



Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: March 20, 2023

Re: Phase II Construction – Columbia Sports Fieldhouse

## Executive Summary

The Parks and Recreation Department is requesting a resolution setting a public hearing for the construction of phase II of the Columbia Sports Fieldhouse located at A. Perry Philips Park. The phase II construction of the sports fieldhouse adds 44,500 sq ft and will include four hardwood courts, office space, restroom facilities, multipurpose room and seating area. The project includes supporting amenities, including additional parking lots, extension of Philips Farm Road, walkways, landscaping and exterior lighting. The total project budget is \$5,800,000 and is funded by the 2021 Park Sales Tax, CVB Tourism Development Fund and the City's General Fund. Portions of the project will be bid through the City's Purchasing Department, and the project will be completed using a combination of contract and force account labor. Contract labor will be used for the construction of the building, site grading, utilities and parking lot. Park staff will complete all other work associated with the construction of the facility, exterior lighting installation, walkway construction and landscaping. The construction of the sports fieldhouse is scheduled to begin summer 2023, with an anticipated completion date of fall 2024.

## Discussion

The 140-acre A. Perry Philips Park (Philips Park) is located at 5050 Bristol Lake Parkway and includes access to a 1.4 mile trail, boat ramp, boat dock, fishing dock, restroom and parking lot. The phase I construction of the Columbia Sports Fieldhouse was completed in November 2019 and was the first facility located at the Philips Farm Road entrance to the park. Park staff is also currently working on the construction of a tennis & pickleball facility and indoor pavilion at the park. Staff anticipates completion of the tennis & pickleball facility by September 2023 and completion of the indoor pavilion by the end of 2024.

Since the opening of the Columbia Sports Fieldhouse in November 2019, the facility has hosted games, competitions and practices for youth basketball, adult basketball, youth volleyball, adult volleyball, pickleball, futsal, wrestling, dance, cheer and Jiu Jitsu. The facility has seen increased daily use since the end of the COVID-19 pandemic and staff is now programming activities seven days per week on the hardwood courts. The 2022 youth basketball season, in partnership with Columbia Youth Basketball Association (CYBA), hosted games and practices for 120 local teams and 1,200 kids, ranging in age from 1<sup>st</sup> grade to 12<sup>th</sup> grade. The facility has also become the host site for futsal competitions for more than 300 athletes in the Sporting Columbia soccer program. In addition to local programming, the facility also hosted 20 different camps, tournaments, and events in 2022, which support the City's efforts to increase sports tourism and visitors to Columbia.



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Over the past two years, the facility has served as a major tournament venue for the Missouri Youth Basketball Middle School State Championships, Missouri Basketball Coaches Association Small College (D-II & Smaller) Showcase, Missouri Indoor Pickleball State Championships, Midwest Plains Conference Men's Volleyball Conference Championships, Bulltrained Girls Wrestling National Championships, and Laurence Bowers Basketball Camp. In addition to sporting events, the facility has also hosted the Just Between Friends consignment sale twice per year, the Missouri Bar Association Exam, and served as a COVID-19 mass vaccination site.

The Department has also developed key facility use partnerships with the Show-Me State Games, Columbia Sports Commission, Sporting Columbia Soccer Club, Columbia Youth Basketball Association, Club Como Volleyball, Father Tolton High School, Columbia College Men's and Women's Basketball and Columbia Public Schools to maximize the facility space.

The Parks and Recreation Department is requesting approval of a resolution that would set a public hearing for the construction of phase II of the Columbia Sports Fieldhouse at A. Perry Philips Park. The phase II construction of the sports fieldhouse will include four hardwood courts, office space, restroom facilities, multipurpose room and seating area. The project includes supporting amenities, including additional parking lots, extension of Philips Farm Road, walkways, landscaping and exterior lighting.

