

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, April 21, 2014. Mayor Peggy Dunn presided.

Councilmembers present: Tom Robinett, Andrew Osman, Julie Cain, Jim Rawlings, Lou Rasmussen, James Azeltine, Debra Filla and Carrie Rezac.

Councilmembers absent: none

Staff present: Scott Lambers, City Administrator Joe Johnson, Public Works
Dawn Long, Finance Director Richard Coleman, Director of Planning
Chris Claxton, Parks & Rec Brian Anderson, Supt. Parks & Rec.
Patty Bennett, City Attorney
Deb Harper, City Clerk

Others Present: Jamie West, Ironhorse Golf Course Manager
Dick Fuller, Chair, Ironhorse Advisory Board
Chuck Sipple, Ironhorse Advisory Board
Brett Haugland, Continental Engineers
Matt Viets, Gene Fritzel Construction
Tim Homburg, NSPJ Architects

Continued discussion of Ironhorse Golf Clubhouse Expansion Project; and Discussion of Dog Park Improvements

Mayor Dunn called the meeting to order at 6:05 P.M. Introductions were made by those present.

Presentation – City Administrator Scott Lambers

The Ironhorse Golf Clubhouse expansion project began as an \$820,000 project with a \$40,000 contingency. The Golf Course Committee and Troon recommended the Council consider expanding the square feet an additional 800 square feet, adding \$200,000-\$300,000 to the project. The construction has risen significantly to \$1,718,000 (not including contingency). With many Parks and Recreation projects being considered for funding, Mr. Lambers recommended terminating the expansion process, completing the Master Plan process and then revisiting the expansion with other improvements at a later date. To date, \$500,000 has been spent on design. The design budget was \$100,000. This is similar to the project for a parking lot at Ironwoods Park, wherein the design was completed and the project was subsequently postponed.

Mr. Lambers confirmed with Councilmember Osman that the design shouldn't change; however, the cost may increase.

Councilmember Azeltine asked about anticipated projects through Parks and Recreation that haven't come to completion. Mr. Lambers spoke of a list of projects; and the Council had made the decision to expand the consultant's review of all the parks. The Council has directed him to reclaim the property at 96th and Lee, for which \$80,000 is set aside. The City also plans to auction off the surplus city-owned property at the former Police Station, and all the departments are also liquidating surplus office furniture as well. That money would also go toward the project as a contingency. The consultant identified very few additional opportunities than the existing parks, except 96th and Lee. I-Lan Park has a parcel of land that has not been developed and most likely will need a bridge and a shelter. The list of projects has not been prioritized yet.

Mayor Dunn asked about the cost estimates for the several ADA required improvements Chris Claxton replied that they are currently working on those estimates. Councilmember Filla asked about recommendations from the Bike/Ped Project and commented that many projects could come up in Ironwoods. Councilmember Cain spoke about the Parks and Rec Advisory Board meeting and the list of necessary improvements. The Park Board agreed on the need to prioritize the projects before deciding whether Phase II and/or Phase III of the Parks Master Plan would continue.

Mr. Lambers confirmed with Councilmember Azeltine that this 70% increase in cost for the clubhouse was due to error. He emphasized the project does have merit and should be evaluated with other competing projects. The project total would be somewhere between \$1.9 and \$2 million. Councilmember Osman asked what the error was, which was due to a miscalculation in the price per square foot. Councilmember Osman continued to speak of intangible project improvements, including impact on the surrounding demographic and tangible projects such as the project up for discussion, which require evaluation of the financial model. He mentioned the desire for a pro forma in writing that could be measured against actual payback. Councilmember Azeltine stated that Ironwoods Lodge has turned away business that is potential lost revenue for the golf course. Chris Claxton confirmed that for the last 18 months, more than 240 reservations were turned away, some of which may have been for duplicate dates and times.

Matt Viets with Gene Fritzel Construction confirmed with Mayor Dunn that Gene Fritzel will sub-perform all the general conditions, the carpentry and internal mill work for the project. Everything else was bid out, and no category received fewer than two bids and as many as five in some cases. Councilmember Azeltine asked Mr. Viets if he was involved when the estimate was \$1 million and how it increased to \$1.7 million. Mr. Viets stated that his team responded to an RFP at just under \$900,000, which was based off an industry average square footage cost. Nothing was designed as part of the response to the RFP. Councilmember Azeltine asked if Leawood's process was perhaps being abused. Tim Homburg with NSPJ Architects responded that there was no abuse because the process was followed as it was laid out. The original bid had nothing drawn to specifications, and the scope of the project also expanded drastically. Other bids came in as high as \$1.4 million. Mr. Lambers pointed out that the design/build went from \$820,000 with a \$40,000 contingency to \$1.7 million. Councilmember Osman stated out that average costs should be available in the bid process and wondered if basic design elements were not included in the original bid.

The costs were included in the RFP process and that tying into an existing building can significantly increase costs. Councilmember Filla expressed support for the work that has been done on the project and questioned whether the minimum effort on the project would have garnered the same level of appreciation. Councilmember Osman asked what costs are associated with engineering and exceeding budget on the level being discussed. Councilmember Rezac spoke from an outside perspective and pointed out that the estimate was more on the conceptual side, the unknown elements would require a high contingency and the decision to go with design/build was that the hope was it would be a simple extension of the current building, but it perhaps should have been designed separately. Councilmember Azeltine agreed that the current numbers are good and wondered what the largest contributor was in the 70% increase. Mr. Homburg pointed out the need for stilts as a support system, which is different than the original concept. Mr. Lambers pointed out that they were paid to design the structural platform. Mr. Homburg replied that they didn't develop the RFP. Councilmember Azeltine asked if the design/build process was a mistake, and Mr. Lambers said it might have worked either as design/build or design. In a larger project, the intricacies are worked out between the engineer and the architect. Brett Haugland with Continental Engineers stated the RFP talked about many requirements but didn't give sections of the building or structural design. The building also went from 4,500 square feet to almost 5,400 square feet with changes to the interior design. Subcontractors are elevating prices as well. The original clubhouse was a design/build process, but the expansion was more intricate. Councilmember Azeltine asked Mr. Lambers if he had sufficient information to prevent this from occurring again. Mr. Lambers stated that Joe and him would need to ask Brett what was in the documents that created a lack of information. He stated that what was requested was what they are paid to do on a regular basis but will look at greater specificity if that is required. He would expect additions to the cost of the improvements to the inside and not the structural aspect.

