

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: R 74-15

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: 5/4/2015

Re: Setting a Public Hearing for the Peach Tree Connector and Water Quality Feature Project

Documents Included With This Agenda Item

Council Memo, Resolution/Ordinance

Supporting documentation includes: Maps, Final Concept Alignment Study, Correspondence from Public, Contact Log

Executive Summary

Setting a public hearing for June 1, 2015 concerning construction of a water quality feature, sidewalks along Nifong Boulevard and the proposed Aurora Drive, and a new east-west connector roadway from Peach Tree Drive to the proposed Aurora Drive. Council approved a Development Agreement on December 22, 2011 with Jeffrey E. Smith Investment Company outlining the responsibilities of the developer and the City. The City's obligation includes sidewalk construction at an estimated cost of \$75,707; and engineering design and construction of a water quality feature originally estimated to cost \$800,000; however, due to changes in the scope of work staff anticipates that cost will be reduced.

Discussion

The City of Columbia entered into a development agreement with Jeffrey E. Smith Investment Company in December of 2011 involving a new development at the southeast corner of Nifong Boulevard and Bethel Street. As outlined in that agreement, the City is responsible for designing a new east-west connector roadway from Peach Tree Drive to the proposed Aurora Drive, and a stormwater quality feature. The City will also be responsible for construction of the water quality feature and sidewalks. Council authorized an engineering services agreement with Engineering Surveys & Services on January 5, 2015 at a cost of \$120,731.

It was originally anticipated that a stormwater detention basin would be placed in this area. After receiving the soils report indicating shallow rock depth, a detention basin is no longer a suitable or cost effective option. Instead, more emphasis will be placed on the water quality aspect. Preliminary plans show realigning the stream channel, improving the stream buffer, and implementing an integrated stormwater and street tree system. Without the stormwater detention basin being included, it is anticipated the cost of the stormwater portion of the project will decrease.

The development agreement specifies that the developer is responsible for construction of the proposed east-west roadway to the proposed north-south roadway (Aurora Drive), the two roundabouts, and a traffic signal at Nifong and Aurora Drive.

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The project goals include improving connectivity and traffic flow through the area as well as managing regional stormwater runoff and improving water quality within the watershed. An Interested Parties meeting was held on March 17, 2015. Three options were presented, and the group consensus was for Option 1.

Option 1 includes a roundabout at Peach Tree Drive and Peach Court, connecting the east- west road to Aurora Drive.

Option 2 continued the east-west portion of Peach Tree Drive in a straight line connecting to the roundabout at Aurora Drive. This created an offset “T” intersection with Peach Court and north-south portion of Peach Tree Drive.

Option 3 creates a four-way intersection with the east-west connector road, Peach Tree Drive and Peach Court.

Staff recommends Option 1, which includes a roundabout at Peach Tree Drive and Peach Court, with the proposed east-west roadway flowing to another roundabout at the previously platted Aurora Drive. This option provides the best balance between roadway and sidewalk connectivity and stormwater quality features.

Fiscal Impact

Short-Term Impact: Per the development agreement, the City is responsible for the design services and construction of the stormwater quality and detention system at an estimated cost of \$800,000, and sidewalks along Nifong Boulevard and Aurora Drive, at an estimated cost of \$75,707.

Long-Term Impact: The City will maintain all of the facilities once the project is complete. Long term costs include maintenance, repairs, and snow removal estimated at \$25,000 annually.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Transportation

Strategic Plan Impact: Infrastructure

Comprehensive Plan Impact: Infrastructure

Suggested Council Action

Adopt the resolution setting a public hearing for June 1, 2015.

City of Columbia

701 East Broadway, Columbia, Missouri 65201



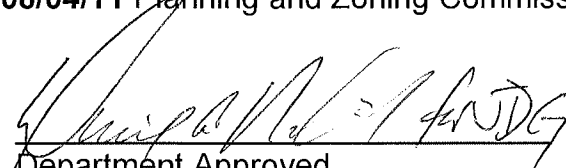
Legislative History


01/05/15 (R5-15) Authorizing a Professional Engineering Services Agreement with Engineering Surveys & Services for the Peach Tree Connector and Water Quality Basin.

12/22/11 (R216-11) - Authorizing a development agreement

10/03/11 (Ord 021098) Rezoning property and authorizing a development agreement.

08/04/11 Planning and Zoning Commission - Rezoning hearing.


Department Approved


City Manager Approved

A RESOLUTION

declaring the necessity for the design and construction of a stormwater quality feature, construction of a sidewalk along a portion of the south side of Nifong Boulevard between the proposed Aurora Drive and Bethel Road, construction of sidewalks along both sides of the proposed Aurora Drive, and the design of a new east-west connector roadway from Peach Tree Drive to the proposed Aurora Drive; stating the nature of and the estimate of the cost of the improvement; providing for payment for the improvement; providing for compliance with the prevailing wage law; and setting a public hearing.

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

SECTION 1. The City Council deems the design and construction of a stormwater quality feature, construction of a sidewalk along a portion of the south side of Nifong Boulevard between the proposed Aurora Drive and Bethel Road, construction of sidewalks along both sides of the proposed Aurora Drive, and the design of a new east-west connector roadway from Peach Tree Drive to the proposed Aurora Drive, necessary to the welfare and improvement of the City.

SECTION 2. The nature and scope of the improvement shall consist of furnishing all labor, materials, transportation, insurance and all other items, accessories and incidentals thereto necessary for the complete construction of the improvements.

SECTION 3. The estimated cost of this improvement is \$875,707.00.

SECTION 4. Payment for this improvement shall be made from stormwater utility funds, transportation sales tax funds and such other funds as may be lawfully appropriated.

SECTION 5. Any work done in connection with the construction of the improvement specified above shall be in compliance with the provisions of the prevailing wage laws of the State of Missouri.

SECTION 6. A public hearing in respect to this improvement will be held in the Council Chamber of the City Hall Building, 701 E. Broadway, Columbia, Missouri, at 7:00 p.m. on June 1, 2015. The City Clerk shall cause notice of this hearing to be published in a newspaper published in the City.

ADOPTED this _____ day of _____, 2015.

ATTEST:

City Clerk

Mayor and Presiding Officer

APPROVED AS TO FORM:

City Counselor



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, Final Concept Alignment Study, Correspondence from Public, Contact Log

Existing Conditions



1. Several intersections in the Peach Tree area are currently right in/right out
 - A. Providence Outer Road at Nifong
 - B. Providence Connector East of Sophia's restaurant
 - C. Providence Outer Road at Southampton
2. Peach Tree Drive/Nifong Intersection
 - A. Unsignalized and long stacking from left turns
 - B. Some northbound Rock Bridge High School traffic making lefts adds to stacking length
3. Southampton traffic from Rock Bridge High School
 - A. Northbound traffic from High School forced to Southampton, increasing congestion



