



701 East Broadway, Columbia, Missouri 65201

Department Source: City Utilities - Solid Waste

To: City Council

From: City Manager & Staff

Council Meeting Date: December 1, 2025

Re: Public hearing: proposed construction of a building at the Material Recovery Facility; providing for design and construction of the proposed improvement using a design/build contract.

Impacted Ward: Citywide

### Executive Summary

This is the public hearing concerning the construction of a pre-engineered metal building (PEMB) on the Material Recovery Facility site. An interested parties meeting was held on October 7, 2025. The estimate for the work is \$3.6 million to be paid from Solid Waste capital funds from insurance proceeds and enterprise revenue.

### Discussion

On April 20, 2025, a tornado destroyed the Material Recovery Facility (MRF) located on landfill grounds, shown in the Location Map. Because of the tornado, recycling operations have been significantly altered from lack of equipment and space to sort and process recycling materials. In an effort to restore recycling operations for the City of Columbia, the Solid Waste Division is requesting that a pre-engineered metal building (PEMB) be built at the MRF site. This building would be on the same footprint as the original building.

Sorting and baling equipment is currently standing unprotected on the MRF site. In order to safely and consistently operate sorting and baling equipment, it must be covered and protected from rain, ice, snow, wind, etc. Constructing a building is the next step in restoring capabilities to sort and process recycled materials similar to operations prior to the tornado.

The proposed construction would use the existing concrete slab and would include design work for the building, design work for concrete modification, concrete work to form footings and foundations at the base of the support columns, erecting the building, rebuilding the office and breakroom areas to previous conditions, adding a fire suppression system and restoring electric, water and heating service.

City Utilities staff held a public input meeting at the Activity and Recreation center on October 7, 2025 to discuss this construction plan with the public. Staff met with approximately 40 citizens to discuss the proposed plans and gain feedback about the proposed improvement project. Feedback from the public meeting is included in the Contact Log.

To provide for a timelier completion of the building and restoration of recycling operations, staff is recommending this project be completed utilizing the design-build process included in Section 22-76 of the City Code of Ordinances. Any building constructed should replace

the original building, yet be built to meet the future needs of the City due to factors such as population growth, increased recycling participation or upgraded sorting equipment.

Insurance reimbursement should cover most of the replacement costs of the proposed building since it will meet "like, kind and quality" requirements. Future recycling operations, whether sorting or transfer station, will be determined after more thorough public involvement. The proposed building will be designed to accommodate any additions and equipment to serve either use. The current cost estimate is \$3.6 million, which includes foundation design, concrete modifications, a building with doors and insulation, office, breakroom and locker rooms, heating, fire suppression, permitting, engineering and architecture fees and a contingency. Funds from insurance reimbursement and Solid Waste capital funds for the MRF will be used.

Current recycling operations include transferring mixed containers to Federal Recycling in Jefferson City. The baling equipment is operational. Depending on the weather, all commercial and residential fiber can be baled and sold per the existing agreement with Midland Davis Corporation. Baled fiber is sold per the existing agreement with Midland Davis Corporation.

#### Fiscal Impact

Short-Term Impact: \$3,600,000

Long-Term Impact: None anticipated.

#### Strategic & Comprehensive Plan Impact

##### Strategic Plan Impacts:

Primary Impact: Reliable and Sustainable Infrastructure, Secondary Impact: Not Applicable, Tertiary Impact: Not Applicable  
comp

##### Comprehensive Plan Impacts:

Primary Impact: Environmental Management, Secondary Impact: Infrastructure, Tertiary Impact: Livable & Sustainable Communities

#### Legislative History

| Date       | Action                                                                                                                                                                                                                                                                    |
|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 11/17/2025 | R159-25 Setting a public hearing: proposed construction of a pre-engineered metal building (PEMB) at the Material Recovery Facility site located on the south side of Peabody Road; providing for construction of the proposed improvement using a design/build contract. |
| 04/21/2025 | B88-25 Supporting the declaration of a state of emergency by the City Manager due to a severe weather event; ceasing recycling operations; suspending bioenergy plant operations; providing for conflicting provisions; declaring an emergency for enactment.             |

Suggested Council Action

Direct staff to proceed with design and construction of a building at the Material Recovery Facility and authorize the City Manager to proceed with selection of a design-build contractor.