Mayor Dunn pointed out that in the future, perhaps the project could be re-bid. Mr. Lambers stated that the current cost estimate is good. Mr. Homburg pointed out that there are a limited number of subcontractors in the city and procuring 2-5 bids gets every subcontractor interested in bidding with not much difference in the bids. The only variable will be the Division I items of contractor, overhead and profit, which will not make up the difference in the design/build methodology versus bid contract. Councilmember Rezac asked about future considerations in the budget and if it can be captured in a list of different options as opposed to line items. Mr. Lambers replied that a listing and costs associated with a time frame for construction will be brought to a Work Session.

Dog Park Improvements

Presentation – Parks and Recreation Director Chris Claxton

In working through the Dog Park project, concerns with water were discussed and if it was a flood plain issue. Rough cost estimates came in at \$50,000. To-date, the budget was originally \$300,000 and was reduced to \$220,000. Current spending levels are \$179,136, including \$18,210 on engineering, \$17,000 on equipment rental to remove debris and purchase fence materials and \$72,000 for drainage. Other costs included benches, shade structures, pet fountains, pet waste stations, bench pads, ADA access in the west section. The \$68,421 reflects the remainder after all of the plan per the consensus from the last Work Session was spent.

The discussion tonight needs to be focused on the crushed limestone trail with mobilization for \$23,000, the water line inside the park and the small/large dog issue. Regarding the path, there was a feeling that people would create their own paths walking around the area with the benches, trash cans and waste station. The fencing for small dogs would be similar to the plan. The entrance has two gates. If the Council decides to move forward with the small dog area, it could go in a separate spot.

Brian Anderson stated that from his observations, a path improves circulation and keeps people causing excessive wear and tear from congregating at the entrance. Mr. Anderson confirmed with Mayor Dunn that limestone is a more economical material. Chris Claxton referred to the crushed limestone at the Arboretum as an example and pointed out that this is a flood area and the limestone would be less expensive to replace. Mr. Anderson stated the crushed limestone is wheelchair friendly as well. Councilmember Cain stated that the amount was reduced from \$300,000 to \$220,000. Councilmember Rasmussen stated that the Council voted unanimously for \$300,000 in the budget. Staff then said it could be done for less, therefore, the item in the budget currently reflects \$220,000.

Councilmember Cain opposed the limestone trail. She also found merit in the water if it is less than the \$40,000-\$50,000 originally proposed and also was in favor of a small dog area that would be an acre of land sectioned off. Chris Claxton pointed out the gates' proposed locations and also confirmed the land off College would not be used because it could be proposed as a future trail off College. Councilmember Filla is also opposed to a crushed limestone path and is more in favor of an unstructured dog park and wondered about the cost to construct the dog park without limestone and water and possibly come back later and add them. Mr. Lambers stated that the water should be done now because there is money in the budget. The trail could be bisected and completed later if something were to be removed from the plan. Councilman Osman talked about keeping it as minimal as possible and felt that fences should be evaluated later while water should go in initially. Councilmember Robinett agreed with that comment. Mayor Dunn asked where the water would originate, and Chris Claxton pointed out it would come from the existing line by the east parking lot because it is the most economical water. Councilmember Rasmussen pointed out that the slope from east to west, and the proposed location of the ADA drinking fountain is at the most easterly edge of the property, which is an area that does not flood. Additionally, he also suggested a cage area for leashing and unleashing the dogs. On the west side in the floodway, the fence line integrity should be maintained.

Councilmember Cain asked if there was an estimate to partition off an area for the small dogs. Chris Claxton said there was not, but it could most likely be absorbed with donations. Councilmember Cain felt the partition is a better use of funds than the limestone trail at this time. Councilmember Azeltine commented about the trail encouraging circulation and the mud issue and asked if there were other advantages to a trail at the outset. Brian Anderson said it is primarily for circulation and mobility. If the drinking fountain is in the area, it would need an ADA accessible path. Scott Lambers stated that the water should be installed and if the Council believes the small dog fence should be included, that should be added and if there is money left over, it could be used to do a trail to the fountain. Mayor Dunn stated it should all be possible within the budget. Chris Claxton agreed as long as the consensus is not to do the entire path. A pump could be necessary either way, but it would still leave \$20,000 in contingency.

The cost of the fencing should only be \$20,000. Mayor Dunn reiterated the concern for the small dogs as well. Councilmember Filla agreed with Mr. Lambers and stated apprehension about the second gate entrance for large dogs because the idea would be to unleash the dog right away. Brian Anderson clarified that inside the gate, the dogs would be separated so the dogs could go off leash as soon as possible. Councilmember Osman asked about the walking trail if the small dog area gets separated in the future. Chris Claxton replied that it could go around it.

Mayor Dunn confirmed that the water is a priority with a path to the water fountain with an area for small dogs. Anything further with the trail will be considered after the remaining budget is evaluated.

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

Deb Harper, CMC, City Clerk