

City of Columbia

701 East Broadway, Columbia, Missouri 65201



Agenda Item Number: B 24-15

Department Source: Public Works

To: City Council

From: City Manager & Staff

Council Meeting Date: January 20, 2015

Re: Additional Easement Acquisition and Bid Call for Scott Boulevard Phase 3 (Vawter School Road to Route KK) Project

Documents Included With This Agenda Item

Council memo, Resolution/Ordinance

Supporting documentation includes: Maps, Diagrams (construction, route, etc.), Contact Log

Executive Summary

On November 17, 2014, Council passed Ordinance 22272 authorizing the acquisition of 82 permanent and/or temporary easements for the Scott Boulevard Phase 3 project, from Vawter School Road to Route KK. The project includes construction of street pavement, a bridge, a roundabout, sidewalks, storm drain inlets and pipes, water quality basins and other miscellaneous work, as shown on the attached location map (Exhibit 1).

Staff is now requesting the passage of an ordinance acquiring the remainder of the easements needed for the properties adjacent to the proposed roundabout on Route KK and three properties along the corridor, as well as a bid call through the Purchasing division, to construct this project. The current cost estimate for the project is approximately \$11.6M. A public hearing was held on April 20, 2009, and property owners have been contacted from whom easements are required (see attached contact log). This project has been identified for construction in 2015.

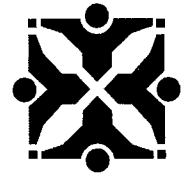
Discussion

Council authorized the passage of Ordinance 22272 acquiring 82 permanent and/or temporary easements required for the construction of the Scott Boulevard Phase 3, from Vawter School Road to Route KK, project. An additional three (3) permanent street easements, four (4) permanent drainage easements, two (2) permanent utility easements, and eight (8) temporary construction easements are needed from eight (8) separate property owners for the properties adjacent to the proposed roundabout on Route KK and three properties along the corridor. Plan View diagrams (Exhibits 2A & 2B) are attached showing proposed easements, grading limits, and project features.

The project includes reconstruction of street pavement, sidewalks, storm drainage and utilities along Scott Boulevard from Vawter School Road to Route KK. Adjacent roadways and driveways will be adjusted to match the proposed roadway. Proposed typical section consists of two travel lanes with a left turn lane at several public streets, 6.5-ft of marked bicycle lanes, 5-ft sidewalk on the east side, and an 8-ft sidewalk on the west side. The proposed right of way is 84-ft, allowing for a future buildout

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of a 4-lane roadway. The proposed centerline was established to maximize the use of existing right of way while minimizing impacts to existing utilities and adjacent property.

City staff is designing the main roadway with assistance from two design consultants; one designing a new structure to replace the existing bridge over Mill Creek, while the other is designing the roundabout at Scott Boulevard and Route KK intersection. Stormwater Best Management Practices (BMPs) are also included to reduce the quantity, and improve the quality, of stormwater runoff from the roadway. BMPs for this project include planting of native vegetation on the side slopes, and stormwater quality basins. Additional easements for these BMPs are included to ensure proper maintenance and long-term effectiveness of the BMPs. The BMPs are shown on the attached Plan View diagrams (Exhibits 2A & 2B).

Fiscal Impact

Short-Term Impact: The current cost estimate for this project is approximately \$11.6M. To date, \$10,085,438 has been appropriated to the project and the remaining funds will be appropriated from County Road Tax Rebate funds and Capital Improvement Sales Tax funds.

Long-Term Impact: Maintenance costs are estimated at \$30,000 annually.

Vision, Strategic & Comprehensive Plan Impact

Vision Impact: Economic Development, Transportation.

Strategic Plan Impact: Economic Development, Growth Management, Infrastructure.

Comprehensive Plan Impact: Land Use & Growth Management, Infrastructure, Mobility, Connectivity, and Accessibility, Economic Development.

Suggested Council Action

Passage of the Ordinances authorizing the acquisition of easements, and a bid call through the Purchasing division, for the construction of the Scott Boulevard Phase 3, from Vawter School Road to Route KK project.

