



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: October 6, 2025

Re: Supplemental Council Memo - Amending the FY 2026 Annual Budget by appropriating funds in the amount of \$50,000 associated with the Eighth Street and Cherry Street municipal parking structure stairwell tower painting project.

Executive Summary

A supplemental council memo has been prepared to provide additional information regarding the appropriation of funds associated with the Eighth Street and Cherry Street municipal parking structure stairwell tower painting project.

Discussion

The scope of services for the above referenced project calls for a contractor to "furnish all required mobilization, materials, equipment, tools and labor for service to include, by not limited to prepping all surfaces, cleaning and painting metal stairs, pans, frames and handrails throughout the garage. The Southwest stairwell has four (4) levels, center stairwell has four (4) levels and the Northeast stairwell has three (3) levels." The contractor is only allowed to close one (1) stairwell at a time with the other two (2) remaining accessible at all times with this being an open 24/7 parking garage.

This work includes sandblasting which requires special equipment and training to accomplish. This work also requires specialized personal protective equipment to complete. The Parking Utility does not have the staff expertise, training, or equipment to do this work. This work will also include work at heights (i.e. four levels up over stairs) and in some tight areas (i.e. under the stairs on the lowest most level). Therefore, that creates a safety concern related to work not typical of existing Parking Utility staff.

Outside of Parking Enforcement, administrative assistants, and a manager, Parking Utility staff consists of seven (7) operation staff members:

- 1 - Parking Operations Supervisor
- 1 - Maintenance Technician II
- 5 - Maintenance Technician I

That gives Public Works six (6) maintenance technicians for the six (6) City parking garages (2,300 spaces), six (6) parking lots (535 spaces), almost 1,700 metered spaces, and 100 accessible parking spaces. Therefore, it would be extremely difficult for the Parking Utility to dedicate enough own staff to this work and complete it in a timely fashion and still maintain parking meters and provide general upkeep accordingly. Furthermore, it is our opinion that the specialized work required here would not typically be requested of a Maintenance Technician I. With only one Maintenance Technician II in the Parking Utility and the need for



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a full crew to complete this work safely and in a timely fashion, it is imperative that it be done by a contractor. Facilities Management in Public Works doesn't have the staffing, expertise, or equipment to complete this work in house either.

It is also beneficial that this particular project can be completed outside the normal construction season due to upcoming maintenance projects in three of the other garages scheduled for next construction season. Attempting to do this work in house around winter weather activities is not conducive to completing a project in a timely fashion. Hiring a professional paint crew dedicated to this project will also ensure a final product that meets the expectations of our Parking Utility customers and gets the garage back to normal in a timely fashion.

Fiscal Impact

Short-Term Impact: Enter the cost of proposed legislation to the city for the next **two** years.
Long-Term Impact: Enter the cost of proposed legislation to the city for years **beyond two**.

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Secondary, Tertiary Impact: Tertiary

Legislative History

Date	Action
N/A	N/A

Suggested Council Action

Approve the ordinance appropriating funds to the Eighth Street and Cherry Street municipal parking structure stairwell tower painting project.