



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: July 17, 2023

Re: Setting a Public Hearing for the Renovation and Improvement of the Ashley Street Center

Executive Summary

Staff has prepared for Council consideration a resolution setting a public hearing for August 7, 2023 for the renovation and improvement of the Ashley Street Center located at 1509 Ashley Street. An interested parties (IP) meeting is set for July 25, 2023. The total estimated construction cost for this project is \$453,000 with funding coming from previously allocated general fund revenue.

Discussion

The City purchased the Ashley Street Center on 10/18/2022 and since that time has completed a variety of improvements to facilitate its use for Room at the Inn (RATI) which was located at the facility during the 2022-2023 winter season. This work included the repair, removal, and replacement of the fence along Interstate 70, mechanical upgrades, maintenance, and inspections to ensure adequate heating during the winter months, a variety of fire protection related improvements, and adding the facility to existing term and supply contracts such as mowing and snow removal contracts.

Since RATI closed for the season the Public Works Department has installed fencing along the east property line and exterior air conditioning units, completed heating, ventilation, and air conditioning (HVAC) improvements to ensure efficient heating and cooling going forward, and completed parking lot improvements. In total, approximately \$193,000 has been invested in this facility to date since purchase.

The work proposed as part of this project will include the renovation of the existing commercial kitchen to meet current building, health, and fire code requirements, the addition of up to six (6) showers and bathrooms, the addition of up to six (6) sets of washers and dryers, explore external utility hook ups to facilitate the possible future use of the City's portable shower trailer, the removal of an existing stage, and necessary infrastructure (utility) improvements to facilitate these improvements.

Public Works hired a mechanical engineer to complete a review of the existing building to help determine fire suppression, domestic water, sanitary sewer, natural gas, HVAC, electrical, and fire alarm needs associated with the proposed project scope. Upgrades are anticipated to be necessary due to the proposed increase in electric, water and gas demands.

An interested parties meeting is set for July 25, 2023. Staff will also create a Be Heard site to take comments from those unable to attend the meeting in person. Comments received will



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be included with the public hearing memorandum. Staff is recommending that this project be completed using a design-build contract in an effort to speed up construction to lessen interference with RATI's use of the facility. Staff is also exploring incentive possibilities to this same end.

Fiscal Impact

Short-Term Impact: Estimated construction cost for this project is \$453,000 with funding coming from previously allocated general fund revenue.

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: Inclusive Community, Secondary Impact: Reliable Infrastructure, Tertiary Impact: Tertiary

[Comprehensive Plan Impacts:](#)

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

Legislative History

Date	Action
10/17/2022	R169-22 Approving and ratifying a commercial and industrial sale contract with VFW Post 280 for the acquisition of property located at 1509 Ashley Street.

Suggested Council Action

Adopt the resolution setting a public hearing for August 7, 2023 for the renovation and improvement of the Ashley Street Center located at 1509 Ashley Street.