Legislative History

11/17/14 (Ord 22272) authorizing the acquisition of easements for the Scott Blvd Phase 3 Project.

04/03/14 Interested parties meetings (2)

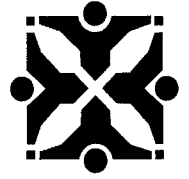
09/17/12 (R153-12) Authorizing engineering services agreement with Burns & McDonnell for preliminary & final design of Scott Boulevard bridge over Mill Creek, Scott Boulevard Phase 3 Project

4-20-09 (R52-09) Public hearing for construction of street improvements to Scott Boulevard (Phase 2) Brookview Terrace to Vawter School Road, and (Phase 3) Vawter School Rd to State Rt KK

12-02-08 - Interested parties meeting (1)

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John D. Glendon

Department Approved

Wally Whit

City Manager Approved

Introduced by _____

First Reading _____

Second Reading _____

Ordinance No. _____

Council Bill No. B 24-15

AN ORDINANCE

determining it is in the public interest to construct the Scott Boulevard Phase 3 Street Improvement Project, from Vawter School Road to Route KK; approving and adopting plans and specifications; determining that the work shall be done by contract; calling for bids through the Purchasing Division; providing for payment for the improvement; authorizing the City Manager to obtain, execute and record all documents necessary for the improvement; providing for compliance with the prevailing wage law and state-mandated construction safety training; and fixing the time when this ordinance shall become effective.

WHEREAS, the City Council adopted a resolution declaring the necessity of constructing the Scott Boulevard Phase 3 Street Improvement Project, from Vawter School Road to Route KK; and

WHEREAS, the notice of a public hearing on this project was published in a daily newspaper of general circulation in the city; and

WHEREAS, the City Council has held a public hearing on construction of the improvement.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The Council finds that construction of street pavement, a bridge, a roundabout, sidewalks, storm drain inlets and pipes and other miscellaneous work, all in accordance with the City of Columbia Street and Storm Sewer Specifications and Standards, on Scott Boulevard (Phase 3) from Vawter School Road to Route KK, in the City of Columbia, Missouri, is necessary for the welfare and improvement of the city and that it is in the public interest that such improvements be made.

SECTION 2. The plans and specifications for this improvement, as prepared by the Director of Public Works, are hereby approved and made a part of this ordinance by reference.

SECTION 3. The construction of the improvement shall be done by contract in accordance with the plans and specifications, the laws of the State of Missouri, and the Charter and Ordinances of the City of Columbia, Missouri.

SECTION 4. The Purchasing Agent is hereby authorized to call for bids and execute a contract for the improvement.

SECTION 5. Payment for this improvement shall be made from Capital Improvement Sales Tax Funds, Boone County Road Rebate Tax Funds and such other funds as may be lawfully appropriated.

SECTION 6. The City Manager is authorized to obtain, execute and have recorded all licenses, easements, deeds and any other conveyances or instruments necessary for the City to complete this improvement.

SECTION 7. The contract for the improvement shall provide that not less than the prevailing hourly rate of wages, as found by the Department of Labor and Industrial Relations of Missouri, shall be paid to all workers performing work under the contract. The contractor's bond shall guarantee the faithful performance of the prevailing hourly wage clause in the contract.

SECTION 8. The bid specifications and contract for the improvement shall provide that the contractor and any subcontractor shall provide a ten-hour Occupational Safety and Health Administration construction safety program (or a similar program approved by the Missouri Department of Labor and Industrial Relations) for all employees working on-site. All employees working on the site of the improvement are required to complete the safety program within 60 days of beginning work on the improvement project.

SECTION 9. This ordinance shall be in full force and effect from and after its passage.

PASSED this _____ day of _____, 2015.

