



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: March 21, 2016

Re: Authorizing Long Term Street and Sidewalk Closures on Portions of S. Ninth Street, S. Tenth Street, Locust Street and the alley between Locust Street and Cherry Street

## Executive Summary

Fields Holding, LLC has requested permission to close portions of street and/or sidewalks along S. Ninth Street, S. Tenth Street, Locust Street and the alley between Locust Street and Cherry Street, to demolish and remove three structures and construct a new multi-story, multi-use building. A press release was issued on March 11, 2016 authorizing a 30 day closure beginning March 14, 2016. Long term closures are proposed for April 1, 2016 through August 20, 2017.

## Discussion

Fields Holding, LLC will be demolishing two structures on S. Ninth Street and one structure on S. Tenth Street in order to construct a new multi-story, multi-use building, called Rise Apartments. Fields Holding, LLC has requested long term street and/or sidewalk closures on portions of S. Ninth Street, S. Tenth Street, Locust Street, and the alley between Locust Street and Cherry Street. Following is a summary of the closure locations. The attached correspondence from Engineering Surveys & Services provides more detailed information.

### Locust Street

- A sidewalk closure on the north side between S. Ninth Street and S. Tenth Street
- Lane restrictions with two lanes of traffic being maintained on Locust Street

### S. Tenth Street

- Sidewalk closure on the west side between Locust Street and the alley
- Lane closure on the southbound lane of traffic between Locust Street and the alley

### Alley

- Closed between Locust Street and Cherry Street

### S. Ninth Street

- Overhead protection on a portion of sidewalk between Locust Street and the alley
- Sidewalk will be closed during steel erection

Engineering Surveys & Services have contacted the adjacent property owners (see attached letters). Parking meters will be bagged along the east side of S. Ninth Street, north and south sides of Locust Street, and east and west side of S. Tenth Street. The long term closures will begin at 7:00 AM, Friday April 1, 2016, and end at 5:00 PM, Sunday August 20, 2017.



# City of Columbia

701 East Broadway, Columbia, Missouri 65201

## Fiscal Impact

Short-Term Impact: Lost parking meter revenues will be offset by the lease of meter bags during the closure.  
Long-Term Impact: N/A

## Vision & Strategic Plan Impact

[Vision Impacts:](#)  
Primary Impact: Downtown, Secondary Impact: Secondary, Tertiary Impact: Tertiary

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

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

## Legislative History

Date	Action
N/A	N/A

## Suggested Council Action

Authorize Fields Holding, LLC to close portions of street and/or sidewalks along S. Ninth Street, S. Tenth Street, Locust Street and the alley between Locust Street and Cherry Street, to demolish and remove three structures and construct a new multi-story, multi-use building.

## **A RESOLUTION**

authorizing the temporary closure of a portion of the sidewalk and traffic shifting and reduction of the vehicular lane width on Locust Street between Ninth Street and Tenth Street, the temporary closure of a portion of the sidewalk and vehicular lane on Tenth Street between Locust Street and the alley, the temporary closure of the alley between Locust Street and Cherry Street, and providing covered protected sidewalk access on a portion of the sidewalk on Ninth Street between Locust Street and the alley to facilitate the construction of a mixed use building.

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

SECTION 1. The City Council hereby authorizes Fields Holding, LLC the following temporary closures, traffic shifting and vehicular lane width reductions, as shown on "Exhibit A" attached hereto, from April 1, 2016 to August 20, 2017, to facilitate the construction of a mixed use building on Locust Street between Ninth Street and Tenth Street:

### **Locust Street**

- Temporary closure of the sidewalk on the north side of Locust Street between Ninth Street and Tenth Street.
- Traffic shifting and reduction of the vehicular lane width on Locust Street between Ninth Street and Tenth Street to 11-feet or 12-feet during demolition and construction phases.

### **Tenth Street**

- Temporary closure of the sidewalk on the west side of Tenth Street along the project frontage between Locust Street and the alley.
- Temporary closure of the southbound vehicular lane of Tenth Street between Locust Street and the alley with a limitation to one-way northbound traffic only along the project frontage.

### **Alley**

- Temporary closure of the alley between Locust Street and Cherry Street.

### **Ninth Street**

- The sidewalk on the east side of Ninth Street shall be protected with walkway scaffolding to allow pedestrian traffic during demolition and construction; however, intermittent temporary closure shall be allowed when necessary to

protect the public safety and to allow for removal and replacement of the existing sidewalk.

SECTION 2. Fields Holding, LLC shall close portions of the streets and sidewalks and reduce vehicle lanes 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 Fields Holding, LLC, in writing, of such requirements. Fields Holding, 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 streets and sidewalks due to any damage caused by the demolition and construction activities. Fields Holding, LLC shall be responsible for notifications to the media and emergency personnel.

