

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: R91-14

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: May 5, 2014

Re: Long Term Restrictions and Closures Associated with 1007 East Broadway, The Lofts on Broadway

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Maps, Misc Correspondence

Executive Summary

BMT of Columbia, LLC has requested partial sidewalk, alley and street closures, and long term restrictions, to allow for the construction of a 5-story commercial and residential building, The Lofts on Broadway, located at the northeast corner of Tenth and Broadway.

Discussion

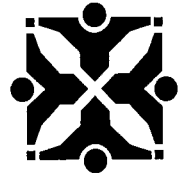
BMT of Columbia, LLC is seeking permission to close approximately 160' of sidewalk east of Tenth Street, between E Broadway and the alley north of E Broadway, beginning immediately and ending June 2015. The Broadway sidewalk will be covered and will remain open for the duration of the project. Additionally, they are requesting to periodically close 160' of the alley between E Broadway and E Walnut Street, for the same period of time.

Beginning July of 2014, BMT of Columbia, LLC is requesting to periodically close Tenth Street, between E Broadway and E Walnut Street, through December 2014. However, closure will only be allowed during nights and possibly weekends, except during special events such as Roots n Blues n BBQ, home football games, etc. Additionally, the Public Works director will require a written request to close the street at any time, at least two days prior to the planned closure. It is anticipated that Tenth Street will not be closed for more than 30 days during the entire project. BMT of Columbia, LLC has contacted businesses located on Tenth Street informing them of the proposed closures (see attachments).

Staff has reviewed the attached traffic control plans, and is currently reviewing building plans, and has no issues with their request. BMT of Columbia, LLC shall be responsible for all signs and barricades necessary for the protection and convenience of the general public, and shall be responsible for notifications to the media and emergency personnel.

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Fiscal Impact

Short-Term Impact: None. When the street is closed, meter hoods will be purchased so there is no loss in revenue.

Long-Term Impact: None

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Not Applicable

Strategic Plan Impact: Not Applicable

Comprehensive Plan Impact: Not Applicable

Suggested Council Action

Adopt the legislation authorizing BMT of Columbia. LLC to close approximately 160' of sidewalk east of Tenth Street, between E Broadway and the alley north of E Broadway; periodically close 160' of the alley between E Broadway and E Walnut, and to periodically close Tenth Street, between E Broadway and E Walnut, to facilitate construction of a 5-story commercial and residential building at the northeast corner of Tenth and Broadway.

Legislative History

None

Department Approved

City Manager Approved

A RESOLUTION

authorizing the temporary closure of a sidewalk on the east side of Tenth Street between East Broadway and the alley north of Broadway, and the temporary closure of the alley between East Broadway and East Walnut Street, and the periodic closure of Tenth Street between East Broadway and East Walnut Street, subject to conditions, to allow for construction of a commercial and residential building located on the northeast corner of Tenth Street and Broadway.

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The City Council hereby authorizes BMT of Columbia, LLC to temporarily close a portion of the sidewalk on the east side of Tenth Street between East Broadway and the alley north of Broadway, the alley between East Broadway and East Walnut Street, and the periodic closure of Tenth Street between East Broadway and East Walnut Street, as shown on "Exhibit A," from May 6, 2014 to June 30, 2015 to allow for construction of commercial and residential building located on the northeast corner of Tenth Street and Broadway. The temporary closures are subject to the following conditions:

1. The sidewalk on the north side of Broadway shall be covered and remain open for the duration of the project.
2. The alley between East Broadway and East Walnut Street shall remain open to emergency vehicles and shall be open in the evenings.
3. A written request for the periodic closure of Tenth Street must be submitted at least two (2) workdays prior to the planned closure for approval by the City's Public Works Director.

SECTION 2. BMT of Columbia, LLC shall close portions of the sidewalk, alley and street only in accordance with the closure plan submitted and approved by the City's Director of Public Works. In the interest of public safety, the Director of Public Works may require additional traffic control measures by notifying BMT of Columbia, LLC, in writing, of such requirements. BMT of Columbia, LLC shall be responsible for all signs and barricades necessary for the protection and convenience of the general public and shall be responsible for the repair of the sidewalk, alley and street due to any damage caused by the construction activity. BMT of Columbia, LLC shall be responsible for notifications to the media and emergency personnel.