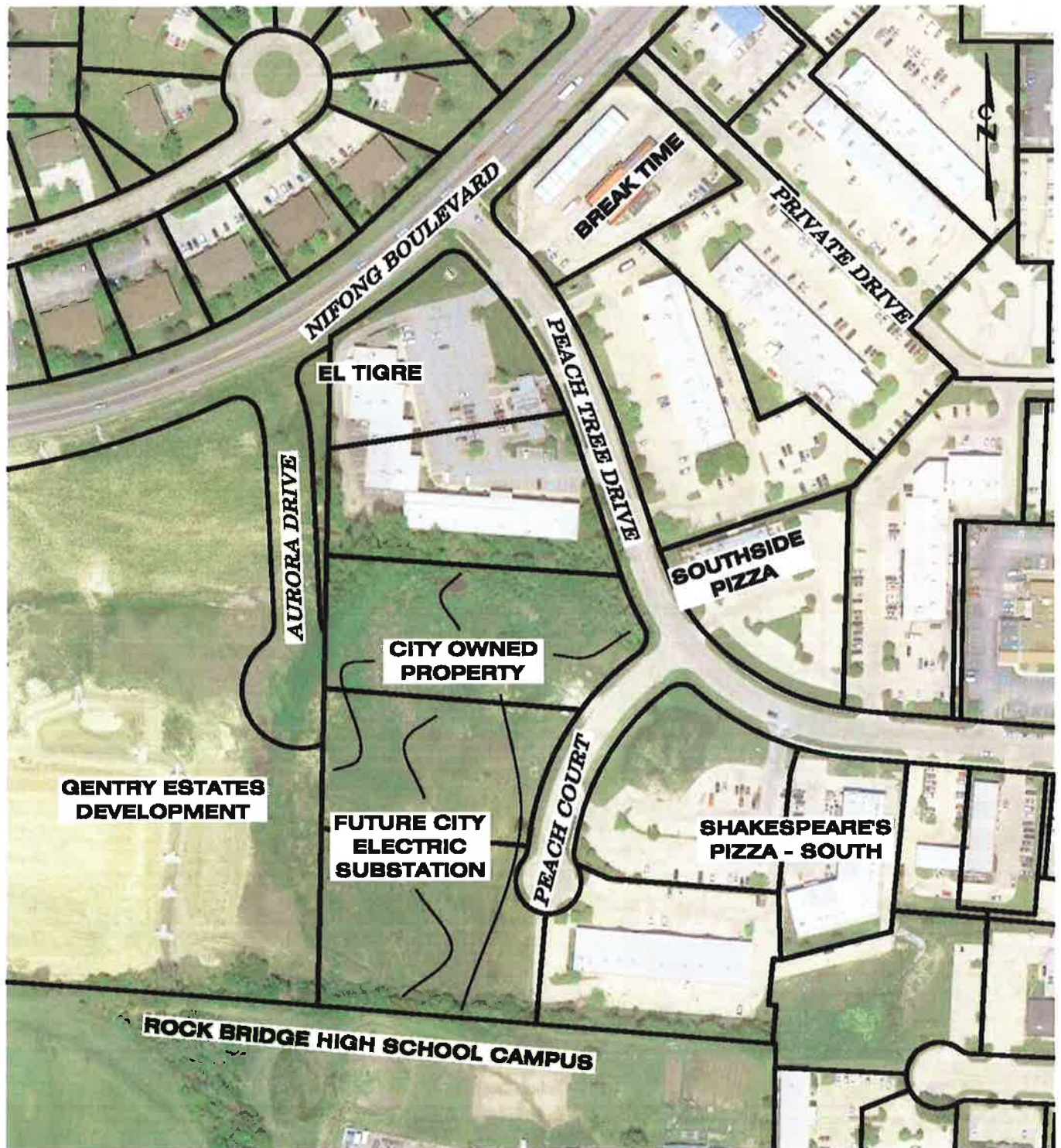


FIGURE 1 – GEOGRAPHIC LIMITS
PEACHTREE CONNECTOR AND STORM WATER MANAGEMENT PROJECT
COLUMBIA, MISSOURI



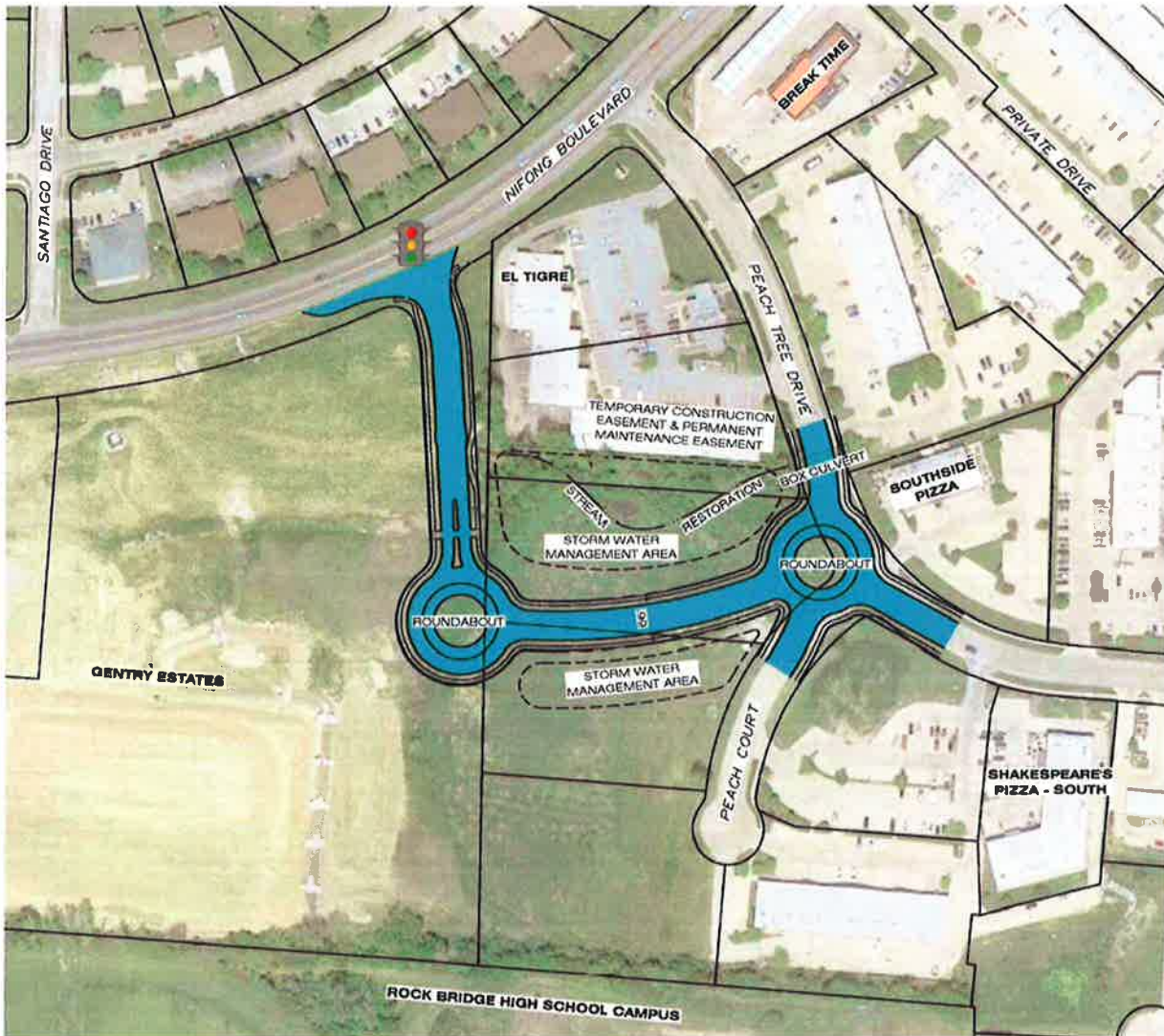
Engineering Surveys & Services

1113 Fay Street
Columbia, Missouri
573 - 449 - 2646

Missouri Engineering Corporation # 2004005018

JOB # 12699

Concept 1



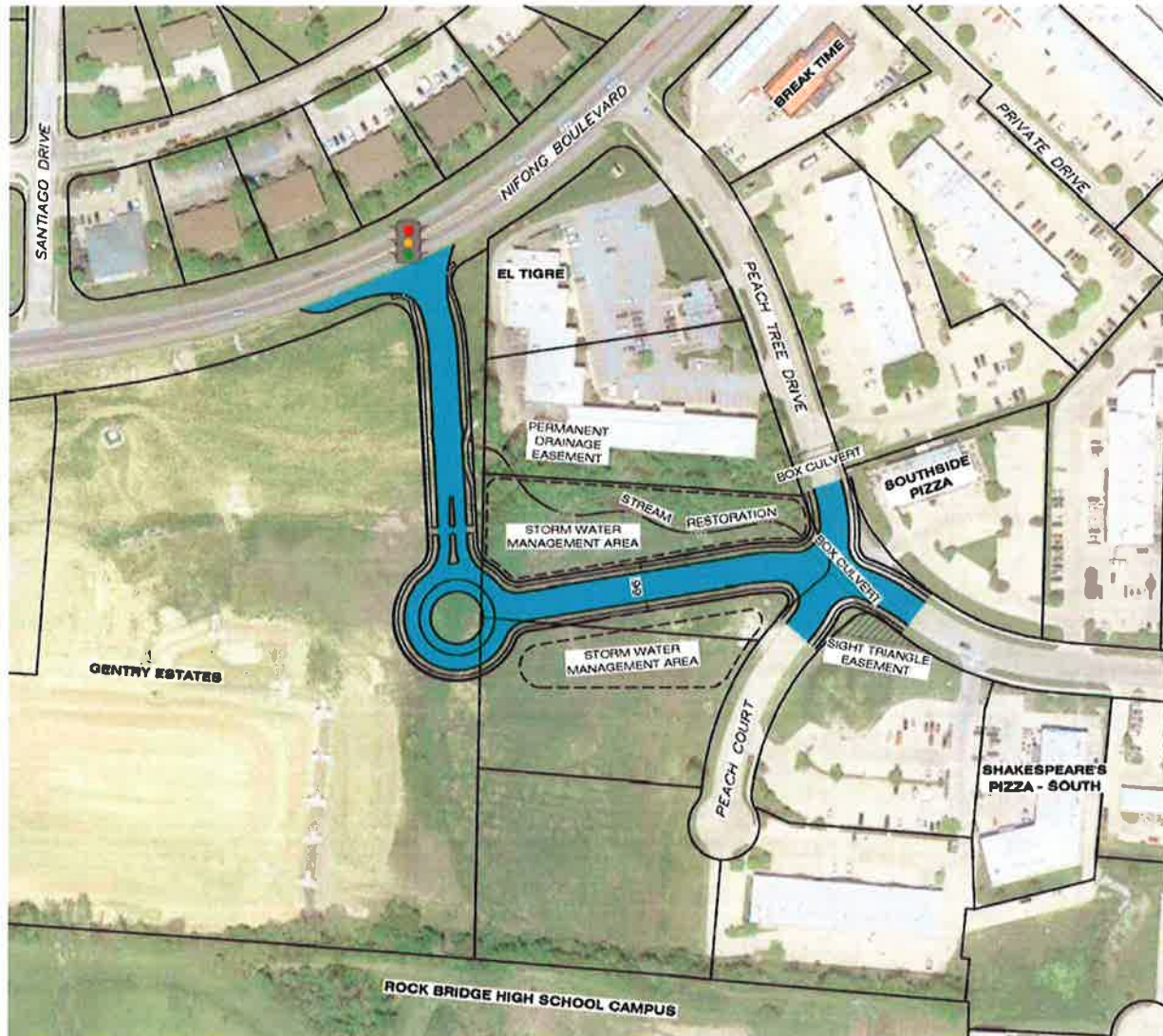
Concept 2



Peach Tree Connector and Water Quality Project



Concept 3



Peach Tree Connector and Water Quality Project



**FINAL CONCEPT ALIGNMENT STUDY
FOR THE
PEACHTREE CONNECTOR AND
STORM WATER MANAGEMENT PROJECT**

**CITY OF COLUMBIA
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI**

Prepared For:

City of Columbia Public Works Department
701 E. Broadway
Columbia, Missouri

Prepared By:

Engineering Surveys and Services

1113 Fay Street
Columbia, MO 65201
Phone: 573-449-2646
Fax: 573-499-1499

Missouri Engineering Corporation Number 2004005018

Project Number: 12899

April 3, 2015

Engineering Surveys and Services

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

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<http://www.ESS-Inc.com>

April 3, 2015

Mr. Lee White, P.E.
City of Columbia
Public Works Department
PO Box 6015
Columbia, MO 65205

RE: Final Concept Alignment Study
Peachtree Connector and Storm
Water Management Project
Columbia, Missouri

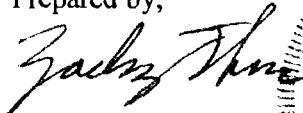
Dear Mr. White:

Please find the attached Final Concept Alignment Study for the above referenced project. This report includes the result of the preliminary alignment studies and the comments received at the public and individual meetings with adjacent property owners.

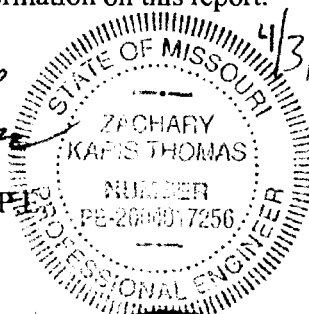
To date we have studied 7 conceptual alignments for the project. The concepts were presented in individual meetings with surrounding property owners. Based on their input 3 concepts were presented at a public open house meeting held on March 17, 2015. Based on input from these meetings, a preferred concept alignment has been identified. The preferred concept alignment can be presented to the Columbia City Council. Final approval of the alignment will be granted by the City Council following a public hearing.

Please contact us if you have any questions or need additional information on this report.

Prepared by,



Zachary K. Thomas, P.E.



Reviewed by,


Matthew A. Kriete, P.E.