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

SECTION 4. The temporary street and sidewalk closures and vehicle lane reductions authorized herein may be terminated by the City Council upon recommendation of the Director of Public Works and a determination such closures and reductions are no longer necessary for the protection of the health, safety and welfare of the public or is otherwise in the best interest of the public.

ADOPTED this \_\_\_\_\_ day of \_\_\_\_\_, 2016.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

\_\_\_\_\_  
City Counselor





Exhibit A

### TEMPORARY PARKING AND SIDEWALK CLOSURE NOTES

1. MAINTAIN TWO-WAY TRAFFIC ON NINTH STREET AND LOCUST STREET, MIN. 2-12' LANES, TOTAL 24' WIDTH MINIMUM.
2. MAINTAIN ONE-WAY TRAFFIC ON TENTH STREET, MIN. 1-12' LANE, 12' MINIMUM WIDTH.
3. TEMPORARILY MOVE TAXI STAND TO NW QUAD OF LOCUST STREET AND NINTH STREET (BY CITY).
4. REMOVE PARKING STALL PAVEMENT MARKINGS.

**DEMOLITION PHASE CLOSURES**  
**APPROX. DATES: APRIL-MAY 2016**  
**RISE APARTMENTS**  
**COLUMBIA, BOONE COUNTY, MISSOURI**  
**FEBRUARY 24, 2016**  
**SHEET 1 OF 7**

### LEGEND

- TYPE III BARRICADE W/ WARNING LIGHTS
- LONG TERM SIDEWALK & ROAD CLOSURE
- COVERED PEDESTRIAN WALKWAY
- SIGN

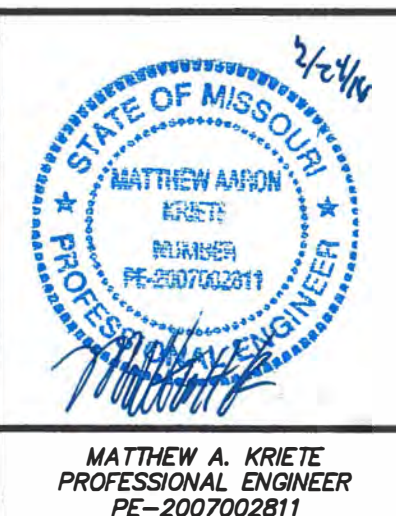
**Engineering Surveys and Services**

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

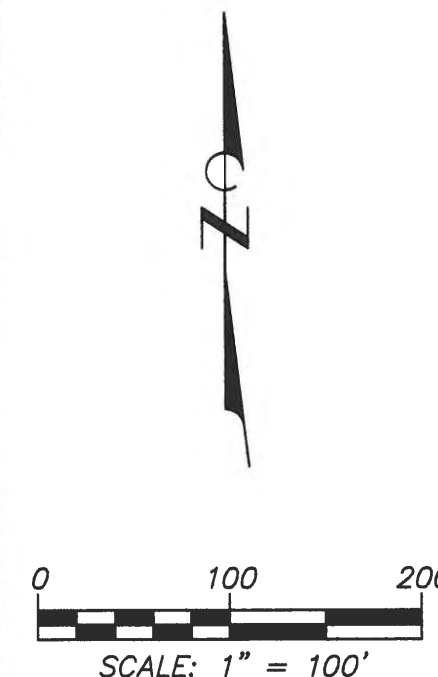
Missouri Engineering Corporation # 2004005018



ES&S NO. 13101







### TEMPORARY PARKING AND SIDEWALK CLOSURE NOTES

1. MAINTAIN TWO-WAY TRAFFIC ON NINTH STREET, MIN. 2-12' LANES, TOTAL 24' WIDTH MINIMUM.
2. MAINTAIN TWO-WAY TRAFFIC ON LOCUST STREET, MIN. 2-11' LANES, TOTAL 22' WIDTH MINIMUM.
3. MAINTAIN ONE-WAY TRAFFIC ON TENTH STREET, MIN. 1-12' LANE, 12' MINIMUM WIDTH.
4. TEMPORARILY MOVE TAXI STAND TO NW QUAD OF LOCUST STREET AND NINTH STREET (BY CITY).
5. REMOVE PARKING STALL PAVEMENT MARKINGS.