The construction of phase II of the Columbia Sports Fieldhouse will expand the existing 46,700 sq ft facility from four hardwood courts to eight hardwood courts. This will provide additional space for larger local tournaments and continue to provide a solution for the community needs for indoor hardwood courts. The additional courts will also allow us to host smaller tournaments while still having courts available for local sports groups at the same time. We are currently restricted on the number of weekend tournaments hosted at the facility due to the court needs from our local sports partners. The eight-court facility will also allow the Columbia Sports Commission to submit bids for regional and national tournaments and events that would not be possible in the current four-court facility.

As part of the 2021 Park Sales Tax renewal, park staff included the construction of phase II of the Columbia Sports Fieldhouse in the list of projects to be completed as part of the ballot issue. On September 19, 2022, City Council approved an agreement with SFS Architecture, LLC. to provide professional design services for the phase II project, including the disciplines of architecture, civil engineering, structural engineering and mechanical, electrical and plumbing engineering. SFS Architecture, LLC. was the architecture firm hired by the City for the design of phase I of the facility as well. After completing the necessary steps for conceptual design and nearing completion of the project construction documents, park staff hosted an interested parties meeting at the Columbia Sports Fieldhouse on February 7, 2023. Park staff met with over 20 citizens to discuss the proposed plans and gain feedback about the phase II construction project. Citizens had an additional opportunity to provide comments about the project on [beheard.como.gov](https://beheard.como.gov). All feedback from the public input meetings and [beheard.como.gov](https://beheard.como.gov) are included with this Council memo and may also be



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found at [CIP Search: Phase II Construction – Columbia Sports Fieldhouse – City of Columbia, Missouri \(como.gov\)](#).

Park staff introduced the proposed phase II construction project to the Parks and Recreation Commission on March 16, 2023. After discussion of the project, the commissioners voted to endorse the proposed plans for construction and recommended that Council approve the plans as presented. After considering all citizen comments and the P&R Commission recommendation, staff believes the proposed phase II construction of the Columbia Sports Fieldhouse represents a consensus of park users and staff.

The phase II construction of the Columbia Sports Fieldhouse at A. Perry Philips Park will include the following:

1. The main portion of the pre-fab metal building will have space for four 84' x 50' hardwood courts with permanent court lines for basketball, volleyball and pickleball. The dimensions of the hardwood courts are for regulation high school basketball, which allows for all age groups to utilize the courts. The four courts will also have additional goals on the sides of each court to maximize use by playing games across the courts for younger age groups. Each court will have movable bleacher seating for 70 to 90 spectators, scorer's table, scoreboards and player benches. Curtain dividers will also be installed between the courts to allow for multiple sports or user groups to utilize the courts at any point in time. For instance, the curtain dividers will allow for two courts of volleyball to occur while basketball would be played on the other two courts. The main portion of the building will also include five unisex restrooms, officials room and storage. The addition of the restrooms on court level was a request from user groups to improve ADA accessibility to restrooms within the facility.
2. The phase II building design also includes the necessary space to handle the increase in players, coaches and spectators. The upper portion of the building will include two new office spaces, restroom facilities, mother's room, storage, multipurpose room and seating area. The multipurpose room will be used for meetings, serve as additional space for tournaments and will house the Department's e-sports leagues. The office space will allow the Department to add an additional staff member in the future at the location. The Columbia Convention and Visitors Bureau will also move an additional existing full-time staff member to the facility. The staff member is responsible for sports tourism attraction for the CVB and will coordinate tours of the facility for prospective tournament and event coordinators.
3. Along with the construction of the facility, new parking lots, walkways and the extension of Philips Farm Road will be completed as part of the phase II project. Staff is proposing to add 250 new parking spaces at the facility to accommodate the parking needs of staff, user groups and spectators. The parking lot will consist of 242 standard parking spaces and 8 ADA parking spaces. Along with the asphalt parking lot installation, staff will install all necessary walkways to connect the parking lots to the facility and add necessary lighting for the exterior areas of the sports fieldhouse. Staff will also complete the



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construction of a 290-foot extension of Philips Farm Road from the current ending point in front of the Fieldhouse to the third parking lot entrance to the facility. Philips Farm Road is planned to be a through road connecting new neighborhoods to the west of the park to Ponderosa Street. This requires the construction of the road to meet Public Works specifications for a city street and have necessary sidewalks and street lighting.

