



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: December 16, 2024

Re: Authorize the Agreement for Professional Engineering Services with Klingner & Associates, P. C. for the design services relating to the Municipal Service Center South Phase 1.

Executive Summary

Authorizing the City Manager to execute a professional engineering and architectural services agreement with Klingner & Associates, P. C. for the design services relating to the Municipal Service Center South Phase 1. The engineering design services agreement is for a not to exceed amount of \$548,550.00

Discussion

The process for selecting Klingner & Associates, P. C. followed City of Columbia Ordinance No. 15992, Section 3 Special Project Services to assure the selection of professional services is based on demonstrated abilities to perform the services in a competent and timely manner. The criteria for selection included proven background, experience, reputation and availability. Klingner & Associates P.C. was chosen to provide engineering and architectural design services for the Municipal Service Center South Phase I. The project was initially identified in the 2015 Capital Improvement Program (CIP) ballot which provided \$2,740,000.00. The 2025 CIP ballot will provide an additional \$1,800,000.00 for additional phases of the project.

The purpose of the site and facilities will be to enhance services provided by the City of Columbia Public Works Department, allowing operations to occur in closer proximity to a greater portion of the City's residents. The Municipal Services Center South master concept plan includes: a salt storage building, indoor truck parking, outdoor storage for snow plows and salt distribution equipment, vehicle parking, bulk storage for indoor maintenance staff work and storage areas with offices and toilet facilities, electric vehicle charging stations and a refueling facility. The planned Municipal Services Center will help to reduce existing winter weather response times, which can reach up to 2 1/2 hours due to having only a single salt storage facility. The design concept includes an emphasis on increasing renewable energy installations, reflecting the City's commitment to reducing energy usage throughout its buildings.

As part of the Public Engagement Process, thirty-nine (39) letters were sent to adjacent property owners and Heritage Meadows HOA in February, 2024 and an Interested Parties (IP) meeting was held on March 06, 2024. Approximately ten (10) people attended the IP meeting. No written comments were received from mailings or IP meetings. There were some comments received on the Beheard Web Site. In review of the comments received, staff evaluated and adjustments were determined unwarranted to the plan. After the June 17, 2024 public hearing, Council provided direction to proceed with the project.



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The site was previously a mowed field less than 25 years ago under previous ownership. At some point mowing was ceased and the area is currently mostly populated by honeysuckle, callery pear, cedars and other non-desirable or invasive species. The City Arborist did examine the tree species on the property and identified significant trees that will be protected during construction activities along with a large portion of the species currently along the creeks on the property where site grading is not planned. The City also plans to work with Columbia Public Schools to identify 6 to 10 additional tree plantings near the border of the properties that can be maintained by CPS moving forward. A large storm water detention area will be constructed generally on the southern portion of the property prior to the creeks and all hard surface site runoff will be directed to the detention area.

There is opportunity for additional paved area along the southern border of CPS's property/northern border of this property to help alleviate some traffic congestion near the school. Due to the change in grade required to develop the site, construction of a retaining wall is needed regardless of the potential pavement features. That wall can relatively easily be engineered to accommodate a future project as details are worked out regarding long term maintenance and specifics for potential pick-up/drop-off modifications that might be beneficial in the future.

There will be no appreciable negative traffic impact with this project and positive improvement for winter weather response for the entire City since both northern and southern locations response times will be decreased.

Fiscal Impact

Short-Term Impact: The engineering services agreement with Klingner & Associates, P. C. is for a not to exceed amount of \$548,550.00

Long-Term Impact: Additional phases of the project will be determined

Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)

Primary Impact: Safe Community, Secondary Impact: Resilient Economy, Tertiary Impact: Reliable and Sustainable Infrastructure

[Comprehensive Plan Impacts:](#)

Primary Impact: Mobility, Connectivity, and Accessibility, Secondary Impact: Livable & Sustainable Communities, Tertiary Impact: Land Use & Growth Management



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Legislative History

Date	Action
06/17/2024	PH21-24 Public Hearing for the proposed construction of the Municipal Services Center - South facility and salt storage building to be located on the west side of Sinclair Road and south of Nifong Boulevard.
05/20/2024	R98-24 Setting a Public Hearing for the construction of the Municipal Service Center South Salt Dome.
04/04/2022	B92-22 Approving the Preliminary Plat for "Legacy Farms" located on the west side of Sinclair Road and approximately 700 feet south of Nifong Boulevard; setting forth a condition for approval to have a development agreement executed and delivered to the City to establish public infrastructure obligations; authorizing the City Manager to execute a development agreement; directing the City Clerk to have the development agreement recorded (Case No. 59-2022).

Suggested Council Action

Authorize the City Manager to execute a professional engineering services agreement with Klingner & Associates, P. C. for design services relating to the Municipal Services Center South Phase 1.