### STEEL ERECTION PHASE CLOSURES APPROX. DATES: JUNE-AUGUST 2016





#### RISE APARTMENTS

COLUMBIA, BOONE COUNTY, MISSOURI

FEBRUARY 24, 2016

SHEET 2 OF 7

### LEGEND

-  TYPE III BARRICADE  
W/ WARNING LIGHTS
-  LONG TERM SIDEWALK &  
ROAD CLOSURE
-  COVERED PEDESTRIAN WALKWAY
-  SIGN

### Engineering Surveys and Services

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

Missouri Engineering Corporation # 2004005018



ES&S NO. 13101



MATTHEW A. KRIETE  
PROFESSIONAL ENGINEER  
PE-2007002811










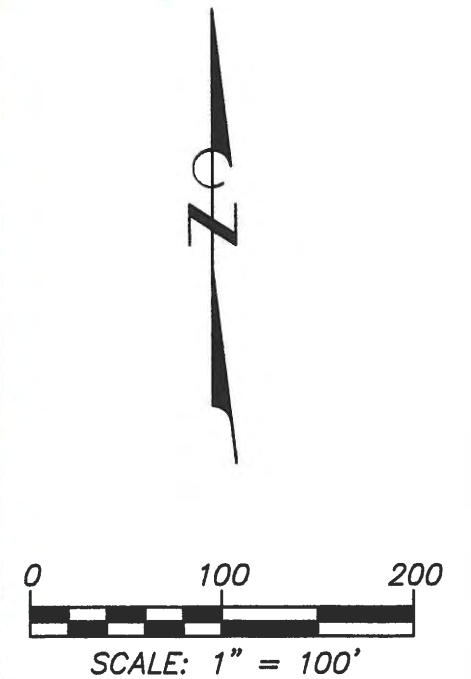
F:\CURRENTDRAWINGS\FIELDS HOLDINGS\S13101\13101 TRAFFIC.DWG 2/29/2016

## LEGEND

	TYPE III BARRICADE
	ALLEY CLOSURE
	SIGN

## ALLEY CLOSURE DURATION NOTES

1. ALLEY SHALL BE KEPT CLEAR FOR EMERGENCY VEHICLES. CONTRACTOR SHALL MOVE EQUIPMENT AS NECESSARY FOR EMERGENCY VEHICLES.
2. NO CONSTRUCTION MATERIAL SHALL BE STORED IN THE ALLEY.
3. GATE SHALL BE PROVIDED WITH KNOX BOX.
4. ALLEY SHALL NOT BE OPEN TO PEDESTRIANS.



**ALLEY CLOSURE  
RISE APARTMENTS**  
COLUMBIA, BOONE COUNTY, MISSOURI  
FEBRUARY 29, 2016  
SHEET 4 OF 6

**Engineering Surveys and Services**

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Missouri Engineering Corporation # 2004005018



**ES&S NO. 13101**



**MATTHEW A. KRIETE**  
PROFESSIONAL ENGINEER  
PE-2007002811



## DESIGN DATA

DESIGN SPEED = 20 MPH

## GENERAL 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 BAG ALL METERS REMOVED FROM USE BY CONSTRUCTION ACTIVITIES.

ROAD CLOSED  
TO  
THRU TRAFFIC

R11-4  
"ROAD CLOSED" SIGN

NOT TO SCALE

ROAD CLOSED  
LOCAL TRAFFIC ONLY

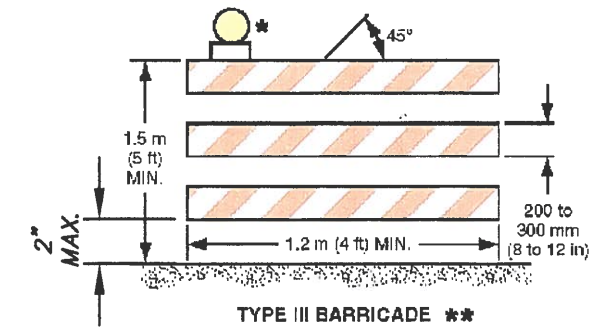
R11-3  
"ROAD CLOSED" SIGN

NOT TO SCALE



R5-1  
"DO NOT ENTER" SIGN

NOT TO SCALE



TYPE III BARRICADE \*\*

\* WARNING LIGHTS (OPTIONAL)

\*\* 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



W1-4L  
"LANE SHIFT" SIGN

NOT TO SCALE



W16-9P  
"AHEAD" SIGN

NOT TO SCALE

**NOTES & SIGN DETAILS**  
**RISE APARTMENTS**  
COLUMBIA, BOONE COUNTY, MISSOURI  
FEBRUARY 24, 2016  
SHEET 6 OF 7

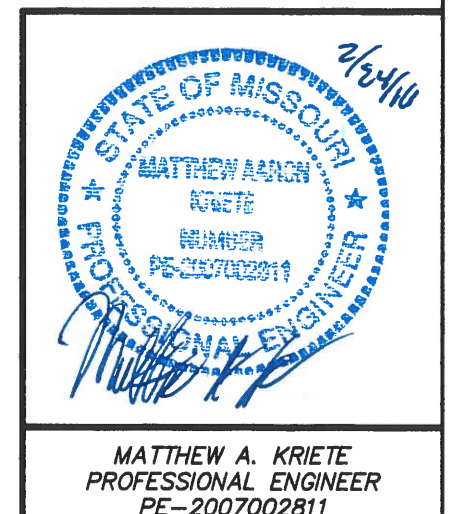
**Engineering Surveys and Services**

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573 - 449 - 2646 - www.ESS-Inc.com