SECTION 3. BMT of Columbia, LLC shall proceed with construction activities which require the sidewalk, alley and street closures without unnecessary delay so as to minimize disruption to the public. Failure to proceed without unnecessary delay may result in the revocation of the sidewalk, alley and street closure permit by the City Council.

ADOPTED this _____ day of _____, 2014.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor

LEGEND

- ▲ TYPE III BARRICADE
W/ WARNING LIGHTS
- TYPE III BARRICADE
- ▨ WORK SPACE

1 TEMPORARY TRAFFIC CONTROL NOTES

1. ALL TRAFFIC CONTROL DEVICES AND TEMPORARY TRAFFIC CONTROL PLANS SHALL BE IN ACCORDANCE WITH THE MOST RECENT EDITION OF THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD).
2. THE CONTRACTOR IS SOLELY RESPONSIBLE FOR JOB SITE, WORKER, AND TRAFFIC SAFETY.
3. CONTRACTOR SHALL MODIFY THE TEMPORARY TRAFFIC CONTROL PLAN TO ACCOMMODATE THEIR CONSTRUCTION MEANS, METHODS, SEQUENCE, AND TECHNIQUES OR PROCEDURES. ALL MODIFICATIONS TO THE TEMPORARY TRAFFIC CONTROL PLAN SHALL BE APPROVED BY THE CITY OF COLUMBIA PUBLIC WORKS DEPARTMENT IN WRITING, PRIOR TO IMPLEMENTATION.
4. CONTRACTOR SHALL DESIGNATE A TRAINED PERSON AT THE PROJECT LEVEL WHO HAS THE PRIMARY RESPONSIBILITY, WITH SUFFICIENT AUTHORITY, FOR IMPLEMENTING THE TEMPORARY TRAFFIC CONTROL PLAN AND OTHER SAFETY AND MOBILITY ASPECTS OF THE PROJECT. CONTRACTOR SHALL SUBMIT PROOF THAT THEIR TRAINED PERSON HAS SUCCESSFULLY PASSED MODOT'S ADVANCED WORK ZONE OR EQUIVALENT TRAINING. (MODOT STANDARD SPEC 616.3.4(A))
5. CONTRACTOR SHALL MONITOR TRAFFIC FLOW THROUGH THE WORK ZONE AND MAKE ADJUSTMENTS TO THE TRAFFIC CONTROL PLAN AS REQUIRED WITH THE APPROVAL OF CITY OF COLUMBIA PUBLIC WORKS.
6. PROVIDE CONSTRUCTION FENCING AROUND WORK SPACE.
7. CONTRACTOR SHALL INSTALL MULTIPLE TYPE III BARRICADES TO COMPLETELY CLOSE TENTH STREET.
8. TEMPORARILY MOVE TAXI STAND TO SOUTH SIDE OF BROADWAY (BY CITY).
9. TEMPORARILY MOVE BAGGED METERS TO SOUTH SIDE OF BROADWAY (BY CITY).



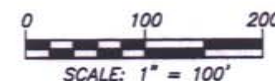
**TENTH STREET ROAD CLOSURE
LOFTS ON BROADWAY**
COLUMBIA, BOONE COUNTY, MISSOURI
JANUARY 29, 2014
REVISED: APRIL 11, 2014
SHEET 1 OF 5

Engineering Surveys and Services

1113 Fay Street, Columbia, Missouri 65201
573 - 449 - 2646 - www.ESS-Inc.com
Missouri Engineering Corporation # 2004005018