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**FINAL CONCEPT ALIGNMENT STUDY
FOR
PEACHTREE CONNECTOR AND STORM WATER MANAGEMENT PROJECT**

**CITY OF COLUMBIA
PUBLIC WORKS DEPARTMENT
COLUMBIA, MISSOURI**

INTRODUCTION

The Columbia Public Works Department has identified the need for a new signalized intersection on Nifong Boulevard between the Bethel Street and Providence Road intersections. The new signalized intersection will be located at the new Aurora Drive street platted with the Gentry Estates development and is to address existing traffic issues on Peachtree Drive and future traffic anticipated from the Gentry Estates development. The purpose of this study is to identify the preferred concept alignment for Peachtree Drive to connect to Aurora Drive.

The project's geographic limits are bound by Nifong Boulevard on the north, Gentry Estates development to the west, Peachtree Drive and Peach Court to the east, and City owned lots for an electric substation to the south (see Figure 1 in the Appendix). The study initially identified 7 conceptual alignments. Discussions with Columbia Public Works staff and comments from individual meetings with adjacent property owners reduced the concepts to three feasible options.

A public open house meeting was used to gather input from the public on the three possible alignments. Owners of the surrounding properties were specifically invited to the meeting. This report describes the information presented at the public meeting and includes a summary of the comments received from the public.

After reviewing input from the public and selection criteria including required right-of-way/easement acquisition and costs, Concept 1 alignment has been identified as the preferred alignment.

BACKGROUND AND HISTORY

Continuing residential and commercial development in southwest Columbia has increased traffic throughout the area. Furthermore, Rock Bridge High School has also continued to expand in response to the increase of residents in their district. This growth has created heavy traffic and long stacking queues of vehicles at intersections in the area of the Peach Tree commercial development and Rock Bridge High School during peak times. The increased traffic resulted in safety concerns that were addressed by making many of the unsignalized intersections in the area right in/right out only. The Providence Outer Road and Providence Road connector East of Sophia's restaurant was converted to a 3/4 access (with right-in/right-out/left-in only) by MoDOT. This reduction in left turn options has resulted in increased left turn movements at the

Peachtree Drive and Nifong Boulevard intersection, one of the last remaining intersections with permissible left turn movements onto a major road. Due to the lack of a signal, long delays and traffic stacking are present on Peachtree Drive as vehicles wait for a break in Nifong traffic.

During the same time period, the Columbia Water and Light department determined that a new electrical substation would be necessary to meet the City's long range electrical needs. The three undeveloped lots on the west side of Peach Court in the Peach Tree commercial development were purchased by the City to provide a location for the electrical substation.

PURPOSE AND OPPORTUNITIES

The purpose of the project is to provide a new signalized intersection onto Nifong Boulevard to help address traffic deficiencies for both the Peach Tree development and Rock Bridge High School campus areas. The new traffic signal should improve traffic circulation, reduce delays, and improve safety by providing a controlled left turn onto Nifong Boulevard. Initially, Public Works was planning for the new signal to be at the existing Nifong Boulevard/Peachtree Drive intersection. However, concerns with traffic potentially stacking beyond nearby Nifong intersections to the east, and the close proximity to the Nifong/Providence Road intersection, made this location less than ideal.

Jeffrey E. Smith Investment Co. proposed the Gentry Estates development at the southeast quadrant of the Nifong Boulevard and Bethel Street intersection in 2008. The platting and rezoning process for this development presented the opportunity to provide a more centralized signalized intersection between Providence and Bethel that can not only serve the proposed Gentry Estates development, but also the Peach Tree development and Rock Bridge High School campus areas. This new signalized intersection would be further west than the existing Peachtree Drive/Nifong intersection, providing better stacking distances for traffic at the new intersection. The northern most lot purchased by the City for the electrical substation could provide the right-of-way necessary for the east/west connector road from Peachtree Drive to the new signalized intersection. During the Gentry Estates rezoning process, a Development Agreement was prepared between the City and Jeffrey E. Smith Investment Co. guaranteeing the construction of Aurora Drive, the new signalized intersection on Nifong, and the east-west connector road from Peachtree Drive to Aurora Drive. This project addresses the east-west connector road from Peachtree Drive to Aurora Drive.

A secondary purpose for the project is improved storm water management for the section of Mill Creek that is located just north of the proposed east-west connector road. Currently this section of Creek receives runoff from areas to the east including the heavily developed area of the Peach Tree commercial development. The remaining available land will be used for the construction of Best Management Practices (BMP's) to better manage storm water runoff in Mill Creek from the Peach Tree development and the new roadway construction for this project.

ALIGNMENT SELECTION PROCESS AND CRITERIA

Limiting Factors

The first step in the alignment design process was defining the limiting factors of the project. The Gentry Estates development agreement established the location for the new signalized intersection and the location of Aurora Drive. It also established the requirement for the construction of an east/west connector road from Peach Tree Drive to Aurora Drive and storm water quality BMP's along this roadway. Since the new signal, Aurora Drive, and Columbia Water and Light electric substation locations were already determined, the alignment study would review optional alignments for how the east/west connector road would connect Aurora Drive to Peachtree Drive.

Information Collection

The second step in the alignment design process was to gather available data on the existing and proposed conditions within the project area. A base map depicting this data was then compiled. Resources used to create the base map include:

- Field Reconnaissance
- Boone County Aerial Photos and County Assessor's Parcel Map
- City of Columbia Aerial Topographic Maps
- USGS Topographic Maps
- Existing Utility Records
- Recorded Subdivision Plats
- FEMA Floodplain Maps
- The Development Agreement for the Gentry Estates Development

Selection Criteria

The next step in the alignment process was identifying the selection criteria to be used for the development and review of the concept alignment. The criteria were determined to be the following:

- Minimization of impacts to adjacent properties
- Incorporation of comments received from both the individual and public meetings
- Minimization of new right-of-way and easement acquisition
- Accommodation of the planned electrical substation by the Columbia Water and Light Department
- Construction costs

The recommended alignment should best address all of the above criteria while still achieving the project purpose.

Sketch Development

After a base map was created using the information collected, numerous possible alignments were hand sketched on the map. By using the selection criteria and engineering judgment, 7 conceptual alignments were selected for more thorough study. Possible storm water management options were indicated on each alignment concept, with the idea that they could be interchanged with the different alignment concepts.

Individual Interested Parties Meetings

Individual interested party meetings (individual IP meetings) were then held with the owners of property immediately adjacent to the project area. These owners included the owners of Shakespeare's Pizza, Rock Bridge High School staff, the owners of Gentry estates (Jeffery E. Smith Investments), and Ranjit Singh, the owner of the commercial development on the north side of the project. Background of the need for the project and the project history was presented, along with the 7 alignment concepts. Pros and cons were indicated and discussed for each concept. Possible right-of-way and easement acquisition for each concept was discussed. Comments were collected to further refine and reduce the concepts to the three most practical concepts. It should be noted that the need for the project (addition of a signal on Nifong for left turns to reduce traffic congestion) was unanimously supported by the property owners.

The Columbia Water and Light department plans to build an electrical substation on the two lots south of the connector road. A meeting was held with the Water and Light department staff regarding the space requirements of the substation and their access requirements. A factor in selecting the 3 final alignment concepts was that they provided the space and access requirements for the substation. Any storm water BMP's will have to be designed to not encroach into the substation footprint.

Practical Concepts

Utilizing comments from the individual IP meetings and the selection criteria, the concepts were narrowed to 3 practicable concepts. These concepts connect Peachtree Drive to a roundabout at the end of the planned Aurora Drive, located on the east side of the Gentry Estates development. The concept alignments are labeled Concepts 1 through 3 and are shown on the public meeting display boards in the Appendix. The concepts differ in how the new east/west connector road connects to Peachtree Drive.

Preliminary Opinions of Probable Construction Cost (OPC) have also been prepared for each concept. These costs were based on recent historical bid data using 2014 estimated prices. Demolition, pavement, and storm sewer quantities, utility relocation, and box culvert extension costs were the primary areas of focus for these preliminary OPCs.

Descriptions of each of the three practical concept alignments are presented in the following sections of the report. The table below summarizes each right-of-way/easement impacts and engineer's opinion of probable construction cost:

Table 1 – Concept Alignment Summary

Alignment	Right-of-way/Easement Impacts	Engineer's Opinion of Probable Construction Cost
Concept 1	Minimal; small corners of the shopping center to the north and Shakespeare's lot to the east may be required	\$1,441,900
Concept 2	Right-of-way taking on Shakespeare's lot to the east could have major impacts to the developability of the Shakespeare's lot	\$1,335,300
Concept 3	Small right-of-way taking on the Shakespeare's lot to the east; larger sight distance easement on Shakespeare's lot could have major impact to developability of the lot	\$1,283,400

Right-of-way/easement acquisition costs can vary widely and have the potential to add major expense to projects. Because of this wide variation in costs, right-of-way/easement acquisition costs are not included in these preliminary OPC's and are not included in the cost numbers indicated in Table 1 above. Therefore the costs numbers for each concept could be higher depending on the right-of-way/easement required for that particular concept.

Concept 1

Concept 1 alignment incorporates a roundabout at the connection of the new east/west road to Peachtree Drive. Both Peachtree Drive and Peach Court would connect to the roundabout. Both roundabouts eliminate left turns at these intersections, improving safety for all drivers, including the high school age drivers from Rock Bridge High School and maintain traffic flow. The roundabouts also calm traffic by eliminating a long, straight stretch of road that can provide opportunities for speeding.

Short term impacts to the area will involve construction of the Concept. Peachtree Drive and Peach Court may be temporarily closed at the site of construction causing temporary traffic detours. The Peachtree Drive entrance to Southside Pizza may have to be temporarily closed or detoured during construction. Traffic to this establishment may have to be temporarily detoured to the Peachtree Drive entrance further east.

Additional right-of-way/easement acquisition impacts will be minimal, if at all, with this Concept. The roundabout was placed to minimize required right-of-way/easement from adjacent property owners by locating it almost entirely on existing Peachtree Drive right-of-way and in an area on a lot purchased by the City for the electrical substation.

The Concept 1 alignment indicates storm water management areas on both the north and south sides of the east/west connector road. However, space requirements for the electrical

substation may require all, or the majority of, the storm water management area to be on the north side of the connector road.