Missouri Engineering Corporation # 2004005018



ES&S NO. 13101



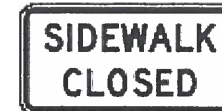




**R3-1**  
**"NO RIGHT TURN" SIGN**  
NOT TO SCALE



**R3-2**  
**"NO LEFT TURN" SIGN**  
NOT TO SCALE



**R9-9**  
**"SIDEWALK CLOSED" SIGN**  
NOT TO SCALE



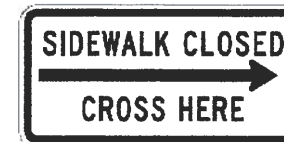
**R9-10**  
**"SIDEWALK CLOSED  
USE OTHER SIDE" SIGN**  
NOT TO SCALE



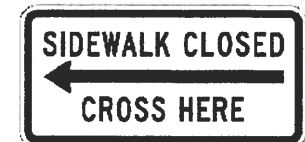
**R9-11L**  
**"SIDEWALK CLOSED  
AHEAD" SIGN**  
NOT TO SCALE



**R9-11R**  
**"SIDEWALK CLOSED  
AHEAD" SIGN**  
NOT TO SCALE



**R9-11A (RIGHT)**  
**"SIDEWALK CLOSED  
CROSS HERE" SIGN**  
NOT TO SCALE



**R9-11A (LEFT)**  
**"SIDEWALK CLOSED  
CROSS HERE" SIGN**  
NOT TO SCALE



**R11-2**  
**"ROAD CLOSED" SIGN**  
NOT TO SCALE



**W20-1**  
**"ROAD WORK AHEAD" SIGN**  
NOT TO SCALE



**W20-3**  
**"ROAD CLOSED AHEAD" SIGN**  
NOT TO SCALE

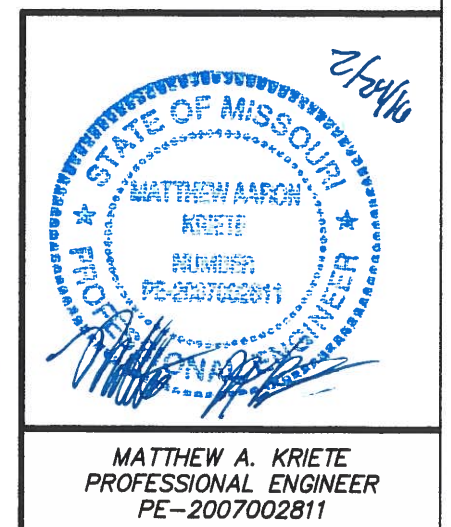
**SIGN DETAILS**  
**RISE APARTMENTS**  
COLUMBIA, BOONE COUNTY, MISSOURI  
FEBRUARY 24, 2016  
SHEET 7 OF 7

**Engineering Surveys and Services**

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Missouri Engineering Corporation # 2004005018