ES&S NO. 12551

**DESIGN DATA**

DESIGN SPEED = 20 MPH



MATTHEW A. KRIETT
PROFESSIONAL ENGINEER
PE--2007002811



W20-1

"ROAD WORK AHEAD" SIGN

NOT TO SCALE



W20-2

"DETOUR AHEAD" SIGN

NOT TO SCALE



W20-3

"ROAD CLOSED AHEAD" SIGN

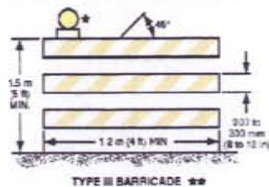
NOT TO SCALE



R9-11L

"SIDEWALK CLOSED AHEAD" SIGN

NOT TO SCALE



TYPE III BARRICADE **

* WARNING LIGHTS
** RAIL STRIPE WIDTHS SHALL BE 150 MM (6 IN.), EXCEPT THAT 100 MM (4 IN.) WIDE STRIPES MAY BE USED IF RAIL LENGTHS ARE LESS THAN 900 MM (36 IN.). THE SIDES OF BARRICADES FACING TRAFFIC SHALL HAVE RETROREFLECTIVE RAIL FACES.

TYPE III BARRICADE

NOT TO SCALE



R3-1

"NO RIGHT TURN" SIGN

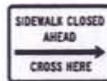
NOT TO SCALE



R3-2

"NO LEFT TURN" SIGN

NOT TO SCALE



R9-11R

"SIDEWALK CLOSED AHEAD" SIGN

NOT TO SCALE



M4-9R

"DETOUR W/
RIGHT ARROW" SIGN

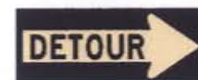
NOT TO SCALE



M4-9L

"DETOUR W/
LEFT ARROW" SIGN

NOT TO SCALE



M4-10R

"DETOUR RIGHT