The phase II construction project is eligible for the City's Percent for the Art program. Parks and Recreation staff will work with the Office of Cultural Affairs and the Commission on Cultural Affairs regarding the selection of the artist and has allocated \$58,000 for the project. The Office of Cultural Affairs will return to Council at a later date to authorize and approve the contract for the artist.

The total project budget is \$5,800,000 and is funded by the 2021 Park Sales Tax, CVB Tourism Development Fund and the City's General Fund. Portions of the project will be bid through the City's Purchasing Department, and the project will be completed using a combination of contract and force account labor. Contract labor will be used for the construction of the building, site grading, utilities and parking lot. Park staff will complete all other work associated with the construction of the facility, exterior lighting installation, walkway construction and landscaping. P&R staff will work with the Information Technology Department on all needed phone, computer, public address system, internet and security needs for the building. Staff will also work closely with the Public Works Department, City Utilities, and Public Safety on issues such as street design, storm water BMPs, street lighting, building access, sprinkler system and security.

The construction of the phase II portion of the building is estimated to take between 300 to 350 days. SFS Architecture, LLC. will provide construction oversight throughout the project and will assist the City with the 1-year warranty walkthrough with the selected contractor. The phase II construction of the Columbia Sports Fieldhouse is scheduled to begin summer 2023, with an anticipated completion date of fall 2024.

## Fiscal Impact

**Short-Term Impact:** The total project budget for phase II construction of the Columbia Sports Fieldhouse is \$5,800,000 and includes \$1,500,000 in 2021 Park Sales Tax funds, \$1,000,000 from the Columbia Convention and Visitors Bureau Tourism Development Fund and \$3,300,000 from the City's General Fund.

**Long-Term Impact:** The Columbia Sports Fieldhouse currently has annual operating revenues that are equal to or exceed annual expenses for the facility. Staff anticipates the facility will continue to operate at these financial projections after phase II construction is completed and all eight courts are in use. One new full-time staff member in the sports division was added in the FY2023 budget and will assist with facility operations as part of their job duties.



## Strategic & Comprehensive Plan Impact

### Strategic Plan Impacts:

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

### Comprehensive Plan Impacts:

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

## Legislative History

Date	Action
9/19/22	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.  <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>
6/4/18	Appropriating and transferring funds associated with the construction of Phase I of the Sports Fieldhouse project located in A. Perry Philips Park.  <a href="https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3506980&amp;GUID=C E1CDA61-CCA4-40A5-8837-FC9014D3EE00&amp;Options=&amp;Search=">https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3506980&amp;GUID=C E1CDA61-CCA4-40A5-8837-FC9014D3EE00&amp;Options=&amp;Search=</a>
3/19/18	Authorizing construction of Phase I of the Sports Fieldhouse project located in A. Perry Philips Park to include a 41,000 square foot sports fieldhouse with four hardwood basketball/volleyball courts, office space, restroom facilities, multipurpose rooms, concession area, parking lot, extension of the entry road from Ponderosa Street and the installation of walkways, landscaping and exterior lights; calling for bids for a portion of the project through the Purchasing Division.  <a href="https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3359821&amp;GUID=85D9A7E8-1CC7-4647-A8A6-06C83058A2FB&amp;Options=&amp;Search=">https://gocolumbiamo.legistar.com/LegislationDetail.aspx?ID=3359821&amp;GUID=85D9A7E8-1CC7-4647-A8A6-06C83058A2FB&amp;Options=&amp;Search=</a>

## Suggested Council Action

Approve the resolution setting a public hearing for the phase II construction of the Columbia Sports Fieldhouse at A. Perry Philips Park.