**ES&S NO. 13101**



**MATTHEW A. KRIETE**  
**PROFESSIONAL ENGINEER**  
**PE-2007002811**



SUPPORTING  
DOCUMENTS FOR  
THIS AGENDA ITEM



# Boone County Internet Parcel Map

Prepared by the Boone County Assessor's Office, (573) 886-4262

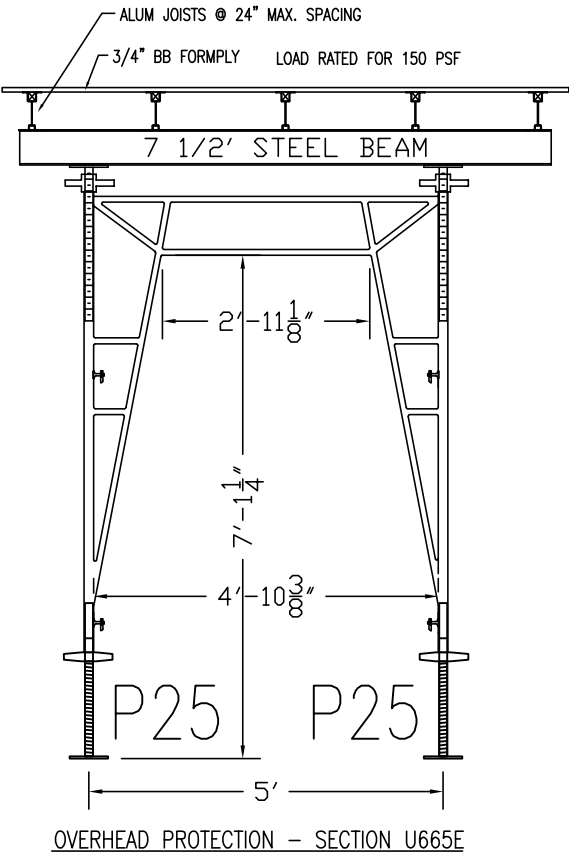
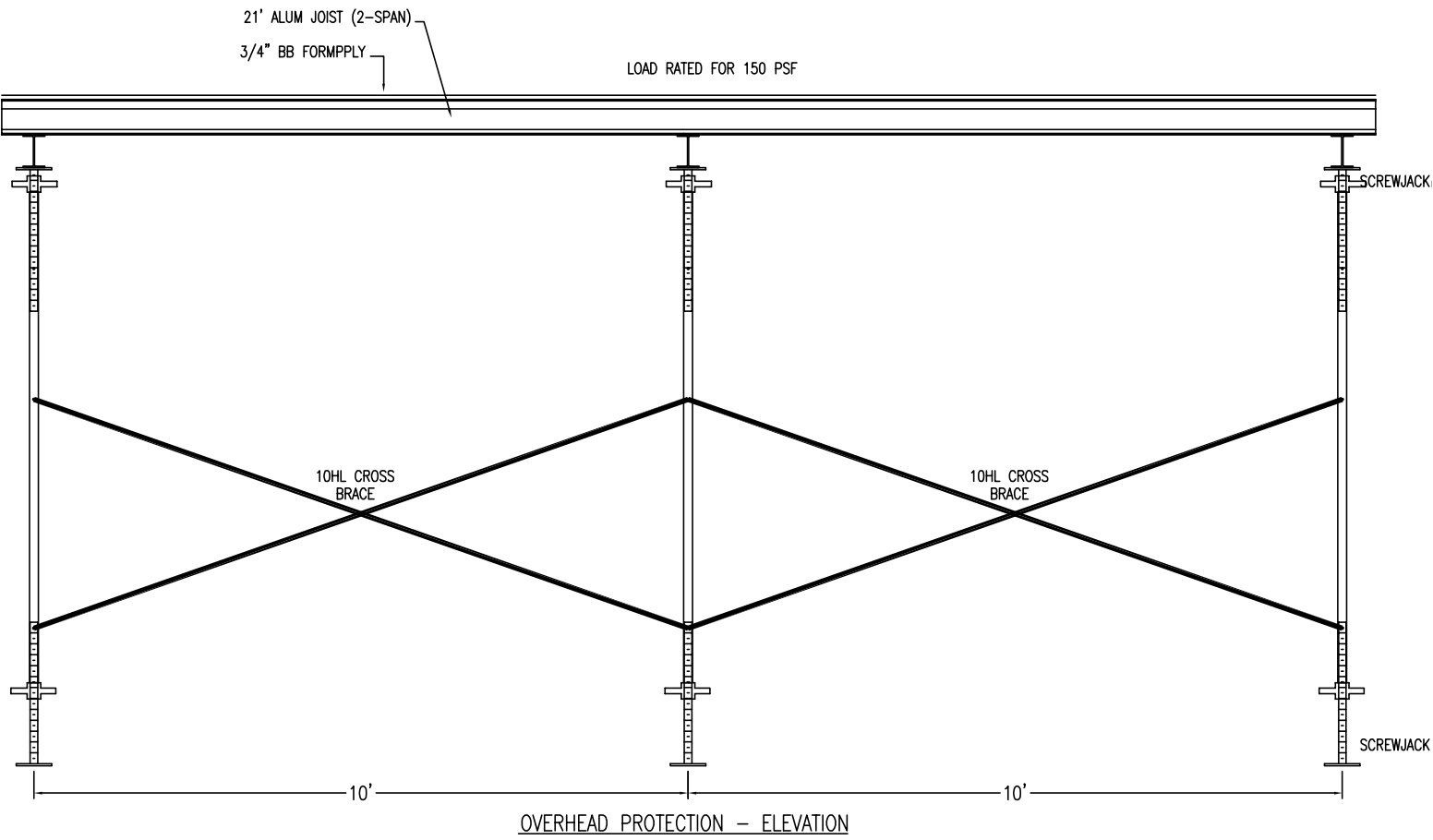


## ATTENTION!!

DISCLAIMER; READ CAREFULLY: These maps were prepared for the inventory of real property based on the utilization of deeds, plans, and/or supportive data. In addition, map files are frequently changed to reflect changes in boundaries, lot lines and other geographic features resulting from changes in ownership, development and other causes. The existence, dimension, and location of features, as well as other information, should not be relied upon for any purpose without actual field verification. The County of Boone makes no warranty of any kind concerning the completeness or accuracy of information contained on these maps and assumes no liability or responsibility for the use or reuse of these maps by persons not affiliated with Boone County. Use of these maps by any person not affiliated with Boone County constitutes agreement by the user to assume full liability and responsibility for the verification of the accuracy of information shown on these maps.