Based on the planning level of study, Concept 1 alignment's cost is \$1,441,900. There are two existing concrete box culverts near the existing Peachtree Drive/Peach Court intersection that will have to be extended under the roundabout, adding additional cost. Undetermined cost savings can be achieved by the limitation of right-of-way or easements required with this Concept. Therefore there should be no major additional costs for right-of-way/easement acquisition with this Concept. A detailed breakdown of the cost is included in the Appendix.

Concept 2

Concept 2 incorporates a direct, straight, east/west connection directly to Peachtree Drive. Peach Court and the north/south leg of Peachtree Drive then tee connect to the east/west road with side street stop control. This straight east/west connection directs northbound Peachtree Drive drivers directly to Aurora Drive and the new Nifong Signal. The City owned land north of the connector road is larger than in Concept 1, providing more space for storm water BMP's than provided in Concept 1.

Short term impacts will be similar to the other Concepts, involving the temporary closure of Peachtree Drive and Peach Court at the site of construction, causing traffic detours. The Southside Pizza entrance will have similar impacts also.

Concerns were raised that the straight connector road could encourage speeding. The offset tee intersections of Peach Court and Peachtree Drive could also cause left turn conflicts. However, left turning traffic volumes should be low enough that this would rarely be a problem.

This concept will require the largest right-of-way/easement taking of the three Concepts and could have a major impact of the undeveloped portion of the Shakespeare's Pizza lot. The right-of-way would need to be obtained from this section of the lot that could reduce the size of the lot enough to make it undevelopable.

Based on the planning level of study, Concept 2 alignment's cost is \$1,335,300. This alignment does reduce the amounts the two existing box culverts have to be extended compared to Concept 1, reducing these costs. There could be additional major costs in right-of-way/easement acquisition that are not included in this number. Concept 2 requires the largest right-of-way/easement acquisition of the three Concepts. This cost could make it the most expensive Concept when added to the preliminary OPC cost. A detailed breakdown of the cost is included in the Appendix.

Concept 3

On Concept 3, the proposed new east/west road connects to the east/west section of Peachtree Drive at a tee intersection with the north/south leg of Peachtree Drive and Peach Court. The north and south legs of the intersection would be stop sign controlled. Additionally, the north and south legs of the intersection are aligned, eliminating the potential for left turn

conflicts indicated in the Concept 2 alignment. The east/west road would then provide unimpeded circulation to the Aurora Drive roundabout.

Short term impacts will be similar to the other Concepts, involving Peachtree Drive, Peach Court, and the Southside Pizza entrance as indicated above.

Similar to Concept 2, the east west section of roadway could provide opportunities for speeding along the east/west road. The road's straight sections could allow speeding, while the curve at the proposed tee intersection may not be sharp enough to encourage enough speed reduction.

Also similar to Concept 2, there could be impacts to the undeveloped section of the Shakespeare's Pizza lot. Additional right-of-way and a sight distance easement may be required on the lot that would restrict development in this area. It could reduce the development options for this lot.

Based on the planning level of study, Concept 3 alignment's cost is \$1,283,400. Similar to Concept 2, less extension of the existing box culverts will be required reducing costs. However, larger amounts of right-of-way/easements may be required than concept 1, adding costs that could put the total project costs equal to or greater than Concept 1. A detailed breakdown of the cost is included in the Appendix.

Public Interested Parties Meeting

The top three alignments were presented to the public in the open house meeting. The meeting was conducted to request input from potentially affected property owners, nearby business owners and the general public. Owners of property within the area bordered by Providence Road to the east, Nifong Boulevard to the north, Bethel Street to the west, and Southampton Drive to the south received individual invitations by mail notifying them of the public meeting. Public notices were used to invite the general public. Columbia Public Works staff coordinated the public meeting invitations and announcements as well as the meeting room. Copies of the invitation letter are included in the Appendix of this report.

Display boards were set up to present the project goals, design requirements, and the three concepts. Large color aerial photos were used to illustrate the proposed concept alignments. Reduced copies of the display boards are included in the Appendix of this report.

Members of the City staff and design team were on hand to answer questions concerning the project. The design team members solicited input from the residents on the concept alignments and requested any local knowledge they had that may impact the design and selection of a preferred concept alignment. Written comment forms were available for residents to record their comments and recommendations.

Seven members of the public attended the meeting including Kurt Mirtsching, Bryan Simmons, and Nancy Lewis, who are part of the ownership/management team for Shakespeare's Pizza. Laura Nauser, 5th ward City Council member, was also present throughout the meeting.

Two written comments were received. Both comments indicate support for Concept 1 alignment. Copies of the comment forms are included in the Appendix of this report.

PREFERRED CONCEPT ALIGNMENT

Considering public comments and the selection criteria, Concept 1, has been selected as the preferred alignment. Concept 1 has the least impact to adjacent properties, provides the safest intersection design by eliminating left turns, and will provide the greatest traffic calming to minimize speeding. Concept 1 will also require the least amount of additional right-of-way/easement, minimizing the potential for this additional unknown cost. This alignment will be presented as the preferred concept alignment at a City Council public hearing.

The design team recommends approval of the Concept 1 alignment by the City Council. After receiving City Council approval, field topographic surveys will be completed. This data will be used to complete construction documents.

SUMMARY

The Columbia Public Works Department has identified the need to construct a new signalized intersection on Nifong between Bethel Street and Providence Road. Northbound traffic on Peachtree Drive must be directed to the new signalized intersection. The purpose of this study is to identify the preferred roadway concept alignment for this Peachtree Drive connection.

The study identified 7 conceptual alignments. Discussions with owners of property adjacent to the project reduced the possible concepts down to 3.

A Public meeting was held to present the three alignments to the public. Concept 1 alignment was recommended by the public comments. Public comments and selection criteria have determined Concept 1 alignment is recommended as the preferred alignment.

The next step in the alignment selection process is a City Council Public Hearing. The design team recommends that the City Council approve Concept 1 alignment. After receiving City Council approval, field topographic survey data will be collected. This data will be used to complete construction documents.

APPENDIX

GEOGRAPHIC LIMITS

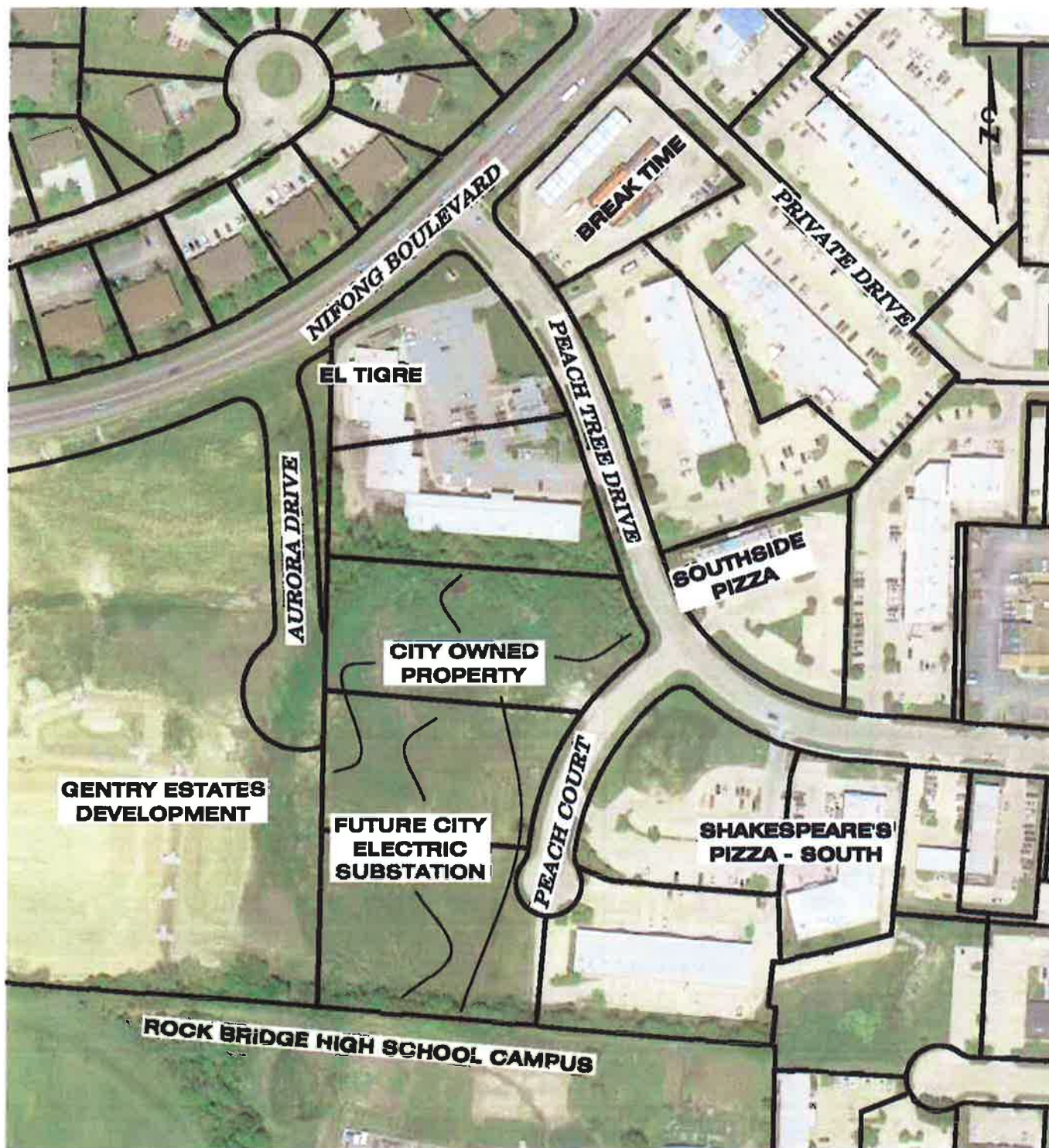


FIGURE 1 – GEOGRAPHIC LIMITS
PEACHTREE CONNECTOR AND STORM WATER MANAGEMENT PROJECT
 COLUMBIA, MISSOURI



Engineering Surveys & Services

1113 Fay Street
 Columbia, Missouri
 573 - 449 - 2646

Missouri Engineering Corporation # 2004005018

JOB # 12899

PRELIMINARY OPINIONS OF PROBABLE CONSTRUCTION COST

Engineering Surveys and Services

Consulting Engineers, Geologists, and Land Surveyors
Analytical and Material Laboratories

Telephone: 573-449-2646

1113 Fay Street

E-Mail: ess@ESS-Inc.com

Facsimile: 573-449-1499

Columbia, Missouri 65201

<http://www.ESS-Inc.com>

PRELIMINARY OPINION OF PROBABLE ON-SITE CONSTRUCTION COSTS

Date: April 1, 2015 **Revised Date:**

Project: Peachtree Connector And Water Quality Project

Description: Concept 1 - Roundabout addition onto Peachtree Drive and east/west connector road.

