



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Parks and Recreation

To: City Council

From: City Manager & Staff

Council Meeting Date: December 16, 2024

Re: Appropriation of Funds – John William “Blind” Boone Home - Exterior Improvements

## Executive Summary

The Parks and Recreation Department is requesting City Council approval to appropriate \$150,000 from General Fund Reserves to the John William “Blind” Boone Home capital improvement project. The additional funds are needed to complete the entire scope of the improvement project including roof replacement, siding replacement, repairs to the upstairs porch, and painting of trim, railings, and shutters. The project was approved by the City Council on May 6, 2024 and staff is ready to finalize a contract with Grove Construction to complete the exterior improvements to the home. The work will begin after final execution of the contract and is anticipated to be completed by late summer 2025.

## Discussion

The John William “Blind” Boone Home is located at 10 North 4th Street. On July 2, 2003, the U.S. Department of the Interior’s National Park Service individually listed Boone’s home on the National Register of Historic Places. The City of Columbia entered into a property management agreement with the John William Boone Heritage Foundation on June 20, 2016 in order to complete interior improvements to the home and develop a long-term plan for the management of the home. As part of the agreement, the Parks and Recreation Department is responsible for exterior maintenance of the home and all mechanical, electrical, plumbing, and fire suppression systems inside the home.

After City Council approval on May 6, 2024 to proceed with exterior improvements to the Blind Boone Home, park staff worked with the City’s Purchasing Department to competitively bid the entire scope of the project. At the time of the bid, staff was proposing to complete roof maintenance, siding replacement, repairs to the upstairs porch and painting of all trim, railings and gutters. During the prebid meeting with potential contractors, concerns were brought to the attention of staff regarding the cedar shake shingle roof and requested to bid alternates for replacement of the roof as well as roof maintenance. Staff included options to bid asphalt shingles and synthetic shake shingles as bid options.

After an analysis of the project bids, staff would like to proceed with the replacement of the entire roof instead of maintenance on the existing roof. Staff is proposing to replace the existing roof with synthetic shake shingles. The synthetic shake shingles are similar in look and design to the existing roof while offering the best long-term solution for the roof. The synthetic shake shingle will mirror the historic look of the cedar shake shingle while offering additional benefits for the home. Synthetic shake shingles offer a limited lifetime warranty and last 40 to 50 years on average. Unlike flammable cedar wood shingles present at the home now,



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synthetic shake shingles are Class A fire-rated and have higher ratings related to wind and hail compared to other roofing material options.

The appropriation of funds from the General Fund, totaling \$150,000, is necessary to complete the entire scope of work for the exterior of the home. The additional funds will allow for the installation of concrete board siding and synthetic shake shingles which both have a life expectancy of up to 50 years. In addition to these two priority portions of the project, the contractor will also replace the existing exterior railing and paint necessary trim and gutters.

City staff will finalize a contract with Grove Construction to complete the exterior improvements to the home after the appropriation of funds. The work will begin after final execution of the contract and is anticipated to be completed by late summer 2025.

## Fiscal Impact

Short-Term Impact: Staff is requesting an appropriation of General Fund reserves, totaling \$150,000, in order to complete the exterior improvements to the John William "Blind" Boone Home. The project had an initial budget of \$80,000 and is funded by the General Fund. The appropriation of funds will create a total project budget of \$230,000.

Long-Term Impact: Concrete board siding and synthetic shake shingles have a life expectancy of 40 to 50 years which will allow for reduced long-term maintenance of the home.

## Strategic & Comprehensive Plan Impact

[Strategic Plan Impacts:](#)  
Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable

[Comprehensive Plan Impacts:](#)  
Primary Impact: Infrastructure, Secondary Impact: Not applicable, Tertiary Impact: Not Applicable

## Legislative History

Date	Action
05/06/24	B89-24: Authorizing construction of improvements to the exterior of the John William "Blind" Boone Home; calling for bids through the Purchasing Division. <a href="#">B89-24</a>

## Suggested Council Action

Approve the ordinance authorizing the appropriation of funds for the Blind Boone Home capital improvement project.