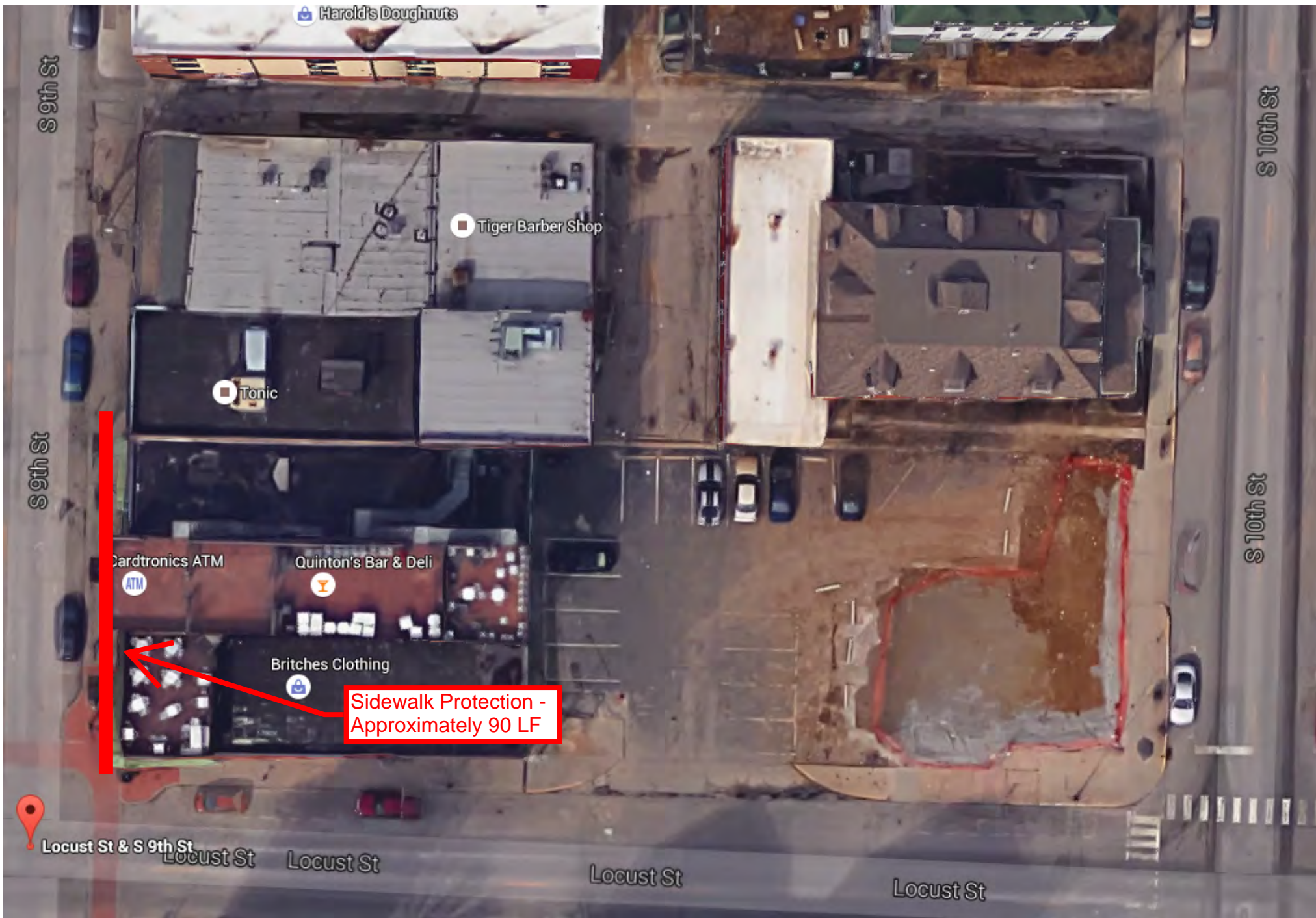
PRELIMINARY  
NOT FOR CONSTRUCTION



GOEDECKE

812 E. TAYLOR AVE.  
ST. LOUIS MO 63147  
800-392-1818





S 9th St

S 9th St

S 10th St

S 10th St

Locust St & S 9th St

Locust St

Locust St

Locust St

Locust St

Harold's Doughnuts

Tiger Barber Shop

Tonic

Cardtronics ATM

ATM

Quinton's Bar & Deli

Britches Clothing

Sidewalk Protection -  
Approximately 90 LF



Approximate height of  
sidewalk protection.