Project No.: 12899

Notes:

1. Design, construction stakeout, as-built, and permit fees are not included.
2. Rock costs are not anticipated or included.
3. Right-of-way or easement acquisition costs are not included.

Item	Description	Quantity	Unit	Unit Price	Total
CONCEPT 1					
1.00	Mobilization and Bonds	1	Lump Sum	\$5,000.00	\$5,000.00
1.01	Peachtree Drive Demolition	1	Lump Sum	\$15,000.00	\$15,000.00
1.02	Site Prep., Clearing, Grubbing, Stump Removal (chip on site)	0.5	Acres	\$4,350.00	\$2,175.00
1.03	Strip Topsoil (6") & Stockpile	480	C.Y.	\$2.50	\$1,200.00
1.04	Respread Topsoil	480	C.Y.	\$3.00	\$1,440.00
1.05	On-Site Excavation & Placement, Compaction	4,350	C.Y.	\$4.25	\$18,487.50
1.06	Proof-Roll Subgrade Roadway	3,600	S.Y.	\$0.65	\$2,340.00
1.07	Erosion and Sediment control	1	Lump Sum	\$25,000.00	\$25,000.00
1.08	15" RCP	82	L.F.	\$38.00	\$3,116.00
1.09	18" RCP	104	L.F.	\$40.00	\$4,160.00
1.10	15" RCP FES	1	Each	\$780.00	\$780.00
1.11	Connect 18" RCP to Concrete Box Culvert	1	Lump Sum	\$1,500.00	\$1,500.00
1.12	Curb Inlet Type M 4'X3'	5	Each	\$2,635.00	\$13,175.00
1.13	South Box Culvert Extension (4'h x 7'w)	125	L.F.	\$550.00	\$68,750.00
1.14	North Box Culvert Extension (4'h x 5'w)	20	L.F.	\$500.00	\$10,000.00
1.15	Rip Rap - Permanent	380	Ton	\$27.00	\$10,260.00
1.16	Geotextile Fabric Under Rip-Rap - Permanent	290	S.Y.	\$2.75	\$797.50
1.17	Pavement Marking	1	Lump Sum	\$1,500.00	\$1,500.00
1.18	Painted Pedestrian Crossing Striping	5	Each	\$245.00	\$1,225.00
1.19	Permanent Seeding, Mulching, etc.	0.5	Acres	\$2,340.00	\$1,170.00
1.20	Roadway Lighting (base, pole, fixture, etc.)	4	Each	\$4,540.00	\$18,160.00
1.21	Roadway Lighting Conduit and Wiring	570	L.F.	\$12.90	\$7,353.00
1.22	Road Signage (Stop, Etc.)	35	Each	\$200.00	\$7,000.00
1.23	Street Name Sign	3	Each	\$150.00	\$450.00
1.24	Roadway Pavement (incl. base)	3,400	S.Y.	\$54.00	\$183,600.00
1.25	Reinforced, Imprinted, Concrete Truck Apron w/ Curbs	450	S.Y.	\$90.00	\$40,500.00
1.26	Concrete Driveways (incl. base)	182	S.Y.	\$52.00	\$9,464.00
1.27	30" Wide Concrete Curb and Gutter (incl. base)	650	L.F.	\$17.50	\$11,375.00
1.28	6" Integral Concrete Curb	1,090	L.F.	\$8.00	\$8,720.00
1.29	Reinforced Concrete Sidewalk (4" thick & base)	870	S.Y.	\$47.00	\$40,890.00
1.30	Reinforced Concrete Sidewalk ADA Ramp with Truncated Domes	10	Each	\$1,250.00	\$12,500.00
1.31	Telecommunication Line Relocation	1	Lump Sum	\$10,000.00	\$10,000.00

Other Offices:

Engineering Surveys and Services

Consulting Engineers, Geologists, and Land Surveyors
Analytical and Material Laboratories

Telephone: 573-449-2646

1113 Fay Street

E-Mail: ess@ESS-Inc.com

Facsimile: 573-449-1499

Columbia, Missouri 65201

<http://www.ESS-Inc.com>

PRELIMINARY OPINION OF PROBABLE ON-SITE CONSTRUCTION COSTS

Date: April 1, 2015

Revised Date:

Project: Peachtree Connector And Water Quality Project

Description: Concept 1 - Roundabout addition onto Peachtree Drive and east/west connector road.

Project No.: 12899

Notes:

1. Design, construction stakeout, as-built, and permit fees are not included.
2. Rock costs are not anticipated or included.
3. Right-of-way or easement acquisition costs are not included.

Item	Description	Quantity	Unit	Unit Price	Total
1.32	Electric Switchgear and Conductor Relocation	1	Each	\$8,000.00	\$8,000.00
1.33	Electric Switchgear Concrete Pad	1	Each	\$3,700.00	\$3,700.00
1.34	Traffic Control	1	Lump Sum	\$10,000.00	\$10,000.00
1.35	Mill Creek Storm Water Management Improvements	1	Lump Sum	\$695,000.00	\$695,000.00

Total without Contingency \$1,253,788.00

15.0% Total Contingency \$188,068.20

GRAND TOTAL - Concept 1 \$1,441,900.00

Engineering Surveys and Services

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<http://www.ESS-Inc.com>

PRELIMINARY OPINION OF PROBABLE ON-SITE CONSTRUCTION COSTS

Date: April 1, 2015 **Revised Date:**

Project: Peachtree Connector And Water Quality Project

Description: Concept 2 - Roundabout addition onto Peachtree Drive and east/west connector road.

Project No.: 12899

Notes:

1. Design, construction stakeout, as-built, and permit fees are not included.
2. Rock costs are not anticipated or included.
3. Right-of-way or easement acquisition costs are not included.

Item	Description	Quantity	Unit	Unit Price	Total
CONCEPT 2					
1.00	Mobilization and Bonds	1	Lump Sum	\$5,000.00	\$5,000.00
1.01	Peachtree Drive Demolition	1	Lump Sum	\$20,000.00	\$20,000.00
1.02	Site Prep., Clearing, Grubbing, Stump Removal (chip on site)	0.5	Acres	\$4,350.00	\$2,175.00
1.03	Strip Topsoil (6") & Stockpile	480	C.Y.	\$2.50	\$1,200.00
1.04	Respread Topsoil	480	C.Y.	\$3.00	\$1,440.00
1.05	On-Site Excavation & Placement, Compaction	2,500	C.Y.	\$4.25	\$10,625.00
1.06	Proof-Roll Subgrade Roadway	3,800	S.Y.	\$0.65	\$2,470.00
1.07	Erosion and Sediment control	1	Lump Sum	\$25,000.00	\$25,000.00
1.08	15" RCP	82	L.F.	\$38.00	\$3,116.00
1.09	18" RCP	220	L.F.	\$40.00	\$8,800.00
1.10	15" RCP FES	1	Each	\$780.00	\$780.00
1.11	18" RCP FES	1	Each	\$1,030.00	\$1,030.00
1.12	Curb Inlet Type M 4'X3'	6	Each	\$2,635.00	\$15,810.00
1.13	South Box Culvert Extension (4'h x 7'w)	25	L.F.	\$550.00	\$13,750.00
1.14	Rip Rap - Permanent	250	Ton	\$27.00	\$6,750.00
1.15	Geotextile Fabric Under Rip-Rap - Permanent	185	S.Y.	\$2.75	\$508.75
1.16	Pavement Marking	1	Lump Sum	\$500.00	\$500.00
1.17	Permanent Seeding, Mulching, etc.	1.0	Acres	\$2,340.00	\$2,340.00
1.18	Roadway Lighting (base, pole, fixture, etc.)	4	Each	\$4,540.00	\$18,160.00
1.19	Roadway Lighting Conduit and Wiring	750	L.F.	\$12.90	\$9,675.00
1.20	Road Signage (Stop, Etc.)	10	Each	\$200.00	\$2,000.00
1.21	Street Name Sign	3	Each	\$150.00	\$450.00
1.22	Reinforced Heavy Duty Concrete (incl. base)	3,660	S.Y.	\$54.00	\$197,640.00
1.23	Heavy Duty Concrete (incl. base) (Driveways)	135	S.Y.	\$52.00	\$7,020.00
1.24	30" Wide Concrete Curb and Gutter (incl. base)	440	L.F.	\$17.50	\$7,700.00
1.25	6" Integral Concrete Curb	1,370	L.F.	\$8.00	\$10,960.00
1.26	Reinforced Concrete Sidewalk (4" thick & base)	910	S.Y.	\$47.00	\$42,770.00
1.27	Reinforced Concrete Sidewalk ADA Ramp with Truncated Domes	6	Each	\$1,250.00	\$7,500.00
1.28	Gas Line Relocation	370	L.F.	\$25.00	\$9,250.00
1.29	Telecommunication Line Relocation	1	Lump Sum	\$10,000.00	\$10,000.00
1.30	Electric Switchgear and Conductor Relocation	1	Each	\$8,000.00	\$8,000.00
1.31	Electric Switchgear Concrete Pad	1	Each	\$3,700.00	\$3,700.00

Other Offices:

Engineering Surveys and Services

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1113 Fay Street
Columbia, Missouri 65201

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

PRELIMINARY OPINION OF PROBABLE ON-SITE CONSTRUCTION COSTS

Date: April 1, 2015 **Revised Date:**
Project: Peachtree Connector And Water Quality Project
Description: Concept 2 - Roundabout addition onto Peachtree Drive and east/west connector road.
Project No.: 12899
Notes:
1. Design, construction stakeout, as-built, and permit fees are not included.
2. Rock costs are not anticipated or included.
3. Right-of-way or easement acquisition costs are not included.

<i>Item</i>	<i>Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
1.32	Traffic Control	1	Lump Sum	\$10,000.00	\$10,000.00
1.33	Mill Creek Storm Water Management Improvements	1	Lump Sum	\$695,000.00	\$695,000.00

Total without Contingency \$1,161,119.75
15.0% Total Contingency \$174,167.96
GRAND TOTAL - Concept 2 \$1,335,300.00

Engineering Surveys and Services

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Analytical and Material Laboratories

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Columbia, Missouri 65201

<http://www.ESS-Inc.com>

PRELIMINARY OPINION OF PROBABLE ON-SITE CONSTRUCTION COSTS

Date: April 1, 2015 **Revised Date:**

Project: Peachtree Connector And Water Quality Project

Description: Concept 3 - Roundabout addition onto Peachtree Drive and east/west connector road.

