A RESOLUTION

declaring the necessity for construction of improvements at Lange Park and Lange Middle School; stating the nature of and the estimate of the cost of the improvement; providing for payment for the improvement; providing for compliance with the prevailing wage law; and setting a public hearing.

BE IT RESOLVED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council deems the construction of improvements at Lange Park and Lange Middle School, specifically the construction of a playground, small non-reservable shelter, open space playfield and small gravel trail, necessary to the welfare and improvement of the City.

SECTION 2. The nature and scope of the improvement shall consist of furnishing all labor, materials, transportation, insurance and all other items, accessories and incidentals thereto necessary for the complete construction of the improvements.

SECTION 3. The estimated cost of this improvement is $145,000.00.

SECTION 4. Payment for this improvement shall be made from park sales tax funds and such other funds as may be lawfully appropriated.

SECTION 5. Any work done in connection with the construction of the improvement specified above shall be in compliance with the provisions of the prevailing wage laws of the State of Missouri.

SECTION 6. A public hearing in respect to this improvement will be held in the Council Chamber of the City Hall Building, 701 E. Broadway, Columbia, Missouri, at 7:00 p.m. on April 5, 2010. The City Clerk shall cause notice of this hearing to be published in a newspaper published in the City.

ADOPTED this _____ day of __________________________, 2010.

ATTEST:

____________________________________  ______________________________
City Clerk Mayor and Presiding Officer
APPROVED AS TO FORM:

______________________________
City Counselor
EXECUTIVE SUMMARY:
The Department of Parks and Recreation is requesting authorization to enter into an agreement with the Columbia Public School District (CPSD) to develop a 5.2 acre neighborhood park on district land at Lange Middle School, specifically, the construction of a playground, small non-reservable shelter, open space playfield and a small gravel trail. The project will also provide funds for the construction of a 400 meter fitness track located closer to the school. Park planning staff conducted several meetings with school district staff, including teachers and held a public meeting on December 16, 2009. Planners believe that the attached plan represents a consensus of district staff, students and neighbors. The work will be bid through the City’s Purchasing Department and be completed with a combination of contract and force account labor. Work is scheduled to begin during the 2010 construction season. Total project cost is estimated at $145,000 including $35,000 FAL and is one of the projects identified and funded by the 2005 Park Sales Tax. Staff recommends that the name of the park be designated as “Lange Park.”

DISCUSSION:
The Department of Parks and Recreation is requesting authorization to enter into an agreement with the Columbia Public School District (CPSD) to develop a 5.2 acre neighborhood park on district land at Lange Middle School. The school is located in Ward 2 at 2201 Smiley Lane. Due to its proximity to Lange School, staff recommends that the name of the park be designated as “Lange Park.”

This project, as identified in the Parks, Recreation, and Open Space Master Plan, includes development of a new playground, one small non-reservable picnic shelter, an open space playfield, and connecting gravel trail. The project will also provide funds for the construction of a fitness track located closer to the school.

Park planning staff met with district officials starting in the summer of 2009. Follow up meetings included a presentation to a group of teachers at Lange. The educators in turn solicited comments from students and relayed them to park planners through the school principal, Dr. Bernard Solomon. Staff drafted a proposed plan and presented it to the public on December 16, 2009 at Lange Middle School. Fifteen people stopped by to review the plan and submitted written comments. A perimeter trail around the entire Lange Middle School site received support, but the district and park staff had some concerns. The district was concerned with the non-student use during school hours and park staff calculated that funding for a trail of this length would not be possible with the $110,000 budget. It was decided that the 400 meter circular track was a compromise solution. It is easily monitored by district staff and construction costs fit the budget.

Park staff believes that the attached “Lange Park Master Plan” represents a consensus of district staff, students, and the public. The $145,000 total project budget includes $35,000 in force account labor (FAL). The project is included in the City’s FY-10 capital improvement program with funding being provided by the 2005 Park Sales Tax.
An agreement with the Columbia Public School District is required in order to proceed with the proposed improvements. The attached agreement is for 25 years and indicates that the construction will be done by the City with approval of products and materials by the CPSD. The Parks & Recreation Department will be responsible for the maintenance of the 5.2 acre “Lange Park” with CPSD responsible for maintenance of the 400 meter track. Construction is scheduled to begin during the 2010 construction season and will be conducted by both contract and force account labor. Contract labor will be used for the playground installation, 400 meter trail construction, earthwork and site grading, with force account labor used for the remaining park amenities, including but not limited to the picnic shelter, trail and landscape. The project will be bid through the City’s Purchasing Department.

**FISCAL IMPACT:**
The $145,000 capital project is identified and funded by the 2005 Park Sales Tax. The Parks & Recreation Department will be responsible for the maintenance of the 5.2 park area with the district responsible for the maintenance of the 400 meter track. Park staff estimates that annual maintenance costs will be approximately $2500-$3500.

**SUGGESTED COUNCIL ACTIONS:**
If Council concurs that the project should proceed, a resolution calling for the public hearing should be approved, and following the public hearing, the ordinance authorizing both the agreement and the construction of the project should be adopted.