

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: R 179-14

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: October 6, 2014

Re: Public Hearing - Columbia Regional Airport ADA Compliant Restroom and Snack Bar Project

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Diagrams (construction, route, etc.), Opinion of Probable Costs

Executive Summary

Setting a Public Hearing for October 20, 2014 concerning the construction of a single ADA compliant family restroom to be located in the passenger holding area, and a snack bar in the terminal lobby area, at the Columbia Regional Airport. The estimated construction cost is \$76,137.

Discussion

Once passengers pass through the TSA security checkpoint at the Columbia Regional Airport, they move to the passenger holding area, which consists of two modular buildings accommodating approximately 130 people. Currently, if a passenger waiting in the holding area wishes to use the restroom facilities, they must exit back through the TSA screening area, and then would have to be re-screened in order to re-enter the holding area. Today, the Columbia Regional Airport is on track for the highest passenger enplanement since 1986. A public restroom inside the secure passenger holding area will allow for more efficient screening and less disruption to the screening process.

The restaurant, currently located on the second floor of the Columbia Regional Airport, is inaccessible to many disabled and elderly visitors, and does not meet current ADA requirements. The proposed first floor terminal snack bar will accommodate all visitors.

A professional architectural services agreement with Simon Oswald Associates, Inc was authorized in June of 2014 to design a single ADA compliant family restroom to be located between the terminal and the existing modular buildings, and a snack bar to be located adjacent to the TSA security zone in the main terminal lobby, at the Columbia Regional Airport. The architect's diagrams and opinion of probable costs are attached.

Fiscal Impact

Short-Term Impact: The cost for architectural services to design the two projects was \$14,960, and the construction costs are estimated at \$76,137, to be paid from Transportation Sales Tax funds.

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Long-Term Impact: None

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Transportation

Strategic Plan Impact: Infrastructure

Comprehensive Plan Impact: Mobility, Connectivity, and Accessibility

Suggested Council Action

After council discussion and public input, staff should be directed to move forward with final design and bidding the construction of a single ADA compliant family restroom in the holding area, and a snack bar in the terminal area, at the Columbia Regional Airport.

Legislative History

6/3/14 - Professional Architectural Services agreement with Simon Oswald Associates for the design of a single ADA compliant family restroom and snack bar at the Columbia Regional Airport.


Department Approved


City Manager Approved

A RESOLUTION

declaring the necessity for construction of an ADA compliant family restroom and snack bar at the Columbia Regional Airport; 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 an ADA compliant family restroom to be located in the passenger holding area and a snack bar in the terminal lobby area at the Columbia Regional Airport, 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 \$76,137.00.

SECTION 4. Payment for this improvement shall be made from transportation 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 October 20, 2014. The City Clerk shall cause notice of this hearing to be published in a newspaper published in the City.

ADOPTED this _____ day of _____, 2014.

ATTEST:

City Clerk

Mayor and Presiding Officer

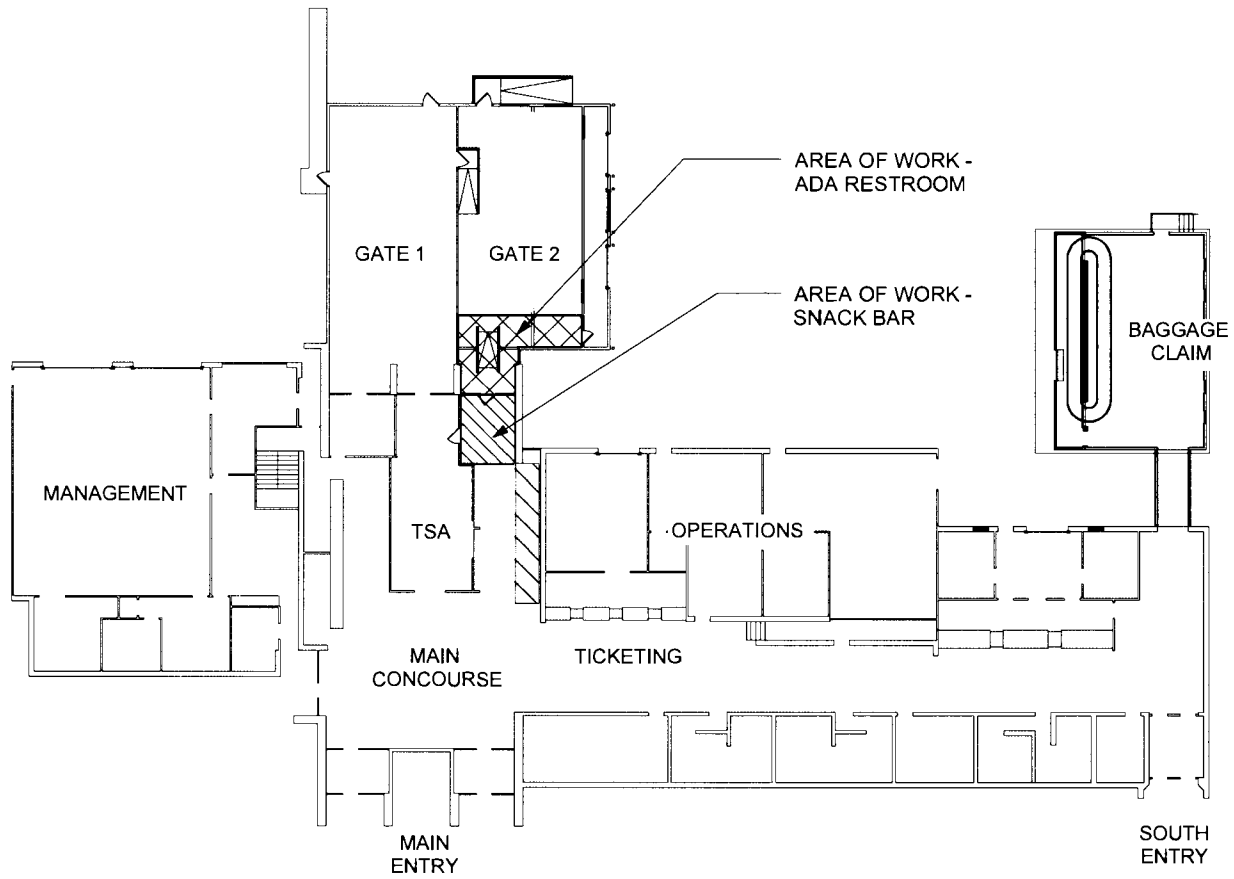
APPROVED AS TO FORM:

City Counselor



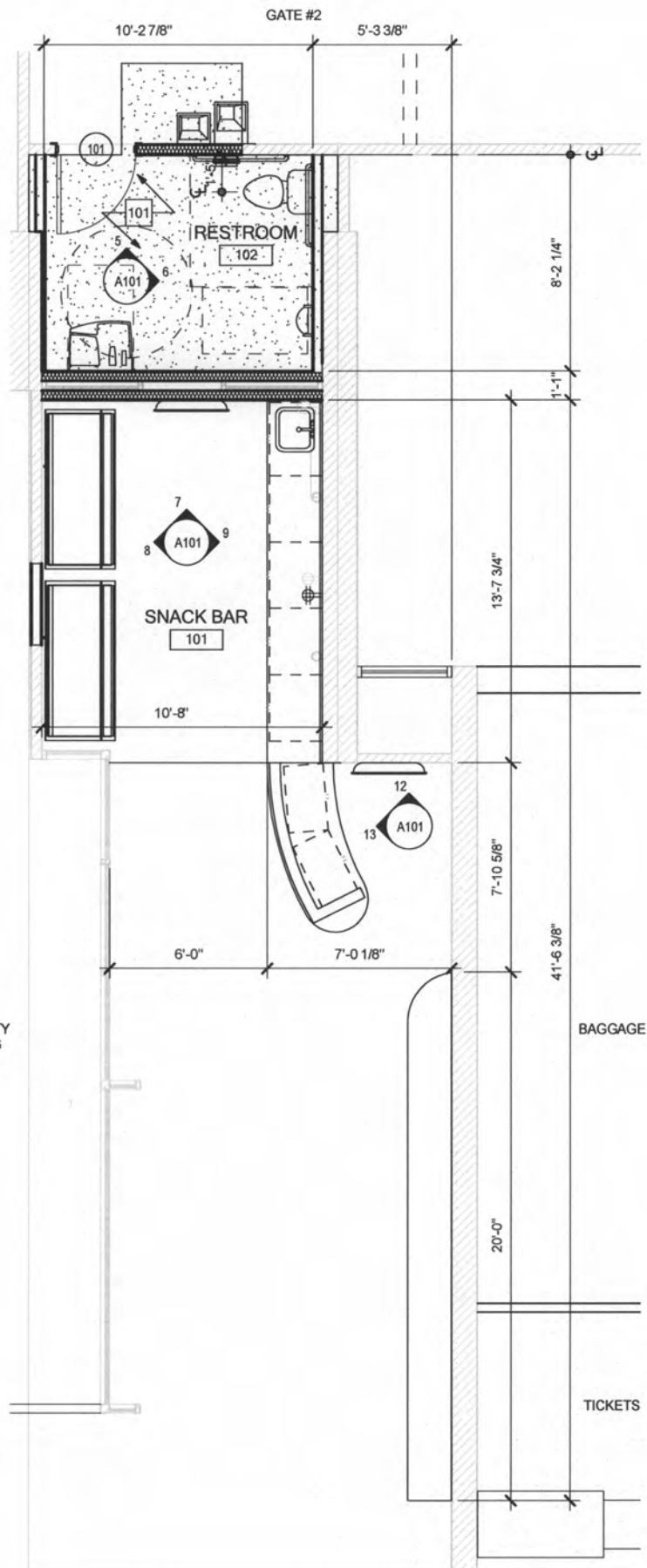
SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Diagrams (construction, route, etc.), Opinion of Probable Costs



