

Minutes

The City Council of the City of Leawood, Kansas, met for a Special Call Meeting at City Hall, 4800 Town Center Drive, at 6:00 P.M., on Monday, September 19, 2011. Mayor Peggy Dunn presided.

Councilmembers present: Debra Filla, Carrie Rezac, Gary Bussing, Lou Rasmussen, Andrew Osman, Jim Rawlings, Julie Cain and James Azeltine

Councilmembers absent: None

Staff present: Scott Lambers, City Administrator
Chief John Meier, Police Department
Captain Dale Finger, Police Department
David Ley, City Engineer
Richard Coleman, Comm. Dev. Director
Patty Bennett, City Attorney
Judge Renee Gurney, Court
Chris Claxton, P&R Director
Deb Harper, City Clerk
Pam Gregory, Assistant City Clerk

Others Present: Ken Henton, Hoefer Wysocki Architects
Chris Krumrei, Hoefer Wysocki Architects
Chris Birkenmaier, Hoefer Wysocki Architects
Dave Walter, McRealty Group
Dave Lovetere, McRealty Group

Discuss Final Plans and Specifications for Justice Center

Mayor Dunn called the meeting to order at 6:10 P.M. Introductions were made by those present.

Opening Remarks – City Administrator Scott Lambers

The City is in the planning process for this application. An interact meeting has been held and it is anticipated this will go before the Planning Commission [PC] at their October meeting. Tonight's meeting is intended to review the plans to determine final affirmation of what will go before the PC and then ultimately go out for bid. Dave Walter, McRealty Group, has been working on contractor prequalification and has received requests from 14 contractors. City Staff, along with Councilmember Rawlings, will meet to narrow that list down. This list will then come before the Council for approval and then begin the bidding process for the project. They are on target for spring construction and are expecting competitive favorable bids.

Presentation

Ken Henton, Hoefer Wysocki Architects [HWA], presented the final plans and specifications for the Justice Center.

Exterior

There is a two-story parking garage located on the south end. The police building consists of two-stories on one side and three on the other. The courthouse is a single-story building with a partial basement. There is 9,000-10,000 unexcavated square feet, which is being considering as a bid alternate. The police command vehicle will be located on the lower level along with 3 generators. Trash dumpsters will be located in an alcove area, which will be screened by a retaining wall. There are 139 parking stalls in the main parking lot, which is relatively the same number as City Hall. Parking can expand, if necessary. There are approximately 45 parking stalls in the garage that are not intended for public access. The police and court buildings have formal entrances with another entrance off of 117th Street. There is a drop-off area in the front main plaza. There will be sidewalks along 117th Street and Tomahawk Creek Parkway with a variety of shade trees.

Councilmember Rasmussen was concerned they would not have adequate parking. Police Chief John Meier stated employees would not be parking in the main lot. The courthouse has a smaller employee lot and police employees will park in the garage.

Lower Level

The lower level consists of a holding area, property processing, mechanical/electrical rooms, locker room, workout facilities, and the Emergency Operations Center [EOC] for communications and Information Systems [IS].

Chief Meier confirmed they would not need a sally port since the entire garage area is enclosed.

Main Level

The main level consists of the police and court lobbies, which are linked by a corridor with controlled access doors. There is a police training room, community, records and squad rooms, and a report writing area. The records clerk area will have bullet resistant glass and controlled access doors. The large break room has a balcony and will be shared by police and court.

Councilmember Rasmussen was concerned there may not be adequate seating in the courtroom. Mr. Henton replied there should be 140 seats. Judge Renee Gurney stated since they will have a designated court facility instead of working in City Hall; they are anticipating more, but smaller, dockets. Seating should be sufficient.

The main level also includes a conference room to accommodate video arraignments, the Judge's office, administration office, and the court clerk's offices, which are behind bullet resistant glass. There will be a payment drop-box outside behind the conference room area. There are 2 attorney/client conference rooms located off the court lobby.

Upper Level

The upper level consists of police administration, investigations, conference rooms, IS Department, City Attorney, and legal offices. Card access will be necessary to enter these areas.

