



**CITY OF LEAWOOD  
GOVERNING BODY  
MEETING AGENDA**

Main Conference Room  
4800 Town Center Drive  
Leawood, KS 66211

**SPECIAL CALL**

**GOVERNING BODY  
WORK SESSION**

**Monday, February 4, 2019  
6:00 P.M.**

(This agenda is subject to changes, additions or deletions at the discretion of the City Council)

**Mayor Peggy  
Dunn**

**Councilmembers**

<u>Ward One</u>	<u>Ward Two</u>	<u>Ward Three</u>	<u>Ward Four</u>
Debra Filla Andrew Osman	Jim Rawlings Mary Larson	Chuck Sipple Lisa Harrison	Julie Cain James Azeltine

**Review proposal, plans, elevation and layout of new Fire Station No. 1 Building, to be located at 96 & Lee Boulevard [not park portion]**

**The public is invited to attend, however no comments will be entertained by the public during this Work Session.**

**ADJOURN**

(This agenda is subject to changes, additions or deletions at the discretion of the City Council)

Regular meetings of the Leawood City Council are held the first and third Mondays of each month beginning at 7:30 PM. Copies of the agenda are available at the Office of the City Clerk on the Friday prior to the meeting. Leawood operates under a Council/Mayor form of government, with a separately elected mayor and 8 council persons. Council members are elected on a non-partisan basis from 4 wards. The Council develops policies and provides direction for the professional city administration.

If you require any accommodation (i.e. qualified interpreter, hearing assistance, etc.) in order to attend this meeting, please notify this office at 913.339.6700 or at [www.leawood.org](http://www.leawood.org) no later than 96 hours prior to the scheduled commencement of the meeting.

K:\Clerks\Agenda\2019\S02-04-2019.docx



## Memorandum

**TO:** Peggy Dunn, Mayor  
City of Leawood City Council  
Scott Lambers, City Administrator

**FROM:** David Williams, Fire Chief

**DATE:** February 4, 2019

**SUBJECT:** Fire Station One

First of all I would like to thank the governing body for the opportunity to replace Station One. The old station has served us well it is actually the oldest fully operational fire station in Johnson County.

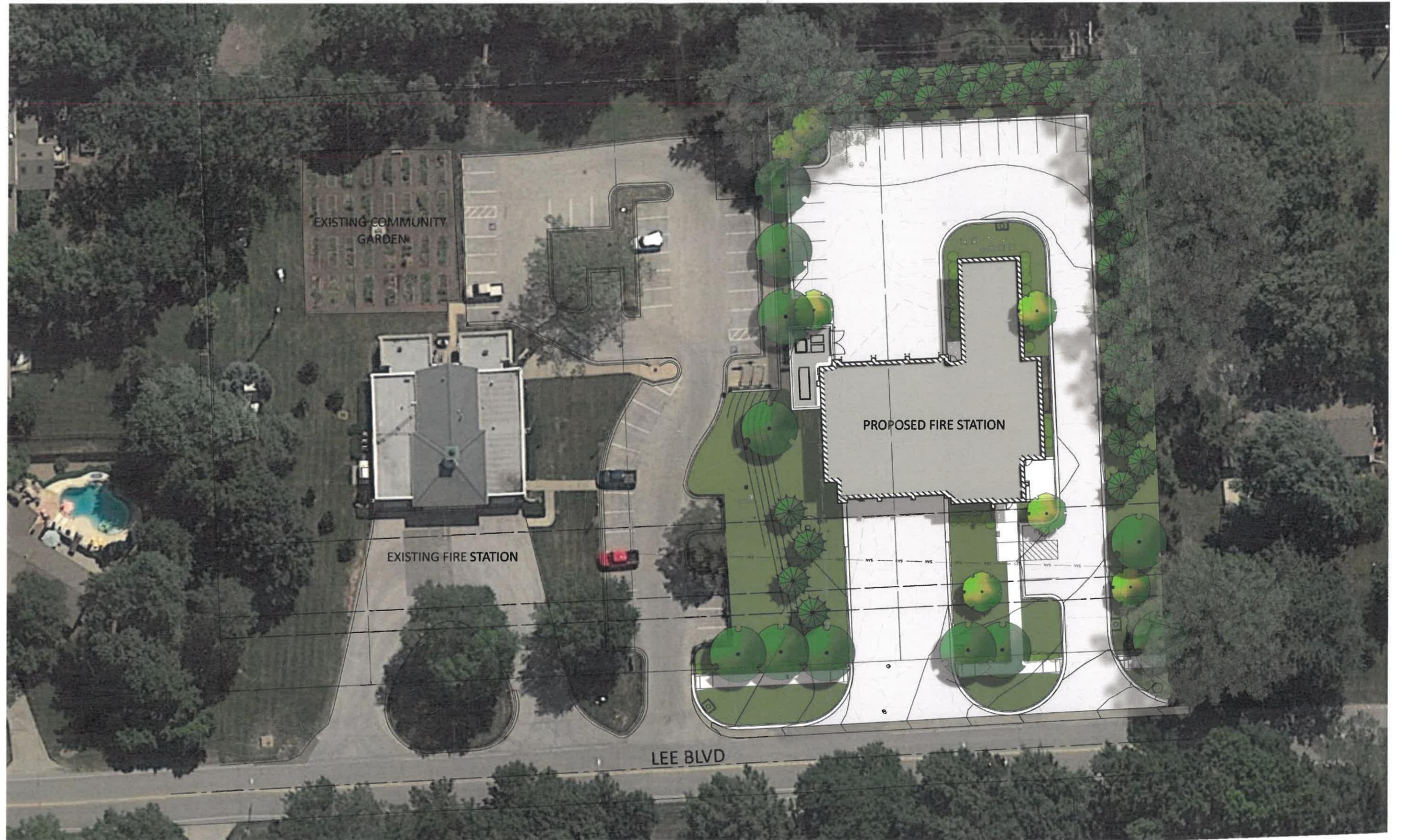
When we started the design process in October of 2016, I appointed a group of firefighters to meet with the architect about the layout and basic needs of the station. The firefighters toured newly constructed stations in the area and talked with assigned personnel to find what worked best. Their feedback was instrumental in the functional layout of the design. We designed a multi-story station to keep the footprint as small as possible and still meet the current and future needs of the fire department.