ARROW" SIGN

NOT TO SCALE



M4-10L

"DETOUR LEFT
ARROW" SIGN

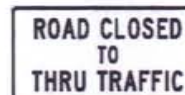
NOT TO SCALE



R11-2

"ROAD CLOSED" SIGN

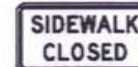
NOT TO SCALE



R11-4

"ROAD CLOSED" SIGN

NOT TO SCALE



R9-9

"SIDEWALK CLOSED" SIGN

NOT TO SCALE

TENTH STREET ROAD CLOSURE
LOFTS ON BROADWAY

COLUMBIA, BOONE COUNTY, MISSOURI

JANUARY 29, 2014

REVISED: APRIL 11, 2014

SHEET 2 OF 5

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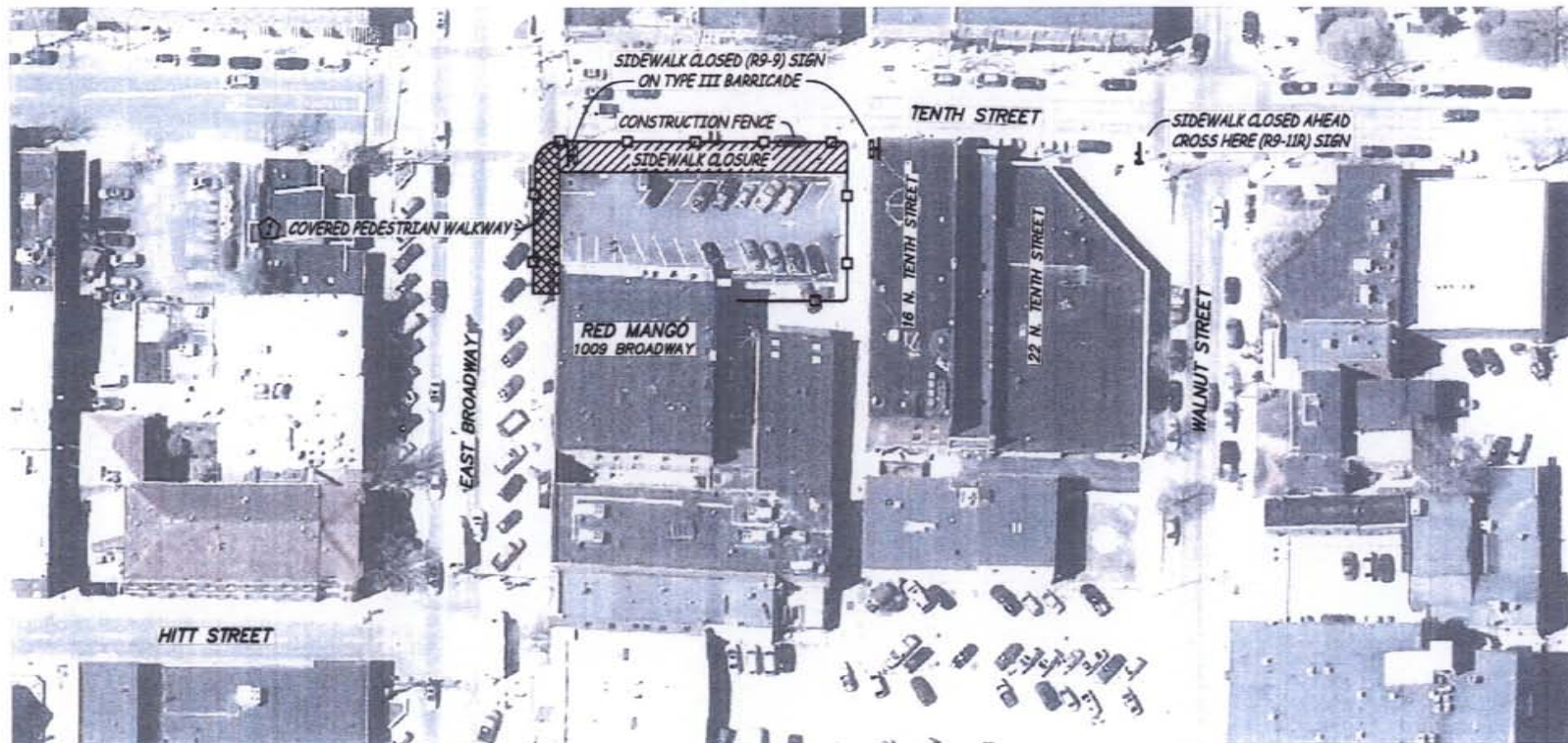
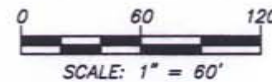
Missouri Engineering Corporation # 2004005018



ES&S NO. 12551



MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811



NOTES:

1. WALKWAYS ADJACENT TO THE PROJECT SITE SHALL BE COVERED PER OSHA AND IBC REQUIREMENTS.
2. NO COMBUSTIBLE MATERIALS SHALL BE STORED ALONG THE RED MANGO BUILDING.

**TENTH STREET SIDEWALK CLOSURE
LOFTS ON BROADWAY**
COLUMBIA, BOONE COUNTY, MISSOURI
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SHEET 3 OF 5