Project No.: 12899

Notes:

1. Design, construction stakeout, as-built, and permit fees are not included.
2. Rock costs are not anticipated or included.
3. Right-of-way or easement acquisition costs are not included.

Item	Description	Quantity	Unit	Unit Price	Total
CONCEPT 3					
1.00	Mobilization and Bonds	1	Lump Sum	\$5,000.00	\$5,000.00
1.01	Peachtree Drive Demolition	1	Lump Sum	\$10,000.00	\$10,000.00
1.02	Site Prep., Clearing, Grubbing, Stump Removal (chip on site)	0.5	Acres	\$4,350.00	\$2,175.00
1.03	Strip Topsoil (6") & Stockpile	480	C.Y.	\$2.50	\$1,200.00
1.04	Respread Topsoil	480	C.Y.	\$3.00	\$1,440.00
1.05	On-Site Excavation & Placement, Compaction	3,500	C.Y.	\$4.25	\$14,875.00
1.06	Proof-Roll Subgrade Roadway	2,930	S.Y.	\$0.65	\$1,904.50
1.07	Erosion and Sediment control	1	Lump Sum	\$25,000.00	\$25,000.00
1.08	15" RCP	82	L.F.	\$38.00	\$3,116.00
1.09	18" RCP	190	L.F.	\$40.00	\$7,600.00
1.10	15" RCP FES	1	Each	\$780.00	\$780.00
1.11	18" RCP FES	1	Each	\$1,030.00	\$1,030.00
1.12	Connect 18" RCP to Concrete Box Culvert	1	Lump Sum	\$1,500.00	\$1,500.00
1.13	Curb Inlet Type M 4'X3'	6	Each	\$2,635.00	\$15,810.00
1.14	South Box Culvert Extension (4'h x 7'w)	75	L.F.	\$550.00	\$41,250.00
1.15	Rip Rap - Permanent	245	Ton	\$27.00	\$6,615.00
1.16	Geotextile Fabric Under Rip-Rap - Permanent	190	S.Y.	\$2.75	\$522.50
1.17	Pavement Marking	1	Lump Sum	\$500.00	\$500.00
1.18	Permanent Seeding, Mulching, etc.	0.5	Acres	\$2,340.00	\$1,170.00
1.19	Roadway Lighting (base, pole, fixture, etc.)	4	Each	\$4,540.00	\$18,160.00
1.20	Roadway Lighting Conduit and Wiring	570	L.F.	\$12.90	\$7,353.00
1.21	Road Signage (Stop, Etc.)	10	Each	\$200.00	\$2,000.00
1.22	Street Name Sign	3	Each	\$150.00	\$450.00
1.23	Reinforced Heavy Duty Concrete (incl. base)	2,800	S.Y.	\$54.00	\$151,200.00
1.24	Heavy Duty Concrete (incl. base) (Driveways)	240	S.Y.	\$52.00	\$12,480.00
1.25	30" Wide Concrete Curb and Gutter (incl. base)	445	L.F.	\$17.50	\$7,787.50
1.26	6" Integral Concrete Curb	1,000	L.F.	\$8.00	\$8,000.00
1.27	Reinforced Concrete Sidewalk (4" thick & base)	700	S.Y.	\$47.00	\$32,900.00
1.28	Reinforced Concrete Sidewalk ADA Ramp with Truncated Domes	6	Each	\$1,250.00	\$7,500.00
1.29	Telecommunication Line Relocation	1	Lump Sum	\$10,000.00	\$10,000.00
1.30	Electric Switchgear and Conductor Relocation	1	Each	\$8,000.00	\$8,000.00
1.31	Electric Switchgear Concrete Pad	1	Each	\$3,700.00	\$3,700.00

Other Offices:

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PRELIMINARY OPINION OF PROBABLE ON-SITE CONSTRUCTION COSTS

Date: April 1, 2015

Revised Date:

Project: Peachtree Connector And Water Quality Project

Description: Concept 3 - Roundabout addition onto Peachtree Drive and east/west connector road.

Project No.: 12899

Notes:

1. Design, construction stakeout, as-built, and permit fees are not included.
2. Rock costs are not anticipated or included.
3. Right-of-way or easement acquisition costs are not included.

<i>Item</i>	<i>Description</i>	<i>Quantity</i>	<i>Unit</i>	<i>Unit Price</i>	<i>Total</i>
1.32	Traffic Control	1	Lump Sum	\$10,000.00	\$10,000.00
1.33	Mill Creek Storm Water Management Improvements	1	Lump Sum	\$695,000.00	\$695,000.00

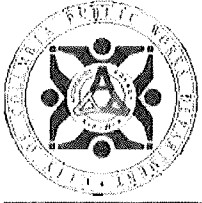
Total without Contingency \$1,116,018.50

15.0% Total Contingency \$167,402.78

GRAND TOTAL - Concept 3 \$1,283,400.00

Other Offices:

PUBLIC MEETING NOTICE



CITY OF COLUMBIA, MISSOURI

PUBLIC WORKS DEPARTMENT

February 9, 2015

Re: Interested Parties Meeting – Peach Tree Connector and Water Quality
Basin Project

Dear Property Owner or Interested Party:

The City of Columbia Public Works Department has scheduled an informal Open House informational meeting concerning the Peach Tree Connector and Water Quality Basin Project. This meeting will be held on **Tuesday, March 17, 2015 from 5:30 P.M. to 7:00 P.M. at the Gentry Middle School, 4200 Bethel Street, Columbia, MO.** The meeting will take place in the Media Center. Parking for the meeting is allowed in the parking lot.

The purpose of this meeting will be to present design concepts for a connection to Peach Tree Drive/ Peach Tree Court that will be established from the platted Aurora Drive, which will then connect to West Nifong Boulevard at a signalized intersection. Design concepts will also be presented for the installation of water quality features.

A location map for the project is enclosed. Information and diagrams showing the design concepts will be available for public review, and City engineering staff will be present to answer questions. A Public Comment Form will be available.

We hope you are able to attend this Open House to learn about this project. If you have any questions regarding this meeting, contact Lee White, P.E. of my staff at 573-874-7250 or pubw@GoColumbiaMO.com.

Sincerely,

PUBLIC WORKS DEPARTMENT

A handwritten signature in black ink, reading "Scott Bitterman".

Scott Bitterman, P.E.
Street Engineering Manager

Enclosure: Location Maps

PUBLIC MEETING DISPLAY BOARDS

Project Challenges & Opportunities



Known Concerns

- ◆ Left Turn Restrictions
- ◆ Long Traffic Stacking at Intersections
- ◆ Northbound Traffic Diverted to Southampton Drive
- ◆ Storm Water Concerns



- ◆ Increase Safety
- ◆ Signalized Left Turn at Nifong May Reduce Stacking Lengths
- ◆ Encourage Northbound Traffic to Go North
- ◆ Improve Storm Water



Established Goals



Project Process

What are the next steps?



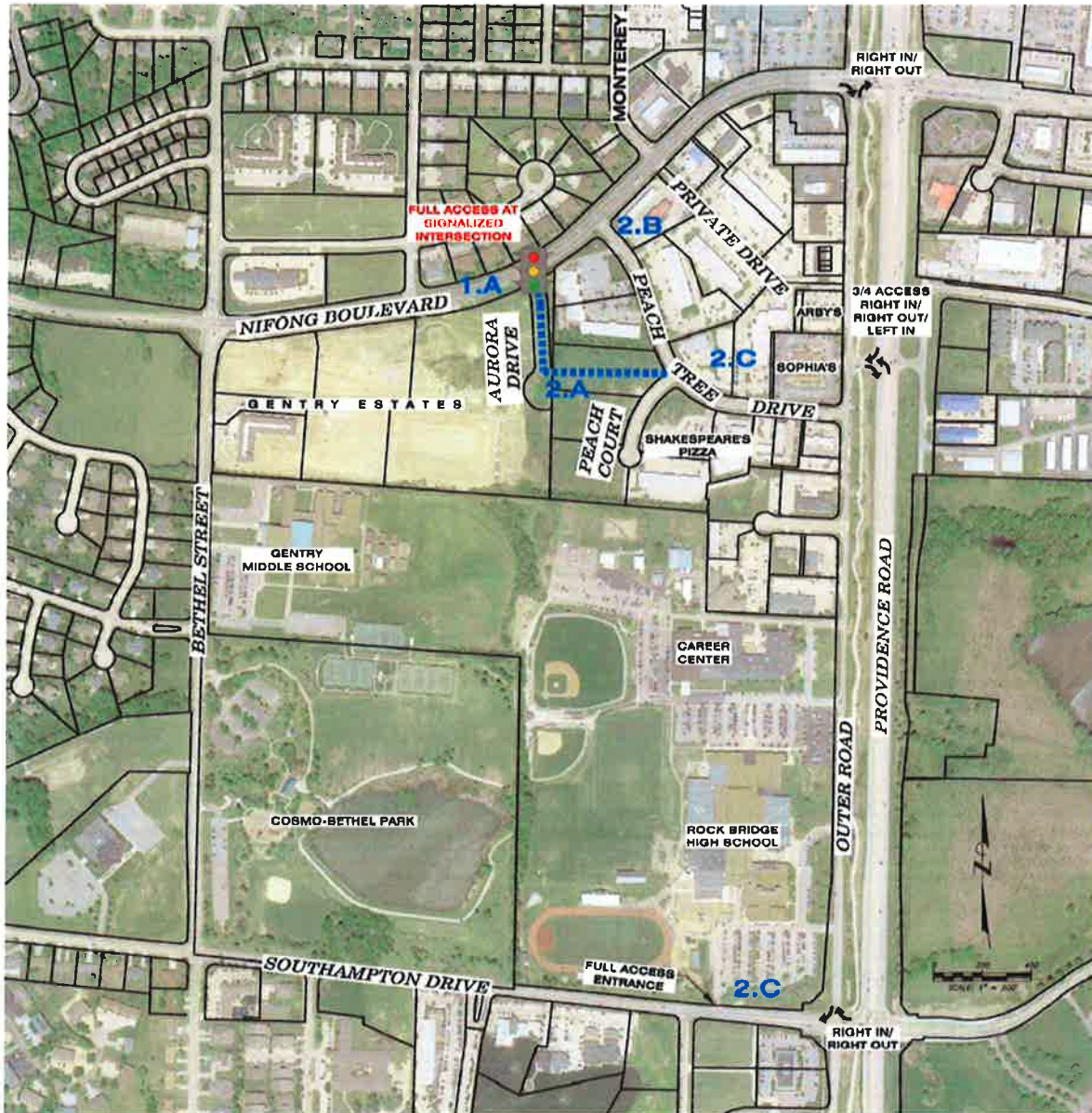
Existing Conditions



1. Several intersections in the Peach Tree area are currently right in/right out
 - A. Providence Outer Road at Nifong
 - B. Providence Connector East of Sophia's restaurant
 - C. Providence Outer Road at Southampton
2. Peach Tree Drive/Nifong Intersection
 - A. Unsignalized and long stacking from left turns
 - B. Some northbound Rock Bridge High School traffic making lefts adds to stacking length
3. Southampton traffic from Rock Bridge High School
 - A. Northbound traffic from High School forced to Southampton, increasing congestion



