



City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: May 5, 2025

Re: Authorizing a Bid Call for Phase 1, grading the site and installing the utilities, and phase 2, construction of operations building and salt storage facility, for the Municipal Service Center South.

Executive Summary

Authorizing a bid call through the Purchasing division for phase 1, preparing the future site of the Municipal Service Center South by grading the site and installing the necessary utilities, and phase 2, construction of an 80x100 foot operations building and a 6,000 ton salt storage facility and associated features. An Interested Parties (IP) Meeting was held on March 6, 2024, and a public hearing was held on June 17, 2024.

Discussion

The purpose of the bid call is to pursue phase 1 and phase 2 of the Municipal Service Center South project. The phase 1 work will make the site ready to construct the necessary structures on the site. It is desirable for the majority of this work to be completed in 2025 to facilitate construction of the structure prior to the 2026-2027 winter season. Phase 2 will be for the construction of an 80x100 foot operations building and approximately 6,000 ton salt storage facility. The Municipal Services Center South Master Plan includes a salt storage building, fencing, storage for snow plows and salt distribution equipment, vehicle parking, an office, electric vehicle charging stations, police department substation, and a refueling facility. The planned Municipal Services Center South will help to reduce existing winter weather response times, which can reach up to 2 1/2 hours due to currently having only a single salt storage facility.

The Public Engagement Process included 39 letters sent to adjacent property owners and the Heritage Meadows Homeowner's Association (HOA) in February, 2024. An Interested Parties (IP) meeting was held on March 06, 2024 with approximately ten (10) people in attendance. No written comments were received from mailings or the IP meeting. Comments received on the BeHeard website required no adjustments based on the comments received. The City Arborist completed an examination of 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. An onsite storm water detention area will be constructed on the property prior to the creeks and all hard surface site runoff will be directed to the detention area. There will be no appreciable negative traffic impact with this project and will be a positive improvement for winter weather response for the entire City since both northern and southern locations response times will be decreased.



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The opinion of probable costs from Klingner & Associates P.C. from December 6, 2023 was \$1,456,000 for phase 1, with a total anticipated cost through phase 2 of approximately \$4.7 million. Funding will come from the Capital Improvement Sales Tax.

Fiscal Impact

Short-Term Impact: \$4,700,000

Long-Term Impact: Regular Maintenance on building and site

Strategic & Comprehensive Plan Impact

Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Safe Community, Tertiary Impact: Inclusive and Equitable Community

Comprehensive Plan Impacts:

Primary Impact: Infrastructure, Secondary Impact: Mobility, Connectivity, and Accessibility, Tertiary Impact: Livable & Sustainable Communities

Legislative History

Date	Action
12/16/2024	R227-24 Authorizing an agreement for professional services with Klingner & Associates, P.C. for design development and construction administration associated with the Municipal Service Center South Phase 1 project.
06/17/2024	PH21-24 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: 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.

Suggested Council Action

Authorizing a Bid Call for Phase 1, grading the site and installing the utilities, and phase 2, construction of operations building and salt storage facility, for the Municipal Service Center South.