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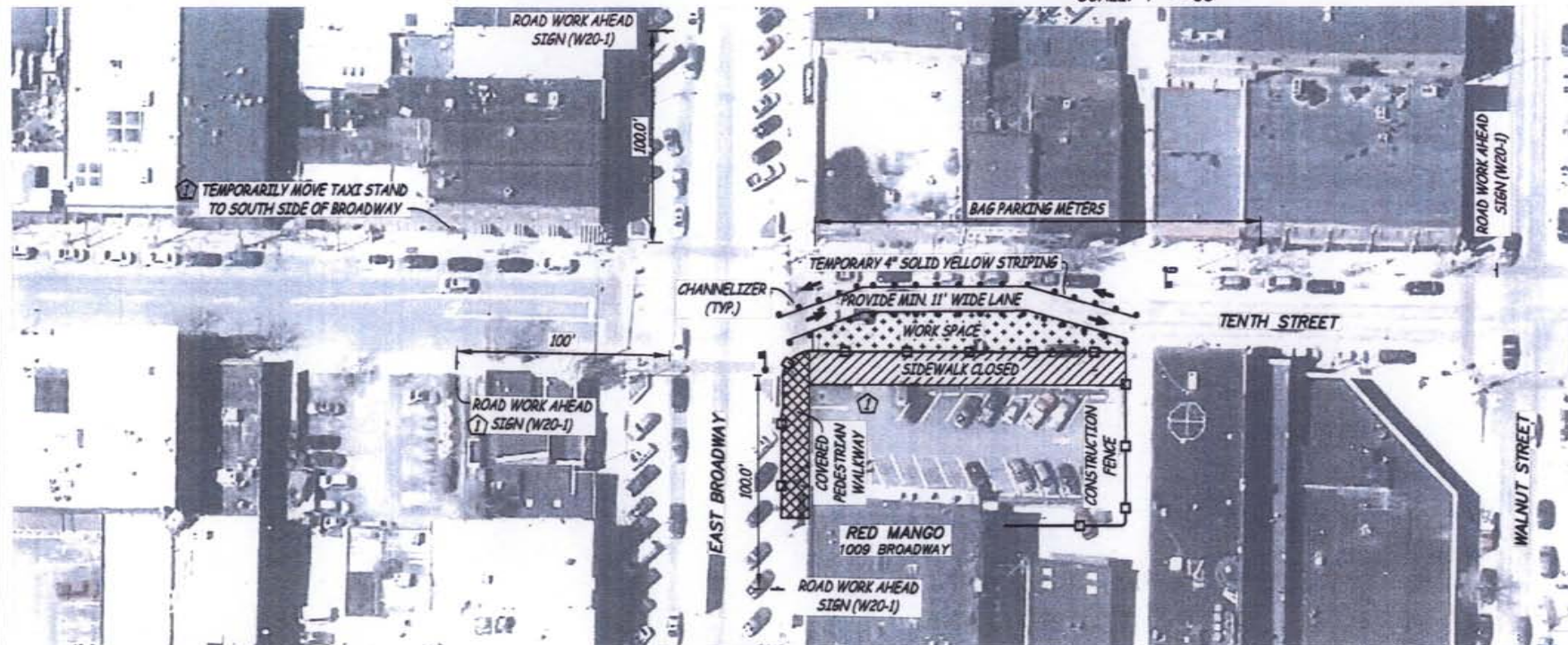


MATTHEW A. KRIETE
PROFESSIONAL ENGINEER
PE-2007002811

NOTE:
TEMPORARILY MOVE BAGGED METERS TO
SOUTH SIDE OF BROADWAY

LEGEND

0 50 100
SCALE: 1" = 50'



LANE CLOSURE GENERAL NOTES

1. FLAGGERS SHALL CONTINUALLY MONITOR TRAFFIC TO ENSURE TRAFFIC QUEUES DO NOT BACK UP INTO THE SIGNALIZED INTERSECTION AT BROADWAY AND TENTH STREET.
2. ALL FLAGGERS SHALL HAVE PASSED MODOT'S FLAGGER TRAINING OR EQUIVALENT TRAINING.
3. METER BAGS SHALL BE USED TO CLOSE THE PARKING SPACES AS SHOWN ON THE PLAN.
4. NORTH FLAGGER SHALL MONITOR TRAFFIC AT THE ALLEY AND DIRECT TRAFFIC FROM THE ALLEY ONTO TENTH STREET IN COORDINATION WITH THE ONE-WAY TRAFFIC.
5. WALKWAYS ADJACENT TO THE PROJECT SITE SHALL BE COVERED PER OSHA AND IBC REQUIREMENTS.

LANE CLOSURE DURATION NOTES

- SHORT TERM STATIONARY - SINGLE DAYLIGHT PERIOD
1. TWO LANES OF TRAFFIC SHALL BE RESTORED AT NIGHT.
- INTERMEDIATE TERM STATIONARY - (MORE THAN ONE DAYLIGHT PERIOD UP TO 3 DAYS OR NIGHTTIME WORK LASTING MORE THAN ONE HOUR)
1. FLAGGER LOCATIONS SHALL BE ILLUMINATED AT NIGHT.
 2. AN AUTOMATED FLAGGER ASSISTANCE DEVICE MAY BE USED ON THE NORTH END WITH A FLAGGER ON THE SOUTH END.
- LONG TERM STATIONARY - CONTINUAL LANE CLOSURE FOR MORE THAN 3 DAYS
1. REMOVE EXISTING PAVEMENT MARKINGS WITHIN LANE CLOSURE LIMITS AND INSTALL TEMPORARY WHITE PAVEMENT MARKINGS AS SHOWN ON THE PLAN.