Approximate width of  
sidewalk protection.





# *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 [ess@ESS-Inc.com](mailto:ess@ESS-Inc.com)  
<http://www.ESS-Inc.com>

February 5, 2016  
Revised: March 16, 2016

Mr. David Nichols, PE  
City of Columbia  
701 East Broadway  
Columbia, MO 65201

RE: Rise Apartments  
Long Term Road Closure  
Application # 16-695  
Columbia, Missouri

Dear Mr. Nichols:

An Application for Long Term Road Closure is attached for review and approval for the Rise Apartments project, Plan Review Application No. 16-695. Plan sheets outlining temporary traffic control for the project are attached. The work will entail the demolition of three onsite structures and removal of existing improvements on site for a new multi-story, multi-use building. Areas of sidewalk and road pavement will also be replaced (see plans for more details). Dates for closures are included with this letter and in the long term closure application. A draft closure letter with a listing of adjacent business owners to the project is included as well. This letter will be sent out prior to the closures and received by the business owners at minimum three days in advance of closure. Existing sidewalk brick will be removed and reused as extensively as possible. Any sidewalk brick that is broken or worn beyond use will be replaced with new brick with a similar size, shape, and color of the brick around it.

Dates of Closures or restrictions:

1. Partial or full closures of streets and sidewalks are proposed between Friday, April 1, 2016, at 7:00 AM to Saturday, August 20, 2017, at 5:00 PM.
2. Demolition Phase:
  - a. Approximate dates from April 1, 2016, to May 31, 2016;
  - b. Bag meters along east side 9<sup>th</sup> Street, north and south side of Locust Street, and east and west side of 10<sup>th</sup> Street along project frontage;
  - c. Reduce traffic on Locust Street and 10<sup>th</sup> Street to 12 foot lanes;
    - i. Route traffic along parking area on south side of Locust Street and east side of 10<sup>th</sup> Street;
    - ii. 10<sup>th</sup> Street to be limited to one-way northbound traffic only;
  - d. Close the sidewalk along the 10<sup>th</sup> Street and Locust Street project frontage;
  - e. Protect the sidewalk along the 9<sup>th</sup> Street project frontage with scaffolding (attached).
3. Construction Phase – Steel Erection:
  - a. Approximate dates from June 1, 2016, to August 31, 2016;
  - b. During this time a crane will be onsite which will require a 37 foot x 37 foot clear area;

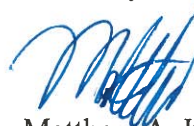
Mr. Nichols  
Case # 16-695  
Long Term Road Closures  
March 16, 2016

- c. Bag meters in accordance with demolition phase;
  - d. Reduce traffic on Locust Street and 10<sup>th</sup> Street to 11 foot lanes;
    - i. Route traffic along parking area on south side of Locust Street;
    - ii. 10<sup>th</sup> Street to be limited to one-way northbound traffic only;
  - e. Closure of sidewalks along 10<sup>th</sup> Street and Locust Street project frontage;
  - f. Protect the sidewalk along the 9<sup>th</sup> Street project frontage with scaffolding.
4. Construction Phase – After Steel Erection:
- a. Approximate dates from September 1, 2016, to August 20, 2017;
  - b. Bag meters in accordance with demolition phase;
  - c. Reduce traffic on Locust Street and 10<sup>th</sup> Street to 12 foot lanes;
    - i. Route traffic along parking area on south side of Locust Street and east side of 10<sup>th</sup> Street;
    - ii. 10<sup>th</sup> Street to be limited to one-way northbound traffic only;
  - d. Close the sidewalk along 10<sup>th</sup> Street and Locust Street project frontage;
  - e. Intermittently close the sidewalk along the 9<sup>th</sup> Street project frontage to allow the removal and replacement of the existing sidewalk;
  - f. During this time, road and sidewalk closures may be reduced or eliminated due to exterior work being completed.
    - i. The exact schedule of exterior work completion has not been finalized.

Fields Holdings, LLC has been working with the neighboring properties throughout the design phase of this project.

Please contact me if you have any questions.