ATTEST:

City Clerk

Mayor and Presiding Officer

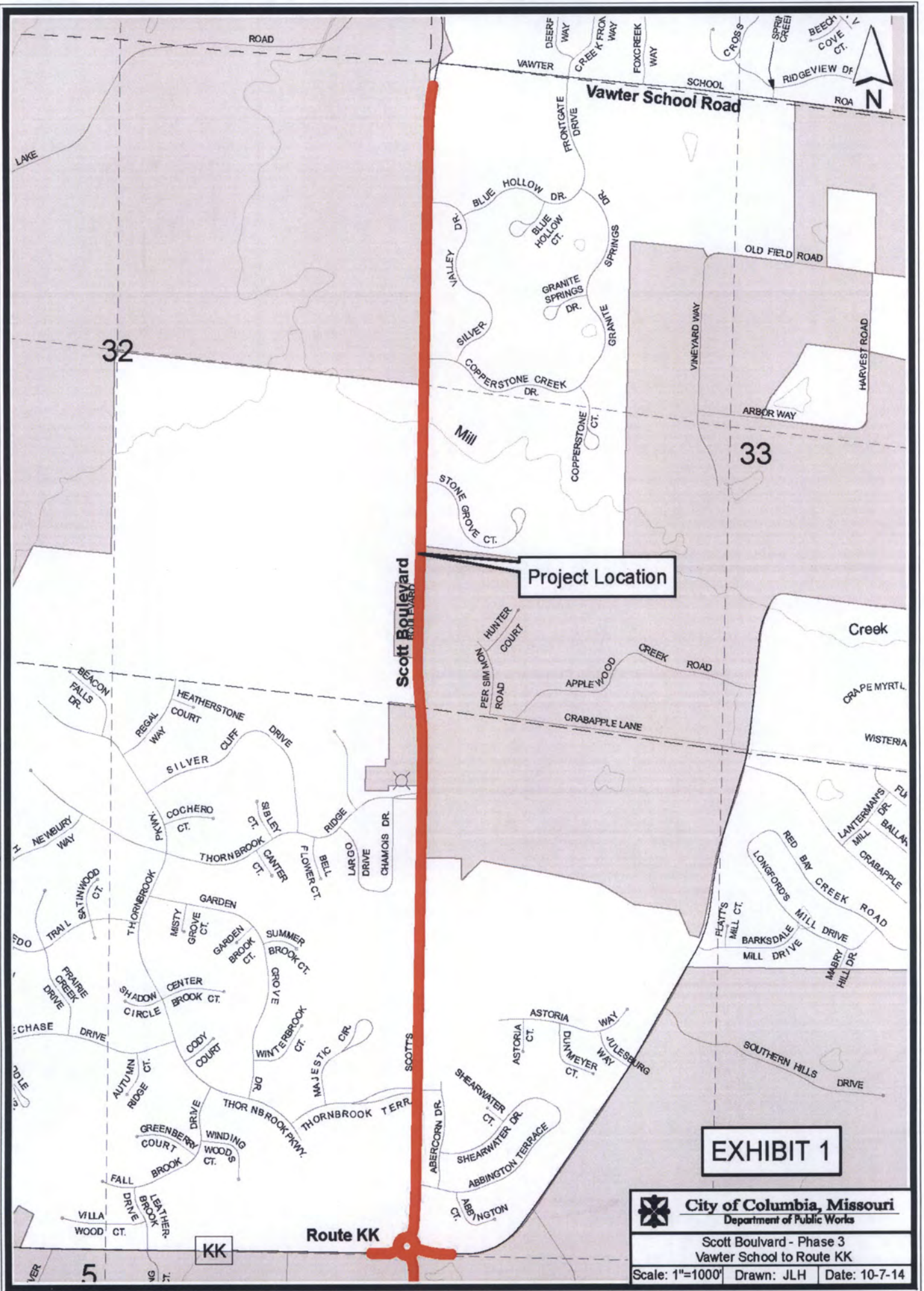
APPROVED AS TO FORM:

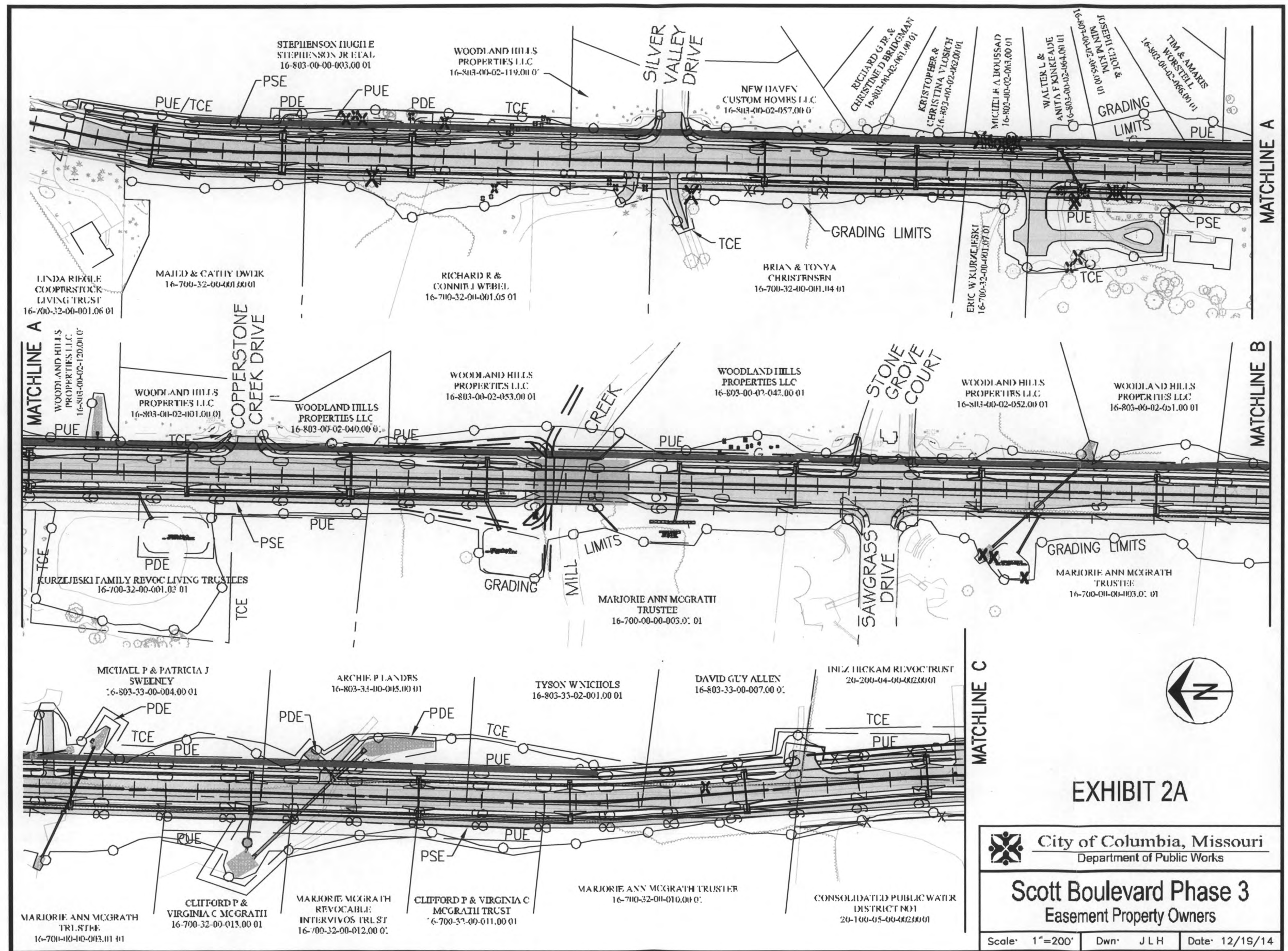
City Counselor



SUPPORTING DOCUMENTS INCLUDED WITH THIS AGENDA ITEM ARE AS FOLLOWS:

Maps, Diagrams (construction, route, etc.), Contact Log





CITY OF COLUMBIA, MO PUBLIC WORKS - ENGINEERING DIVISION			NOTIFIED OF 12/2/08 &/OR 4/3/14 I.P. MEETING	ATTENDED 12/2/08 &/OR 4/3/14 I.P. MEETING	NOTIFIED OF 4/20/09 P.H. BY CERT. MAIL	SPOKE WITH ON PHONE OR LEFT MESSAGE	NOTES
PROPERTY OWNER CONTACT LOG							
Project: Scott Boulevard- Vawter School to Route KK By: J. Hudson/N. Hussain							
PARCEL NO./ADDRESS	OWNER NAME	OWNER ADDRESS					
Parcel 1680300000030001 0. VAWTER SCHOOL RD	STEPHENSON HUGH E JR ETAL % B J MCCLATCHEY	5008 STEEPLECHASE DR COLUMBIA MO 65203	X	X	X	10/15/14-Spoke with Dave Knight	Talked with Dave Knight to let him know we are getting ready to start Phase 3 ROW. He said shouldn't be a problem but obviously needs to see what is being taken and that fair value for the property is given. Talked with Turner Jones, no questions at this time.
Parcel 1680333000040001 4900 .SCOTT BLVD	SWEENEY MICHAEL P & PATRICIA J	4900 S SCOTT BLVD COLUMBIA MO 65203	X		X	10/16/14-Spoke with Patricia	Talked with Patricia to let her know the details, she wanted to know how much land we were taking, let her know the ROW agent will have diagrams to show when they meet. She said she is happy to see a change as they have a difficult time accessing Scott.
Parcel 2010000010530001 2010000000020001 2010000010500001 0. THORNBROOK TER SCOTT BLVD	THORNBROOK HOME OWNERS ASSOCIATION	PO BOX 8034 COLUMBIA MO 65205	X		X	10/15/14-Left message 10/16/14-Spoke with Cory 10/20/14-Sent Cory email 10/24/14-Met with Cory 11/7/14-Talked with Cory 11/14/14 Sent e-mail to Cory letting him know that I'll get back with him next week to discuss WQC WML 12/19/14 Sent letter in response to alternate location proposal with new diagram. JC 1/5/15 Sent Cory an e-mail with the revised diagram. WML	10/16/14-Talked with Cory, he stated they are working on tree and shrub plantings around the Thornbrook Terrace entrance. I stated I will provide a diagram showing the WQC location and construction limits so they can plan accordingly. Also mentioned that they had a sidewalk torn up during some utility work for Wyndham plat 3 and wanted to know who to contact about replacement. Sent Cory an email with diagrams and asked about sidewalk replacement. 10/24/14-Nazmul, Wendy and Jennifer met with Cory, provided the color diagrams and plan sheets in that area and a rough sketch of what a WQC will look like on a cross section. He would like to see the drive and parking lot for the lake put back into the plans since that is the only access for owners that are not adjacent to the lake. When explained how payment for trees is done. 11/7/14-Talked with Cory about issues the HOA has with the WQCs, they do not support the WQCs in general but oppose the one by their entrance. Stated they already maintain a ton of City property and do not want to take on maintenance of the cells nor do they want a swampy area. Also stated that prior maintenance agreements with the City have not worked out well. Offered placement of the cell to be coordinated with the school project and placed behind the tennis court
Parcel 2010000011500001 5408 .CHAMPOIS DR	VANDERWERT WAYNE & ANITA J	4902 COCHERO CT COLUMBIA MO 65203	X		ownership change		mailing letter
Parcel 1680300020520001 1680300020510001 1680300020400001 1680300020010001 1680300021200001 1680300020530001 0. STONE GROVE CT COPPERSTONE CREEK SCOTT BLVD	WOODLAND HILLS PROPERTIES LLC	2005 W BROADWAY STE 220 COLUMBIA MO 65203	X		X		mailing letter
Parcel 1680300020660001 4403 .SILVER VALLEY DR	Taraq Abdu-Salah and Abeer Alasali	4403 SILVER VALLEY DR COLUMBIA MO 65203	X		ownership change		mailing letter 12/8/14 Mr. Abu Salah came into the office, explained the project and the need for utility easement. He seemed ok with the process and the project. WML
Parcel 2020000100740001 2020000100730001 2020000100720001 0000, 5803, 5801 .ABERCORN DR	ZOU PROPERTIES LLC	415 STALLWORTH CT COLUMBIA MO 65203	ownership change		ownership change	10/16/14-Spoke with Dave Knight	Talked with ZOU owner, wanted to know if they are permanent easements or temporary. Let him know they are all temporary and said he was ok with that.