0 COLUMBIA AIRPORT - LOCATOR PLAN

NOT TO SCALE



9/10/2014 5:07:55 PM

Opinion of Probable Cost - Design Development

9/9/2014

SOA Project Number 14018.00
 Project Name: City of Columbia Regional Airport Renovation
 Location: Columbia, MO
 Square Footage: 316

Location	Description	Quantity	Units	Cost/Unit	Subtotal	Area Total
Bathroom - Demolition/New Construction						
	Schlack's Estimate (Includes: demolition, interior wall framing, floor fill, plumbing fixtures, piping and accessories, electical power/control, lighting, flooring and wall finishes, gravity connection to existing sanitary power vent and transfer ducting)	1	ls	\$30,000.00	\$30,000	
		Total				\$30,000
Bathroom Additions/Upgrades:						
	Grinder Pump/tie-in - duplex	1	ls	6000	\$6,000	
	Bradley combination sink	1	ls	1600	1600	
	Elkay Hi/Lo Bottle Refill EWC	1	ls	1800	1800	
		Total				\$9,400
Snack Bar - New Construction						
	Demolition	1	ls	\$500.00	\$500	
	Wall Framing/wall board/paint	348	s.f.	\$6.30	\$2,192	
	Wall trim (base and cap)	30	lf	\$10.00	\$300	
	Casework (lower cabs)	24	lf	\$275.00	\$6,600	
	Quartz Countertops-Snack	44	s.f.	\$65.00	\$2,860	
	Display Shelving	24	lf	\$30.00	\$720	
	Hand Sink	1	ls	\$500.00	\$500	
	Coffee - water connection	1	ls	\$100.00	\$100	
	U/C Refrigerator	1	ls	\$1,200.00	\$1,200	
	Lighting - pendants for general lighting	5	ea	\$700.00	\$3,500	
		Total				\$18,472

Internet Bar - New Construction

Quartz Countertops-Bar	41 s.f.	\$65.00	\$2,665
Countertop Supports	6 ea	\$80.00	\$480
Wall Paint (brick)	261 s.f.	\$1.25	\$326
Sound Control panels	180 s.f.	\$14.00	\$2,520

Total New Work \$5,991

Mech/Elect/Plumb

Electrical - Sub Panel	1 ls	\$3,500.00	\$3,500
Electrical - Snack Bar outlets/controls	12 ea	\$100.00	\$1,200
Electrical - Data for monitors/POS	3 ea	\$75.00	\$225

Mech/Elect/Plumb \$4,925

TOTAL Main Building \$68,789

Contingency 5% (Snack/Internet Bar) \$1,939.43

GC/OH/Profit 12% (Snack/Internet Bar) \$4,655

Bond 1% (Snack/Internet Bar) \$754

TOTAL CONSTRUCTION COST \$76,137

Not Included above:

- Vending Machines
- Countertop Appliances
- Display Monitors
- Furniture/chairs
- Signage

Project Cost \$76,137

Cost Savings:

Internet Bar - delete counter/supports	-3265.00
Internet Bar - delete sound panels	-2520.00
Snack Bar - delete Snack Bar Quartz for Plastic Laminate countertops	-1760.00
Bathroom - delete Bradley all-in-one for standard vanity/faucet/hand dryer/soap dispenser	-1500.00
Bathroom - delete Hi/Lo/Bottle for single EWC w/ Bottle dispenser	<u>-500.00</u>

V/E Savings -9545

Total savings w/ cont/GC/Bond