**TENTH STREET
TEMPORARY LANE CLOSURE
LOFTS ON BROADWAY**
COLUMBIA, BOONE COUNTY, MISSOURI
JANUARY 29, 2014
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SHEET 4 OF 5

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ALLEY CLOSURE DURATION NOTES

LONG-TERM STATIONARY - MORE THAN 3 DAYLIGHT PERIODS

1. ALLEY SHALL BE FULLY OPEN EACH NIGHT AND ALL TEMPORARY TRAFFIC CONTROL DEVICES REMOVED OR COVERED.
2. ALLEY SHALL BE KEPT OPEN FOR EMERGENCY VEHICLES. CONTRACTOR SHALL MOVE EQUIPMENT AS NECESSARY FOR EMERGENCY VEHICLES.
3. NO CONSTRUCTION MATERIAL SHALL BE STORED IN THE ALLEY.

LEGEND

— TYPE III BARRICADE

**ALLEY CLOSURE
LOFTS ON BROADWAY**
COLUMBIA, BOONE COUNTY, MISSOURI
APRIL 11, 2014
SHEET 5 OF 5

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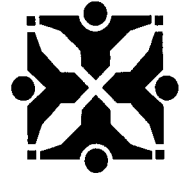
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PE-2007002811



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, Misc Correspondence

DATE: 3/31/14	CONTR: THM INVESTMENTS	DWG. NO. 1403-241
MATERIAL: UNIV	JOB: COVERED WALKWAY	
OWN BY: BJB		SHEET
CHK'D:		OF SHEETS
SCALE:	GOEDECKE 812 E. TAYLOR AVE. ST. LOUIS MO 63147 314-652-1810	REVISIONS

UNIVERSAL U766K

ALLOWABLE LOADING/LEG AS CONFIGURED
5600# (2:1 S.F.) 150PSFx3'x10'=4500#

W6x9 STRINGER

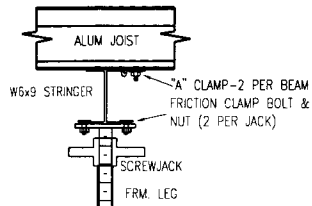
Sx=5 lx=14.8 A=2.65 Fy=36ksi E=29,000ksi
ALLOWABLE LOADING AS CONFIGURED
1,880#/LF 6' SPAN 1,500#/LF

ALUM JOISTS

Sx=4.3 lx=17 A=2.67 Fy=35ksi E=10,200ksi
ALLOWABLE LOADING AS CONFIGURED
10'-0" 2-SPAN: 580#/LF 300 #/LF

