. These changes will enhance the functionality of the park, provide ADA accessible sidewalks and crosswalks, allow for the continued use of Ash Street as a bike boulevard and future improvements to the sidewalks on the opposite side of each street.
2. As part of the construction project, the contractor will relocate two existing city water lines that are located within the park development. The contractor will relocate a city water line that currently runs under Ash Street into the turf area of the park. Another city water line that would currently be located within the porous paver section of the new parking spaces along St. James Street will also be relocated within the turf area of the park. The relocation of these two water lines updates the water infrastructure in each location and provides easier access in the case of necessary repair.
3. The contractor will reconstruct a large box culvert located in the southeast corner of the park, along St. James Street, to improve the hydraulics in the existing stormwater system in this area of the roadway. In addition to this major improvement, new storm drain inlets will be set in the curb and gutter on all four sides of the park to capture stormwater during rain events.

4. The contractor will be responsible for the installation of necessary conduit for the undergrounding of all existing electric and communication utilities currently present as overhead utilities within the park property. They will work closely with staff from the Water & Light Department to completed this work, which also includes the installation of a new pad mounted transformer and switch gear within the turf area of park. The electric and communication utility improvements replace older infrastructure, eliminates accessibility issues with the removal of utility poles currently in the sidewalks and improves the aesthetics of the park. In addition to the major overhead utility work, the contractor will also install new dual head lighting on the perimeter of the park to illuminate the sidewalks and parking areas along with the interior of the park.
5. By accepting alternate #1 of the bid proposal, the improved sidewalks within the park property will include the planned 14-foot concrete width along with a 6-foot wide section of brick pavers and tree grates. This will create the necessary width to increase available use of the walkway for festivals and events while maintaining required accessible walkway widths for pedestrians. This area of the park is also the planned location for four public art installations as well as four to six public art bench installations.

The expanded sidewalk construction will also include 21 locations for tree plantings that will look similar to the grated street trees in the downtown area. The installation of these trees will include the construction of a Silva Cell System under the concrete infrastructure. Silva Cells are a green infrastructure system that manage stormwater at the source by treating runoff at initial point of contact and address soil compaction issues for urban trees. The system supports hardscapes above while preserving large volumes of uncompacted soil for healthy root development. The system supports growth of urban trees and could be implemented in multiple areas of downtown to support mature growth of trees in sidewalk areas. The installation of the trees along the park sidewalks will also be supplemented with 15 to 20 additional trees within the turf area of the park and coincide with the construction of 22 proposed parking spaces in porous pavers to meet the stormwater treatment requirements of the project.

The appropriation of funds, totaling \$1,425,000, enables the City to award the base bid and first alternate to the lowest bidder, Reinhardt Construction, in the amount of \$2,381,700, and makes available a project contingency in the amount of \$190,813. The appropriation of funds includes \$775,000 from the Park Sales Tax, \$114,802 from the Capital Project Interest Account, \$193,198 from the Sewer Improvement Fund and \$342,000 from the Electric Improvement Fund. The funding provided by the Sewer Improvement Fund and Electric Improvement Fund are based on the cost estimates provided by the contractor for the necessary work for each utility. The additional appropriated funds will provide a new project budget of \$2,572,513 to complete the contracted work. The development of North Village



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Park must be completed by December 31, 2026 to meet the requirements of the Missouri ARPA Community Revitalization Grant provided by the Missouri Department of Economic Development.

**Fiscal Impact**

Short-Term Impact: The appropriation of funds, totaling \$1,425,000, will allow the City to award the base bid and first alternate to the lowest bidder, Reinhardt Construction.  
 Long-Term Impact: N/A

**Strategic & Comprehensive Plan Impact**

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Inclusive and Equitable Community, Tertiary Impact: Safe Community

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Livable & Sustainable Communities

**Legislative History**

Date	Action
July 21, 2025	R100-25: Authorizing an agreement for professional engineering services with McClure Engineering Co. associated with development and construction of the North Village Park improvement project.  <a href="#">City of Columbia, Missouri - File #: R100-25 (legistar.com)</a>
March 18, 2024	B53-24: Naming North Village Park; approving the North Village Park Master Plan; authorizing construction of improvements at North Village Park; calling for bids for a portion of the project through the Purchasing Division.  <a href="#">City of Columbia, Missouri - File #: B53-24 (legistar.com)</a>
August 7, 2023	B173-23: Authorizing a real estate contract with Vicarious LLC for the acquisition of property located at 307 and 309 St. James Street to be used for park and greenspace purposes.  <a href="#">City of Columbia, Missouri - File #: B173-23 (legistar.com)</a>
June 20, 2023	B135-23: Authorizing a grant agreement with the Missouri Department of Economic Development associated with the



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Date	Action
April 19, 2021	<p>Missouri ARPA Community Revitalization Grant Program to be utilized for the proposed development of the Orr Street Park property; amending the FY 2023 Annual Budget by appropriating funds.</p> <p><a href="#">City of Columbia, Missouri - File #: B135-23 (legistar.com)</a></p> <p>B128-21: Authorizing a contract for sale of real estate with Union Electric Company, d/b/a Ameren Missouri, for the acquisition of property located at 209 St. James Street and 210 Orr Street to be potentially used for greenspace, parks, arts, and/or market activities.</p> <p><a href="#">City of Columbia, Missouri - File #: B128-21 (legistar.com)</a></p>

Suggested Council Action

Approve the legislation authorizing the appropriation of funds for the construction of North Village Park.