From a planning standpoint, the design of this station is based on the assumption that this fire station will serve us for 50 plus years. The apparatus bays are designed to accommodate our current fleet of equipment but allow some adaptability depending on the types of apparatus assigned decades in the future. We provided two additional bunkrooms over what is available in the current station to allow for growth. We have also incorporated design features to address firefighter Health and Safety concerns. As part of the planning process we've added design features that separate firefighting gear and contaminated equipment from the living quarters. This is key to the long term health of the firefighters.

We appreciate the help of Public Works, Planning and the Parks Department in the development of these plans and look forward to meeting with the council.

Please feel free to contact me if you have any questions. I will be out of the office over the next two weeks but will be checking my email and have my cell.

Respectfully submitted,  
  
David Williams  
Fire Chief



May 2014 - 2014 by 2014  
1322 Abbie Avenue, Kansas City, Missouri 64105  
www.ric-consult.com



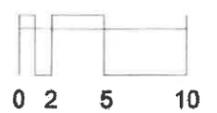
West Elevation



South Elevation

ELEVATIONS

April 7, 2017



# Leawood Fire Station No. 1

9615 Lee Boulevard, Leawood, Kansas

DeGasperi & Associates Architecture



East Elevation

- 1 | STONE  
 matl - NATURAL LIMESTONE  
 type - full depth (4"nom)  
 pattern -  
 grid - SCS, 16H - "Light BM"
- 2 | FACE BRICK:  
 matl - ACME, base of spec  
 type - modular size  
 Type A - "Custom 7 7/8" (field-coring)  
 Type B - "Sandy Bluff" (accent band)  
 grid -
- 3 | MOD CAST:  
 matl - CONTINENTAL OR MIDWEST  
 color -  
 type A - waterable  
 type B - window sill  
 type C - cup  
 type D - wall coping
- 4 | ALUM SIDING  
 matl - LONGBOARD, by MAYNE  
 color - Sd  
 type A - 6", V-groove  
 type B - 8" two-sided for screens
- 5 | EFS  
 type - Water-Managed EFS  
 matl - DRYVIT (or equiv)  
 system - "SANDBLAST"  
 reveals - V-groove, 1 inch wide, typ  
 color - SW9082 "Cobble Bronze"
- 6 | STOREFRONT:  
 material - ALUMINUM FRAMING  
 matl - ANKO (or equiv)  
 style - 2" x 4.5" THERMAL BROKEN  
 finish - DURANAR  
 color A - "Charcoal Grey"
- 7 | GLAZING:  
 type A - 5/8" insulative glass, clear  
 type B - 1" insulative glass, clear  
 type C - 5/8" insulative, gray tinted  
 type D - 1" insulative, gray tinted  
 type E - 1/4" float glass, clear  
 Tempar - Provide safety glazing per code/drawings
- 8 | GARAGE DOORS  
 frame - Painted Aluminum  
 color - match Charcoal Grey  
 glass - 5/8" insulative, clear
- 9 | METAL ROOF  
 type - STANDING SEAM METAL  
 finish - Painted  
 color - Sd
- 10 | SHEET METAL:  
 finish - GALVALUME, KYMAR PAINTED  
 color A - LUNA-CLAD - "Dark Bronze"  
 color B - LUNA-CLAD - "Almond"
- 11 | SERVICE GATE  
 wood - TREX (or equiv), color "White"  
 mtl panel - Perforated galvanized, paint A  
 sill frame - Galv steel, paint A
- 12 | STEEL FRAME  
 steel - Galvanized steel  
 paint - color E
- 13 | PAINT COLORS:  
 color A - SW7522 "Meadowlark"  
 color B - SW9082 "Cobble Bronze"  
 color C - SW7532 "Urban Putty"  
 color D - SW7020 "Black Floor"  
 color E - SW7690 "Tourelite Tan"
- 14 | METAL LOUVER  
 type - per Mech Drawings  
 finish - Painted Metal/Alum  
 color - Sd
- 15 | LIGHT FIXTURE:  
 type - WALL MOUNTED LIGHT FIXTURE  
 style - Refer to Electrical Drawings
- 16 | LAMBS TONGUE:  
 type - Coord with to Finishing Drawings  
 finish - Bronze
- 17 | SIGNS:  
 type - INDIVIDUAL LETTERS  
 material - Aluminum, dimension  
 mounting - pin mounted