Sincerely,



Matthew A. Kriete, P.E.



cc: 1-Eran Fields, Fields Holding, LLC **VIA EMAIL**  
1-Tom Goedeke, ACI-Boland **VIA EMAIL**  
1-File ESS Job # 13101



# *Engineering Surveys and Services*

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E-Mail [ess@ESS-Inc.com](mailto:ess@ESS-Inc.com)  
<http://www.ESS-Inc.com>

February 29, 2016

Ginger C, LLC  
709 Sherwood  
Jefferson City, MO 65109

RE: Demolition of Existing Buildings  
9<sup>th</sup> and Locust  
Columbia, Missouri

Dear Property Owner:

In accordance with the City of Columbia requirements for a demolition permit for occupancy other than one and two family, we are providing notice of our request for demolition of buildings adjacent to your properties. Buildings to be demolished include:

- 121 South Tenth Street, a two story brick structure with a basement
- 124 South Ninth Street, a one story brick structure with 2 story deck above
- 130 South Ninth Street, a one story brick structure

Demolition is expected to begin Wednesday March 16, 2016 and end Tuesday May 31, 2016. If you have any questions concerning this project, please contact Matthew Funk with Brinkmann Constructors via email at [mfunk@askbrinkmann.com](mailto:mfunk@askbrinkmann.com).

This demolition and construction will require partial street and sidewalk closures around the project area between Friday, April 1, 2016, at 7:00 AM to Saturday, August 20, 2017, at 5:00 PM. Parking Meters will be bagged along the east side 9<sup>th</sup> Street, north and south side of Locust Street, and east and west side of 10<sup>th</sup> Street along project frontage. The following describes these closures:

1. From April 1, 2016, to August 31, 2016;
  - a. Close the sidewalk along the 10<sup>th</sup> Street and Locust Street project frontage;
  - b. Protect the sidewalk along the of 9<sup>th</sup> Street project frontage with scaffolding.
2. From September 1, 2016, to August 20, 2017;
  - a. Close the sidewalk along 10<sup>th</sup> Street and Locust Street project frontage;
  - b. Intermittently close the sidewalk along the 9<sup>th</sup> Street project frontage to allow the removal and replacement of the existing sidewalk.

Sincerely,



Matthew A. Kriete

# 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 [ess@ESS-Inc.com](mailto:ess@ESS-Inc.com)  
<http://www.ESS-Inc.com>

February 29, 2016

Uptown Investments, LLC  
500 East Broadway  
Columbia, MO 65201

RE: Demolition of Existing Buildings  
9<sup>th</sup> and Locust  
Columbia, Missouri

Dear Property Owner:

In accordance with the City of Columbia requirements for a demolition permit for occupancy other than one and two family, we are providing notice of our request for demolition of buildings adjacent to your properties. Buildings to be demolished include:

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Sincerely,



Matthew A. Kriete



# *Engineering Surveys and Services*

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

February 29, 2016

CH Properties, LLC  
114 S. Ninth St.  
Columbia, MO 65201

RE: Demolition of Existing Buildings  
9<sup>th</sup> and Locust  
Columbia, Missouri

Dear Property Owner:

In accordance with the City of Columbia requirements for a demolition permit for occupancy other than one and two family, we are providing notice of our request for demolition of buildings adjacent to your properties. Buildings to be demolished include:

- 121 South Tenth Street, a two story brick structure with a basement
- 124 South Ninth Street, a one story brick structure with 2 story deck above
- 130 South Ninth Street, a one story brick structure

Demolition is expected to begin Wednesday March 16, 2016 and end Tuesday May 31, 2016. If you have any questions concerning this project, please contact Matthew Funk with Brinkmann Constructors via email at [mfunk@askbrinkmann.com](mailto:mfunk@askbrinkmann.com).

This demolition and construction will require partial street and sidewalk closures around the project area between Friday, April 1, 2016, at 7:00 AM to Saturday, August 20, 2017, at 5:00 PM. Parking Meters will be bagged along the east side 9<sup>th</sup> Street, north and south side of Locust Street, and east and west side of 10<sup>th</sup> Street along project frontage. The following describes these closures:

1. From April 1, 2016, to August 31, 2016;
  - a. Close the sidewalk along the 10<sup>th</sup> Street and Locust Street project frontage;
  - b. Protect the sidewalk along the of 9<sup>th</sup> Street project frontage with scaffolding.
2. From September 1, 2016, to August 20, 2017;
  - a. Close the sidewalk along 10<sup>th</sup> Street and Locust Street project frontage;
  - b. Intermittently close the sidewalk along the 9<sup>th</sup> Street project frontage to allow the removal and replacement of the existing sidewalk.

Sincerely,



Matthew A. Kriete

# 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 [ess@ESS-Inc.com](mailto:ess@ESS-Inc.com)  
<http://www.ESS-Inc.com>

February 29, 2016

Holt Investment Properties  
118 S. Ninth St. and 120 S. Ninth St.  
Columbia, MO 65201

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Columbia, Missouri

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Matthew A. Kriete