Discussion

Councilmember Osman confirmed with Mr. Henton that the elevation change from the top of the berm to the bottom of the parking lot was approximately 14 feet and it would be irrigated.

Councilmember Osman was concerned about weather protection on the front doorway of the police building. Mr. Henton responded they are using high performance glazing with a gray tinted glass, which should make a huge impact with summer and winter weather. Also, the vestibule will be a controlled environment, independent of the entire building.

Ms. Rezac asked if there would be bullet resistant glass on the exterior of the building. Mr. Henton replied they are using 1" insulated glazing on the outside of the building, which means there is ¼" glass, ½" air space, then another ¼" glass. This glass will have some resistance; however, it will not be equal to that inside. Some weapons could go through the interior glass as well. The building will be set up with the option to install metal detectors. Chief Meier stated they may be installed in the court building; however, not in the police building.

Mr. Osman confirmed with Mr. Henton that the trees on the west side of the building should grow to 35' feet and spacing is based upon full growth. Mr. Osman requested that HWA review the cost to expand the parking, determine how many spaces they could add, and how they could redo the landscape. Mayor Dunn commented if the trees are not required to meet the landscape requirements, she would rather land bank than add parking they may not need. Mr. Lambers clarified this is not the entire tract; there are still 4 acres left to develop to the south. Mr. Henton thought the cost could run \$2,500-\$3,500 for each additional parking stall.

Councilmember Filla asked if they were considering pervious concrete for the parking. Mr. Henton stated sometimes this is used to filter the onsite stormwater; however, with the natural islands and water flow they won't need to use it. Mayor Dunn thought pervious concrete made it difficult to shovel snow and she felt it doesn't hold up as well as concrete.

Information Systems Director Mark Andrasik confirmed they plan to install security cameras on the entire parameter of the building with the possibility of cameras on some of the light poles.

Mr. Lambers confirmed they are bidding the unexcavated basement as an alternate; however, their intent is to build it.

The generators will operate on diesel fuel and any drainage will go into the sanitary sewer.

The roofing material will be almost identical to that of City Hall; the only difference is the use of stainless steel flashings instead of copper. The slate roof will have a 40-year warranty and the flat roofs will have a 20-year warranty.

The air conditioning system uses circulating water from a geo-thermal field in the parking lot that will flow in and out from 2 primary spots and will enter in the main mechanical room in the lower level. If they decide to proceed with the alternate basement, they will need to add a few more wells and increase the size of the main air handling unit on the roof.

The primary costs to complete the alternate basement are mechanical/electrical, basement wall/foundation, and a structural slab.

Councilmember Rasmussen was concerned with a sinking or cracking foundation because of the clay-type dirt that is common in Leawood. Mr. Henton confirmed a lot of the clay will be excavated out and re-compacted with fill to specs. Codes require that commercial basements be heavily reinforced.

Dave Walter, McRealty Group, confirmed they could either include the extra line items, such as the alternate basement with the bid proposals, or they could wait to include this after choosing the contractor. Mr. Henton noted the trellis over the top of the garage, the fencing around the edge of the parking lot, and the enhanced paving are currently designed as alternates. Chief Meier confirmed they were planning to install a 4' painted steel fence that has a similar wrought iron look.

Mr. Henton confirmed the alternate basement has not yet been designed. They could move forward with the design, which could take a couple of weeks and, if accepted, they would charge a design fee. The cost to build the alternate basement could run \$700,000-\$1 Million. This cost should include slab on grade, electrical service, sprinkler system, and heat. Councilmember Bussing thought because of the cost savings with the current economy, they should move forward with the alternate basement and complete the remaining alternates at a future time. Mayor Dunn stated the fencing was needed and the trellis would be an attractive addition.

Mr. Lambers confirmed the Council wanted to move forward with the design of the alternate basement. If accepted, they would pay the design fee. He hoped to capture some unanticipated ending cash balances between now and construction to cover the basement cost. Justice Center construction costs are estimated to be \$20 Million, excluding this alternate basement. While they are optimistic the bids will come in lower, they don't anticipate them to be significantly less.

There being no further business, the work session was adjourned at 7:25 P.M.

Pam Gregory, Recording Assistant City Clerk