Proposed Conditions



1. New Road Aurora Drive
 - A. Creates new signalized intersection on Nifong
 - i. Centralized location between Providence Road and Bethel Avenue intersections
 - ii. Greater stacking length prevents traffic from blocking other intersections
 - li. Tee intersection eliminates traffic movement from fourth leg, increasing efficiency
2. New Peach Tree connection road to Aurora Drive
 - A. Direct connection to signal on Nifong
 - B. Reduction in left turns at Peach Tree and Nifong
 - C. Provides signalized intersection for Rock Bridge High School campus and Peach Tree traffic

Peach Tree Connector and Water Quality Project



Concept 1



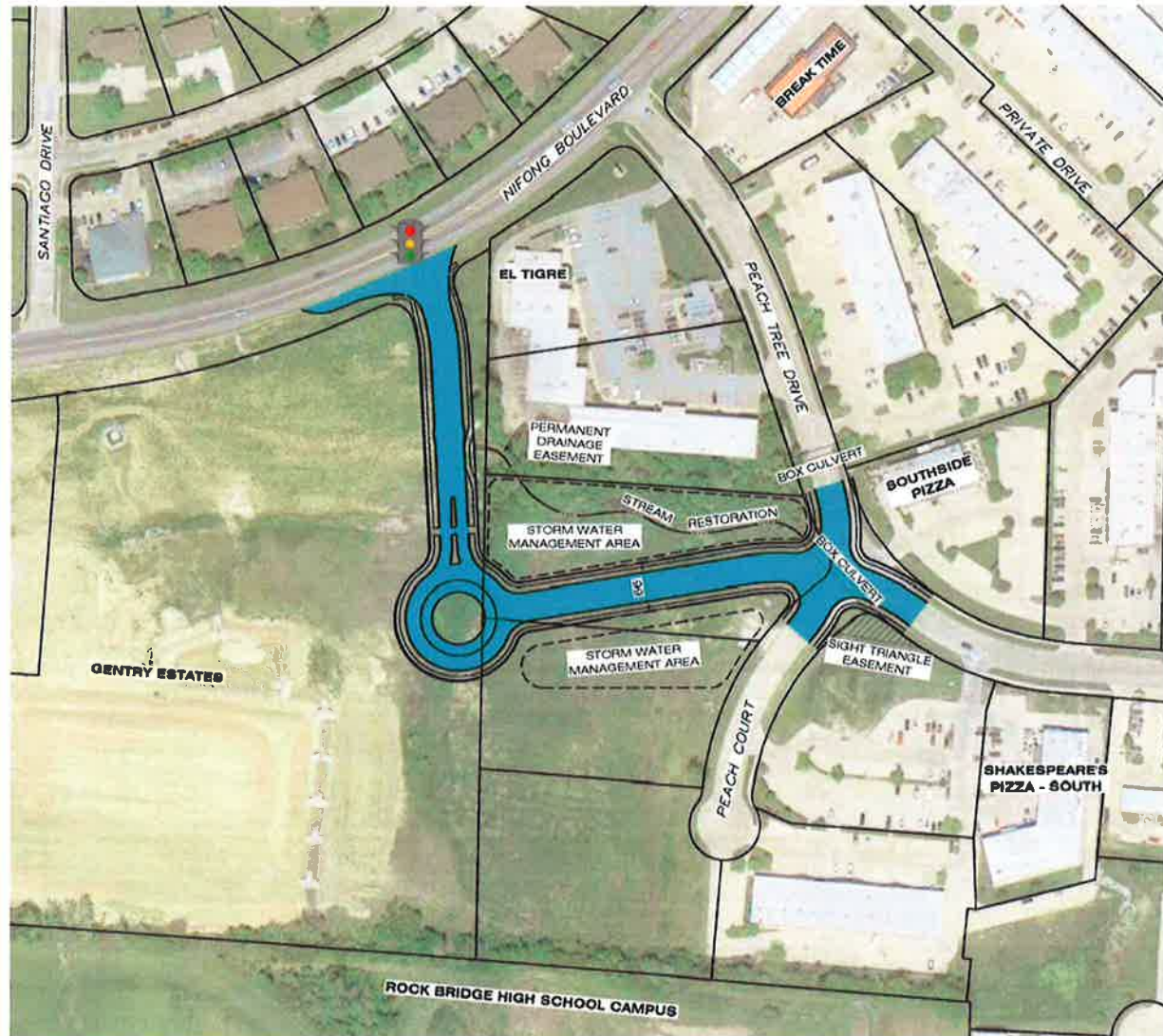
Concept 2



Peach Tree Connector and Water Quality Project



Concept 3



Gentry Estates Development Agreement

The Gentry Estates Development Agreement was finalized in December 2011 as part of the Gentry Estates development. The Agreement involves the City of Columbia and the Jeffrey E. Smith Investment Co.

Agreement Requirements:

 **Traffic Impact Study for the Gentry Estates Development and the Surrounding Streets**

 **Extend the Box Culvert East along the South Side of Nifong Boulevard**

 **Right-of-Way Dedication for Aurora Drive**

 **Provide an Access Easement to Columbia Public Schools**

— *Provides CPS Access to Construct a Private Drive for Another Access Point for the Rock Bridge High School / Career Center Campus*



TO BE COMPLETED WITH THIS PROJECT:

- ☐ **Construct a New Traffic Signal at Nifong Boulevard and Aurora Drive**
- ☐ **Construct the east/west Peach Tree Connector Road**
- ☐ **Construct Storm Water Improvements for Mill Creek Near the Peach Tree Connector Road**



PUBLIC MEETING SIGN IN SHEET AND COMMENTS

Peachtree Connector and Water Quality Project

IP Meeting: March 17, 2015

Gentry Middle School – 4200 Bethel St.

[illegible]

Peachtree Connector & Water Quality Basin Improvement Project

Peachtree Drive to Aurora Drive

Project Sponsor: City of Columbia, Missouri - Public Works Department



COMMENT FORM ♦ INTERESTED PARTIES (IP) MEETING — MARCH 17, 2015

The *Peachtree Connector & Water Quality Basin Improvement Project* - from Peachtree Drive to Aurora Drive design team wishes to communicate preliminary information about the scope of this project and associated construction impacts, then to receive input from interested parties to guide decisions related to roadway alignment and other project specifics as we move forward in the design process. Additional information is available via the website:

<http://www.gocolumbiamo.com/PublicWorks/Engineering/PeachtreeConnectorandWaterQualityBasin.php>

Please provide comments below about what you have seen and heard tonight about the project. ***Please provide your contact information below to receive future project updates.*** Information will be sent via email unless requested otherwise. In addition to this form, you may send comments via email to PubW@GoColumbiaMo.com, or in regular mail to the attention of Mr. Lee White, P.E., to the following address:

City of Columbia – Public Works Department; 701 E Broadway; PO Box 6015; Columbia, MO 65205

NAME: Lisa Joffe

ADDRESS: 705 New Market Place

CITY: Columbia STATE: MO ZIP: 65203

Preferred Email Address: lisajoffe@yahoo.com (encouraged) Please do not contact me via email ☐

Preferred Telephone #: _____ (optional)

Comments:

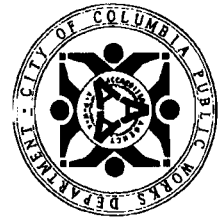
I prefer concept 1. Longer term, if retail develops near Gentry Estates, this seems like it will promote better traffic flow.
It is also important to have the lights along Nifong timed properly.

*On behalf of the City of Columbia and project design team,
thank you for attending today's Interested Parties Meeting!*

Peachtree Connector & Water Quality Basin Improvement Project

Peachtree Drive to Aurora Drive

Project Sponsor: City of Columbia, Missouri - Public Works Department



COMMENT FORM ♦ INTERESTED PARTIES (IP) MEETING — MARCH 17, 2015

The *Peachtree Connector & Water Quality Basin Improvement Project* - from Peachtree Drive to Aurora Drive design team wishes to communicate preliminary information about the scope of this project and associated construction impacts, then to receive input from interested parties to guide decisions related to roadway alignment and other project specifics as we move forward in the design process. Additional information is available via the website:

<http://www.gocolumbiamo.com/PublicWorks/Engineering/PeachtreeConnectorandWaterQualityBasin.php>

Please provide comments below about what you have seen and heard tonight about the project. **Please provide your contact information below to receive future project updates.** Information will be sent via email unless requested otherwise. In addition to this form, you may send comments via email to PubW@GoColumbiaMo.com, or in regular mail to the attention of Mr. Lee White, P.E., to the following address:

City of Columbia – Public Works Department; 701 E Broadway; PO Box 6015; Columbia, MO 65205

NAME: Kurt Distriching, Nancy Lewis, Shakespeare's Pizza

ADDRESS: 3911 Peachtree Dr.

CITY: Co

STATE: Mo

ZIP: 65203

Preferred
Email Address: Kurt@shakespeares.com (encouraged)

Please do not contact
me via email ☐

Preferred
Telephone #: 573-268-4106 (optional)

Comments: All of us at Shakespeare's strongly support
Concept One. Of course, we don't love our property,
but also, the roundabouts will be easy to negotiate
for drivers, and they will slow down those crazy
high school drivers after school.

We welcome continued contact & conversation

Thank!

More to say? Continue on back...

On behalf of the City of Columbia and project design team,
thank you for attending today's Interested Parties Meeting!