- GENERAL NOTES
1. Rooftop Mechanical Equipment shall be fully screened by parapet.
  2. Roof drains are internal.
  3. All site-mounted equipment shall be screened from view with landscaping or site walls.
  4. Building signage shall be drop-channel wall-mounted individual letters, identically illustrated.
  5. Provide 8" high vinyl address letters on glass doors entry doors for each Station, in compliance with Leawood Fire Dept guidelines.

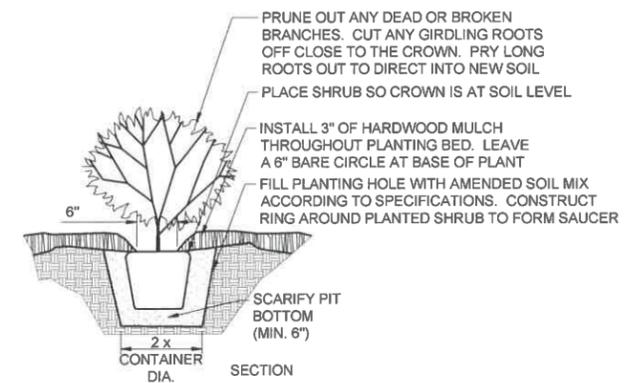
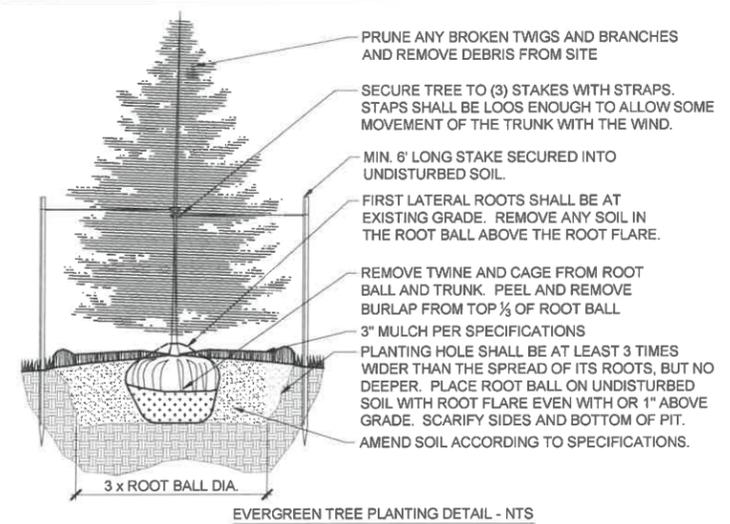
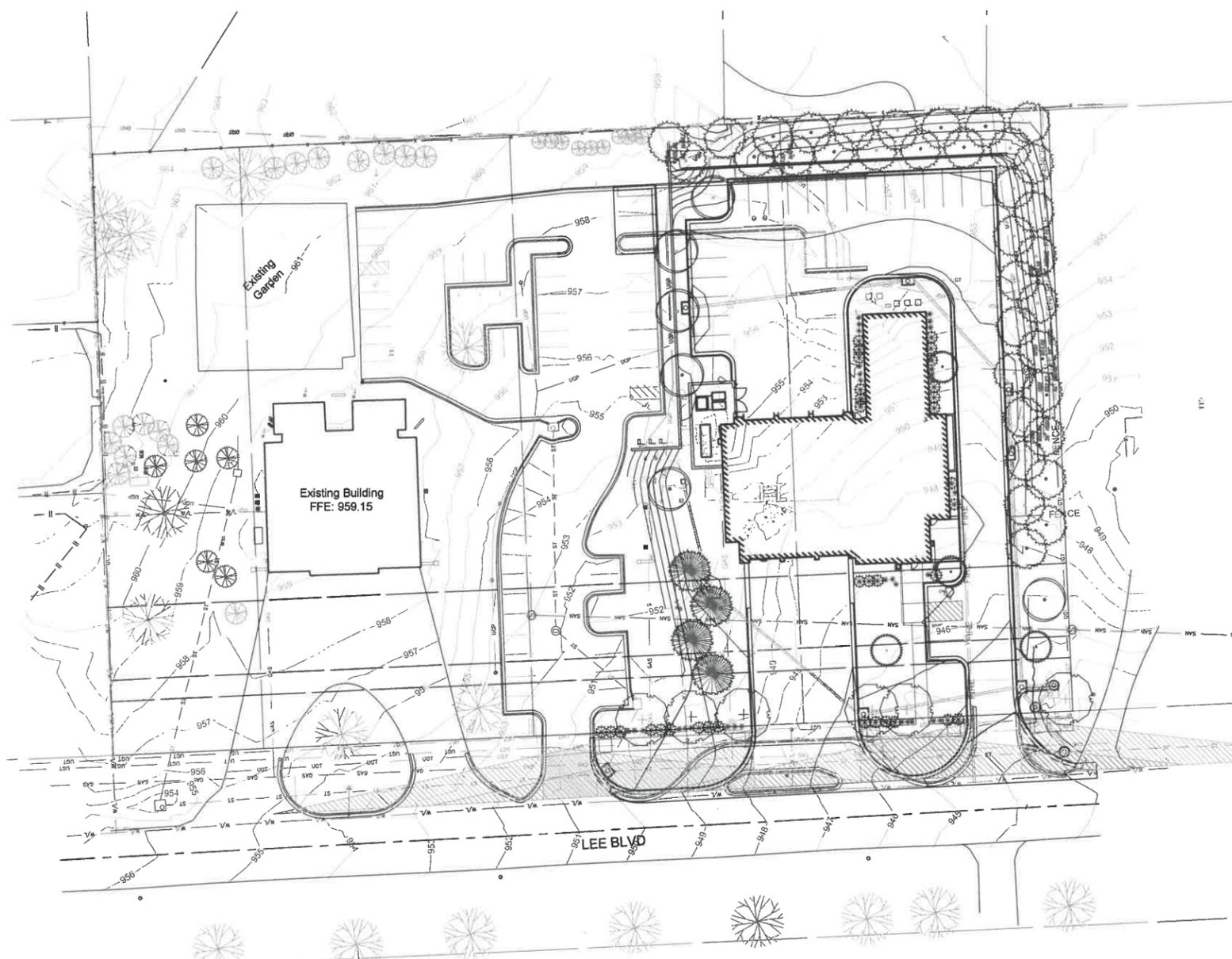


North Elevation

**ELEVATIONS**  
 April 7, 2017

**Leawood Fire Station No. 1**  
 9615 Lee Boulevard, Leawood, Kansas

DeGasperi & Associates Architecture



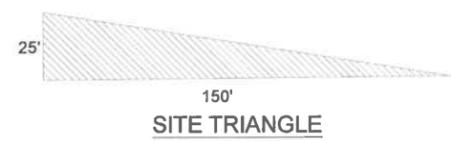
- NOTES:
1. REFER TO SPECIFICATIONS FOR TOPSOIL BACKFILL MIX.
  2. CONTRACTOR TO WATER THOROUGHLY AFTER PLANTING
  3. INSTALLATION TO BE IN ACCORDANCE WITH PLANTING SPECIFICATIONS