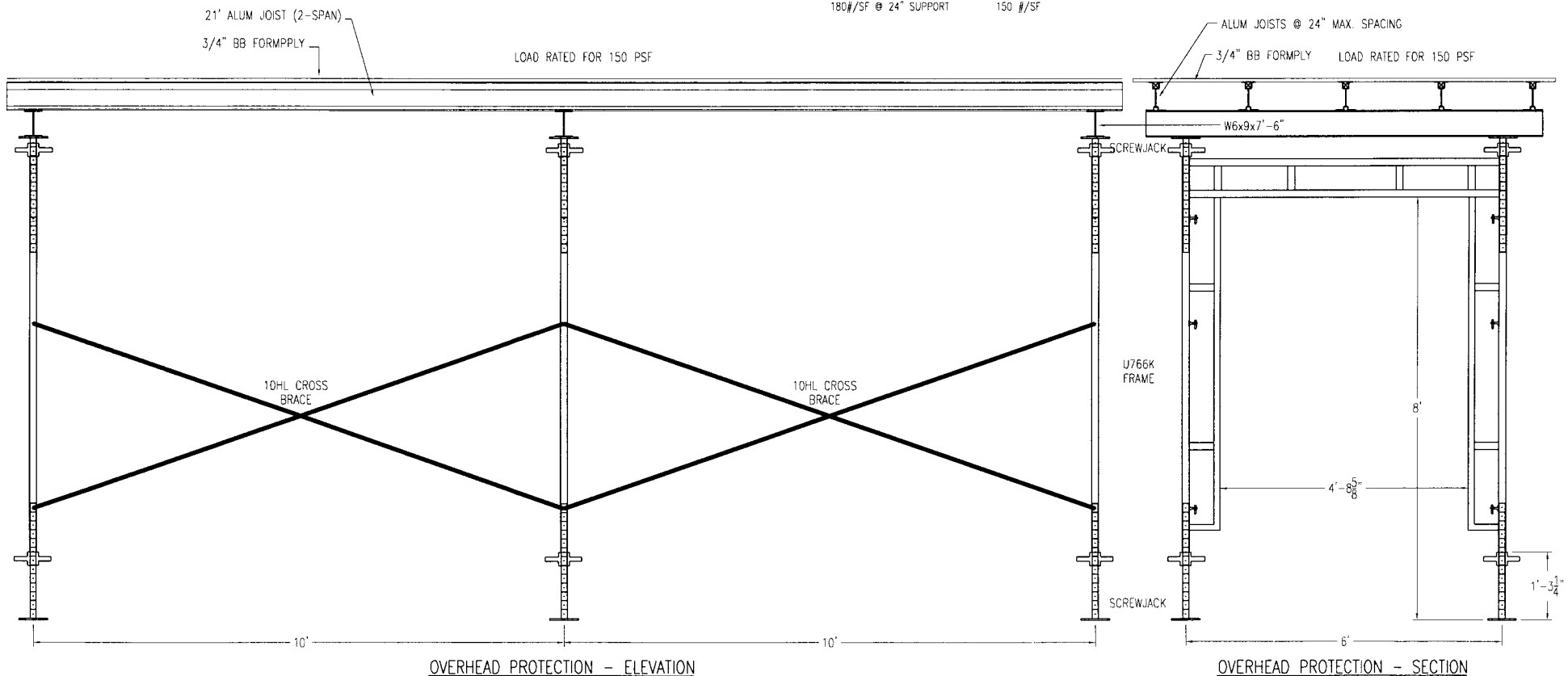
3/4" BB FORMPLY

PER APA RECOMMENDATIONS
ALLOWABLE LOADING AS CONFIGURED
180#/SF @ 24" SUPPORT 150 #/SF



CONNECTION DETAIL

STEEL STRINGER & ALUM JOIST



Engineering Surveys and Services

Consulting Engineers, Scientists, and Land Surveyors
Analytical and Materials Laboratories

1113 Fay Street
Columbia, Missouri 65201
Telephone 573-449-2646
Facsimile 573-499-1499

E-Mail esss@ESS-Inc.com
<http://www.ESS-Inc.com>

April 15, 2014

Mayor and City Council
City of Columbia Community Development
P.O. Box 6015
Columbia, MO 65205-6015

RE: Long-term Restrictions and Closures
Application #14-1101
The Lofts on Broadway
1007 W. Broadway
Columbia, Missouri

Dear Mayor and City Council:

This long term restrictions and closures application is for the Lofts on Broadway, a 5 story commercial and residential building at the NE corner of Tenth and Broadway. We request that the Tenth Street east sidewalk, north from Broadway to the alley, be closed from April 2014 to June 2015. The Broadway sidewalk will be covered and will remain open for the duration of the project. The Tenth Street alley will be closed periodically from April 2014 to June 2015, but will remain open to emergency vehicles and will be open in the evening. Tenth Street will be closed periodically during the red iron process and again during framing (roof truss) process. Tenth Street will also be closed one evening in order to tap the water main. Tenth Street should not be closed for 30 days or more during the entire project. Parking meter bags for specific parking spaces will be essential in order to keep the construction process running smooth, safe and efficient. Please see attached traffic control plans and letter from Travis McGee for BMT of Columbia LLC.