CITY OF COLUMBIA, MO PUBLIC WORKS - ENGINEERING DIVISION			NOTIFIED OF 03/17/15 I.P. MEETING	ATTNDEN 03/17/15 I.P. MEETING	Time Stamp of Contact	SPOKE WITH ON PHONE OR LEFT MESSAGE	NOTES
PROPERTY OWNER CONTACT LOG							
Project: Location		By: Tech/Engineer					
PARCEL NO./ADDRESS	OWNER NAME	OWNER ADDRESS					
1691100012670000 908 PIN OAK CT	SPUDICH ROBERT PHILIP & MARGARET B	908 PIN OAK CT COLUMBIA, MO 65203	X				
1691100012680101 1600 WOODRAIL AVE	PEACHTREE COMMERCIAL PROPERTIES LLC	1600 WOODRAIL AVE COLUMBIA, MO 65203	X				
169110001268000 PO BOX 22845	UNITED STATES BEEF CORPORATION	PO BOX 22845 OKLAHOMA CITY, OK 73123	X				
1690400000050001	CITY OF COLUMBIA	, 00000	X	X			
1691100090010001 13413 W HWY 40	POWELL MICHAEL JOE & MARY PATRICIA POWELL TRUSTS	13413 W HWY 40 ROCHEPORT, MO 65279	X				
1691100012740100 PO BOX 10226	HAMRAH LLC	PO BOX 10226 COLUMBIA, MO 65205	X				
1691100012700101 3909 BARRINTON DR	DODDS MARY F REVOCABLE LIVING TRUST	3909 BARRINTON DR COLUMBIA, MO 65203	X				
1691100012750000 401 E LOCUST ST STE 300	ASRE-NIFONG LLC & TRSRE- NIFONG LLC	401 E LOCUST ST STE 300 COLUMBIA, MO 65201	X				
1691100012690000 5011 STEEPLECHASE DR	ABADI'S PIZZA LLC	5011 STEEPLECHASE DR COLUMBIA, MO 65203	X		3/31/15 14:47	Left Message	
1691100012720101 4907 SILVER CLIFF DR	MEDICAL PROFESSIONAL BUILDINGS LLC	4907 SILVER CLIFF DR COLUMBIA, MO 65203	X				
1691100012720001 1600 WOODRAIL AVE	PEACHTREE COMMERCIAL PROPERTIES LLC	1600 WOODRAIL AVE COLUMBIA, MO 65203	X				
1691100012770001 213 N STADIUM BLVD STE 203	PROVIDENCE LLC	213 N STADIUM BLVD STE 203 COLUMBIA, MO 65203	X				
1691100012740300 3250 KEMPER RD	VOELLER COMMERCIAL LLC	3250 KEMPER RD HALLSVILLE, MO 65255	X				

CITY OF COLUMBIA, MO PUBLIC WORKS - ENGINEERING DIVISION			NOTIFIED OF 03/17/15 I.P. MEETING	ATTNDED 03/17/15 I.P. MEETING	Time Stamp of Contact	SPOKE WITH ON PHONE OR LEFT MESSAGE	NOTES
PROPERTY OWNER CONTACT LOG							
Project: Location		By: Tech/Engineer					
PARCEL NO./ADDRESS	OWNER NAME	OWNER ADDRESS					
1691100012740000 1119 CANTERBURY	LYLA 1 LLC & NINETY 9 LLC	1119 CANTERBURY COLUMBIA, MO 65203	X		4/3/15 16:15	Spoke with on Phone	Thought the project sounded good. Thinks it will be good for all property owners in the area.
1691100012700300 13413 W HWY 40	POWELL MICHAEL JOE & MARY PATRICIA POWELL TRUSTS	13413 W HWY 40 ROCHEPORT, MO 65279	X				
1691100012700201 PO BOX 10215	ROCKWATER PROPERTIES LLC	PO BOX 10215 COLUMBIA, MO 65205	X				
1691100012730001 1 RAY YOUNG DR	MFA PETROLEUM COMPANY	1 RAY YOUNG DR COLUMBIA, MO 65201	X	X			
1691100012710001 1309 GLASGOW DR	JAKE PROPERTIES LLC	1309 GLASGOW DR COLUMBIA, MO 65203	X				
1691100012760000 101 N TRYON ST	BOATMENS BANK OF COLUMBIA NC1-001-03-81	101 N TRYON ST CHARLOTTE, NC 28255	X				
1690400010090001 7701 W 145TH STREET	KINGSBORO LLC	7701 W 145TH STREET OVERLAND PARK, KS 66223	X				Had personal IP meeting on 2/27. Seemed agreeable to Concept 1 with two roundabouts. Was interested in the stormwater portion of the project. E-mailed him PH date on 3/31/15.
1690400060010001 951 AZOROS DR	SKYVALIDAS ANGELO REVOC LIVING TRUST	951 AZOROS DR COLUMBIA, MO 65203	X				
1690400010160001 951 AZOROS DR	SKYVALIDAS ANGELO REVOC LIVING TRUST	951 AZOROS DR COLUMBIA, MO 65203	X				
1690400010150001 208 PEACH WAY	LEAMO PROPERTIES LLC	208 PEACH WAY COLUMBIA, MO 65203	X				
1690400010140001 P O BOX 7688	SMITH JEFFREY E INVESTMENT CO LC	P O BOX 7688 COLUMBIA, MO 65205	X				
1690400050010001 PO BOX 1233	MUIRFIELD PARTNERS	PO BOX 1233 COLUMBIA, MO 65205	X				
1690400010110000 211 PEACH WAY	MADDOCK SUSAN L & DAVID R MADDOCK REVOCABLE TRUSTS	211 PEACH WAY COLUMBIA, MO 65203	X				
1690400010120001 6700 STEPHENS STATION RD	KEMPER CONSTRUCTION LLC	6700 STEPHENS STATION RD COLUMBIA, MO 65202	X				

CITY OF COLUMBIA, MO PUBLIC WORKS - ENGINEERING DIVISION			NOTIFIED OF 03/17/15 I.P. MEETING	ATTNDED 03/17/15 I.P. MEETING	Time Stamp of Contact	SPOKE WITH ON PHONE OR LEFT MESSAGE	NOTES
PROPERTY OWNER CONTACT LOG							
Project: Location		By: Tech/Engineer					
PARCEL NO./ADDRESS	OWNER NAME	OWNER ADDRESS					
1690400010010200 4101 S PROVIDENCE	DOLLARVILLE LLC	4101 S PROVIDENCE COLUMBIA, MO 65203	X				
1690400010130001 1620 SOUTHRIDGE DR STE B	TRUMAN REAL ESTATE ENTERPRISES LLC	1620 SOUTHRIDGE DR STE B JEFFERSON CITY, MO 65109	X				
1690400010060001 PO BOX 6015	CITY OF COLUMBIA	PO BOX 6015 COLUMBIA, MO 65205	X	X			
1690400010010000 PO BOX 7563	PAGE JOHN W JR & LISA W	PO BOX 7563 COLUMBIA, MO 65205	X				
1690400010010301 255 CROWN POINT DR	COMO TIRE SUPPLY INC	255 CROWN POINT DR LAKE OZARK, MO 65049	X				
1690400010040001 1281 SUNSET DR	LEWIS FAMILY PROPERTIES LLC	1281 SUNSET DR COLUMBIA, MO 65203	X	X	3/31/15 10:27	Left Message	Had personal IP meeting on on 2/26. They wanted to ensure their property with footings in the ground could still be usable. Preferred two roundabout option.
1690400010070001 PO BOX 6015	CITY OF COLUMBIA	PO BOX 6015 COLUMBIA, MO 65205	X	X			
1690400010050000 1281 SUNSET DR	LEWIS FAMILY PROPERTIES LLC	1281 SUNSET DR COLUMBIA, MO 65203	X	X	3/31/15 10:27	Left Message	Had personal IP meeting on on 2/26. They wanted to ensure their property with footings in the ground could still be usable. Preferred two roundabout option.
1690400010080001 PO BOX 6015	CITY OF COLUMBIA	PO BOX 6015 COLUMBIA, MO 65205	X				
1690400010170001	COLUMBIA SCHOOL DISTRICT	,	X				
1690400070040001 206 PEACH WAY	GENTRY ESTATES LP	206 PEACH WAY COLUMBIA, MO 65203	X		3/31/15 10:45	Left Message w/ Jeana Henry, (Will Markel's assistant)	Personal IP Meeting on 3/12/15. Seemed agreeable to Option 1 with two roundabouts.
1690400070060001 206 PEACH WAY	GENTRY ESTATES LP	206 PEACH WAY COLUMBIA, MO 65203	X		3/31/15 10:45	Left Message w/ Jeana Henry, (Will Markel's assistant)	Personal IP Meeting on 3/12/15. Seemed agreeable to Option 1 with two roundabouts.
1690400070010000 PO BOX 7688	SMITH JEFFREY E INVESTMENT CO INC	PO BOX 7688 COLUMBIA, MO 65205	X		3/31/15 10:45	Left Message w/ Jeana Henry, (Will Markel's assistant)	Personal IP Meeting on 3/12/15. Seemed agreeable to Option 1 with two roundabouts.
1690400070020001 PO BOX 7688	SMITH JEFFREY E INVESTMENT CO INC	PO BOX 7688 COLUMBIA, MO 65205	X		3/31/15 10:45	Left Message w/ Jeana Henry, (Will Markel's assistant)	Personal IP Meeting on 3/12/15. Seemed agreeable to Option 1 with two roundabouts.
1690400070050000 PO BOX 7688	SMITH JEFFREY E INVESTMENT CO INC	PO BOX 7688 COLUMBIA, MO 65205	X		3/31/15 10:45	Left Message w/ Jeana Henry, (Will Markel's assistant)	Personal IP Meeting on 3/12/15. Seemed agreeable to Option 1 with two roundabouts.

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1690400070070001 PO BOX 7688	SMITH JEFFREY E INVESTMENT CO INC	PO BOX 7688 COLUMBIA, MO 65205	X		3/31/15 10:45	Left Message w/ Jeana Henry, (Will Markel's assistant)	Personal IP Meeting on 3/12/15. Seemed agreeable to Option 1 with two roundabouts.
1690400070030001 PO BOX 7688	SMITH JEFFREY E INVESTMENT CO INC	PO BOX 7688 COLUMBIA, MO 65205	X		3/31/15 10:45	Left Message w/ Jeana Henry, (Will Markel's assistant)	Personal IP Meeting on 3/12/15. Seemed agreeable to Option 1 with two roundabouts.