Yours truly,



Matthew A. Kriete, P.E.

cc: Travis McGee, w/ enclosure by email
1-File ESS Job G12551



Shane Creech <sscreech@gocolumbiamo.com>

10th and Broadway

Matthew Kriete <mkriete@ess-inc.com>

Wed, Apr 23, 2014 at 2:24 PM

To: Shane Creech <sscreech@gocolumbiamo.com>

Cc: dbennett@ess-inc.com, travishmcgee@hotmail.com, "Timothy J. O'Connor" <toconnor@ess-inc.com>

Shane,

The short term closures on 10th Street for the Lofts on Broadway construction are necessary for safe building construction and are intended to occur at night, whenever practical. This closure is very similar to the closures on 9th Street.

Let me know if you have any questions.

Matthew A. Kriete, P.E.

Engineering Surveys and Services

1113 Fay Street

Columbia, MO 65201

Phone: (573) 449-2646

Fax: (573) 499-1499

www.ess-inc.com

Tenth Street Businesses

Newton & Joyce Riley
2000 E Broadway, Columbia, MO
Not Listed

Nash Vegas
928 Broadway, Columbia, MO
573-999-3443

Missouri Art Gallery
9 N 10th Street, Columbia, MO
573-443-5010

Hollywood Rebels Tattoo
11 N 10th Street, Columbia, MO
573-499-1200

Dudley Kent Roth Revocable Trust
10201 E Highway WW, Columbia, MO
573-443-0202

Dan Viets & Associates
15 N 10th Street, Columbia, MO
573-443-6866

Aardvarx
17 N 10th Street, Columbia, MO
573-874-8600

IOOF
PO Box 204, Columbia, MO
573-443-3479

"We Always Swing" Jazz Series
21 N 10th Street, Columbia, MO
573-449-3009

Columbia Access TV
23 N 10th Street, Columbia, MO
573-442-4447

Captain's Quarters
25 N 10th Street, Columbia, MO
573-449-2629

Little Owl Boutique
27 N 10th Street, Columbia, MO
573-442-3690

Stuart Insurance Agency
29 N 10th Street, Columbia, MO
573-449-5395

Rice Investments LLC
c/o Bruce B. Rice
22 N 10th Street, Columbia, MO
573-449-4153

Parker Funeral Service
22 N 10th Street, Columbia, MO
573-449-4153

16 N 10th Street LLC
1123 Wilkes Blvd, #200, Columbia, MO
Not Listed



BMT of Columbia, LLC
THM Investments, LLC
Travis McGee
308 S. 9th Street, Suite 101-M
Columbia, Missouri 65201

Newton & Joyce Riley
2000 E. Broadway
Columbia, Missouri 65201

Date: April 16, 2014

RE: 10TH STREET CLOSURE DATES & INFORMATION

To Whom It May Concern,

This letter is to inform you of the street closures BMT of Columbia, LLC has requested from the City of Columbia in order to build the 5 story commercial and residential building at the NE corner of 10th and Broadway. We are requesting that the 10th Street east sidewalk, north from Broadway to the alley, be closed from April 21, 2014 to June 30, 2015. The Broadway sidewalk will be covered and will remain open for the duration of the project. The 10th Street alley will be closed periodically from April 2014 to June 2015, but will remain open to emergency vehicles and will be open in the evening. 10th Street will be closed periodically during the red iron process and again during framing (roof truss) process. 10th Street will also be closed one evening in order to tap the water main. 10th Street should not be closed for more than 30 days during the entire project. Parking meter bags for specific parking spaces will be essential in order to keep the construction process running smooth, safe and efficient.

Please let me know if you have questions.

Sincerely,

Travis H. McGee