LANDSCAPE NOTES

1. LOCATE UTILITIES PRIOR TO COMMENCING LANDSCAPE OPERATIONS. ALL TREES SHALL BE FIELD POSITIONED AS TO AVOID CONFLICTS WITH EXISTING AND PROPOSED UTILITIES. NOTIFY LANDSCAPE ARCHITECT OF ANY CONFLICTS OR OBSTRUCTIONS.
2. CONTRACTOR SHALL STAKE ALL PLANTING AREAS IN THE FIELD PRIOR TO PLANTING FOR APPROVAL OF THE OWNER OR THEIR REPRESENTATIVE.
3. CONTRACTOR SHALL VERIFY ALL PLANT QUANTITIES PRIOR TO PLANTING. ANY DISCREPANCIES WITH THE PLAN SHALL BE BROUGHT TO THE ATTENTION OF THE LANDSCAPE ARCHITECT. THE PLAN QUANTITIES SHALL SUPERCEDE SCHEDULED QUANTITIES.
4. ALL PLANT MATERIAL SHALL BE SPECIMEN QUALITY AND SHALL COMPLY WITH RECOMMENDATIONS AND REQUIREMENTS OF ANSI Z60.1 THE 'AMERICAN STANDARD FOR NURSERY STOCK'.
5. ALL PLANTING BEDS & NATIVE GRASS STANDS SHALL BE EDGED AS SHOWN IN PLAN.
6. PREPARE PLANTING BEDS AND INCORPORATE AMENDMENTS ACCORDING TO PLANS.
7. SHREDDED HARDWOOD MULCH, PER SPECIFICATIONS SHALL BE USED AS A THREE INCH (3") TOP DRESSING IN ALL PLANTING BEDS AND AROUND ALL TREES. SINGLE TREES AND SHRUBS SHALL BE MULCHED TO THE OUTSIDE EDGE OF THE SAUCER OR LANDSCAPE ISLAND.
8. ALL TREES SHALL BE STAKED PER DETAIL.
9. ALL PLANT MATERIAL SHALL BE INSTALLED TO ALLOW A ONE FOOT (1') CLEARANCE BETWEEN PLANT AND ADJACENT PAVEMENT.
10. THE LANDSCAPE CONTRACTOR SHALL NOT COMMENCE WORK UNTIL THE SITE IS FREE OF DEBRIS CAUSED BY ON-GOING CONSTRUCTION OPERATIONS. REMOVAL OF DEBRIS SHALL BE THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. LANDSCAPE WORK SHALL NOT BEGIN UNTIL THE LANDSCAPE ARCHITECT AND OWNER HAVE GIVEN WRITTEN APPROVAL FOR SUCH. THERE SHALL BE NO DELAYS DUE TO LACK OF COORDINATION FOR THIS ACTIVITY.
11. THE LANDSCAPE ARCHITECT AND OWNER SHALL APPROVE GRADES AND CONDITION OF SITE PRIOR TO SODDING/SEEDING OPERATIONS.
12. ALL AREAS DISTURBED DURING CONSTRUCTION AND NOT DESIGNATED FOR OTHER PLANTINGS OR HARDSCAPE SHALL BE SODDED WITH TURF TYPE FESCUE.
13. ALL LANDSCAPE AREAS SHALL BE IRRIGATED. TURF AREAS SHALL BE IRRIGATED BY SPRAY OR ROTOR. PLANT BEDS SHALL BE IRRIGATED BY DRIP IRRIGATION. IRRIGATION SYSTEM SHALL INCLUDE AUTOMATIC RAIN-SENSOR DEVICE. IRRIGATION SHOP DRAWINGS SHALL BE PROVIDED BY THE CONTRACTOR FOR APPROVAL PRIOR TO CONSTRUCTION.

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	CONT	CAL	SIZE	QTY
	<i>Acer rubrum</i> 'October Glory' TM / October Glory Maple	B&B	2" Cal.		6
	<i>Gleditsia triacanthos</i> 'Skyline' / Skyline Honey Locust	B&B	2" Cal.		6
	<i>Juniperus virginiana</i> / Eastern Red Cedar	B&B		6' Ht. Min.	35
	<i>Malus x</i> 'Spring Snow' / Spring Snow Crab Apple	B&B	1.5" Cal.		4
	<i>Picea pungens</i> 'Glauca' / Colorado Blue Spruce	B&B		6' Ht. Min.	4
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT			QTY
	<i>Juniperus chinensis</i> 'Sea Green' / Sea Green Juniper	5 Gal.			33
	<i>Miscanthus sinensis</i> 'Morning Light' / Eulalia Grass	5 Gal.			32



NO.	BY	DATE	PER COMMENTS
1.	JMM	01/10/16	ORIGINAL SUBMITTAL
	GO	03/15/17	REVISION

**Renaissance Infrastructure Consulting**

913.317.9500  
1138 W. CAMBRIDGE CIRCLE DRIVE  
KANSAS CITY, KANSAS 64103  
WWW.RIC-CONSULT.COM



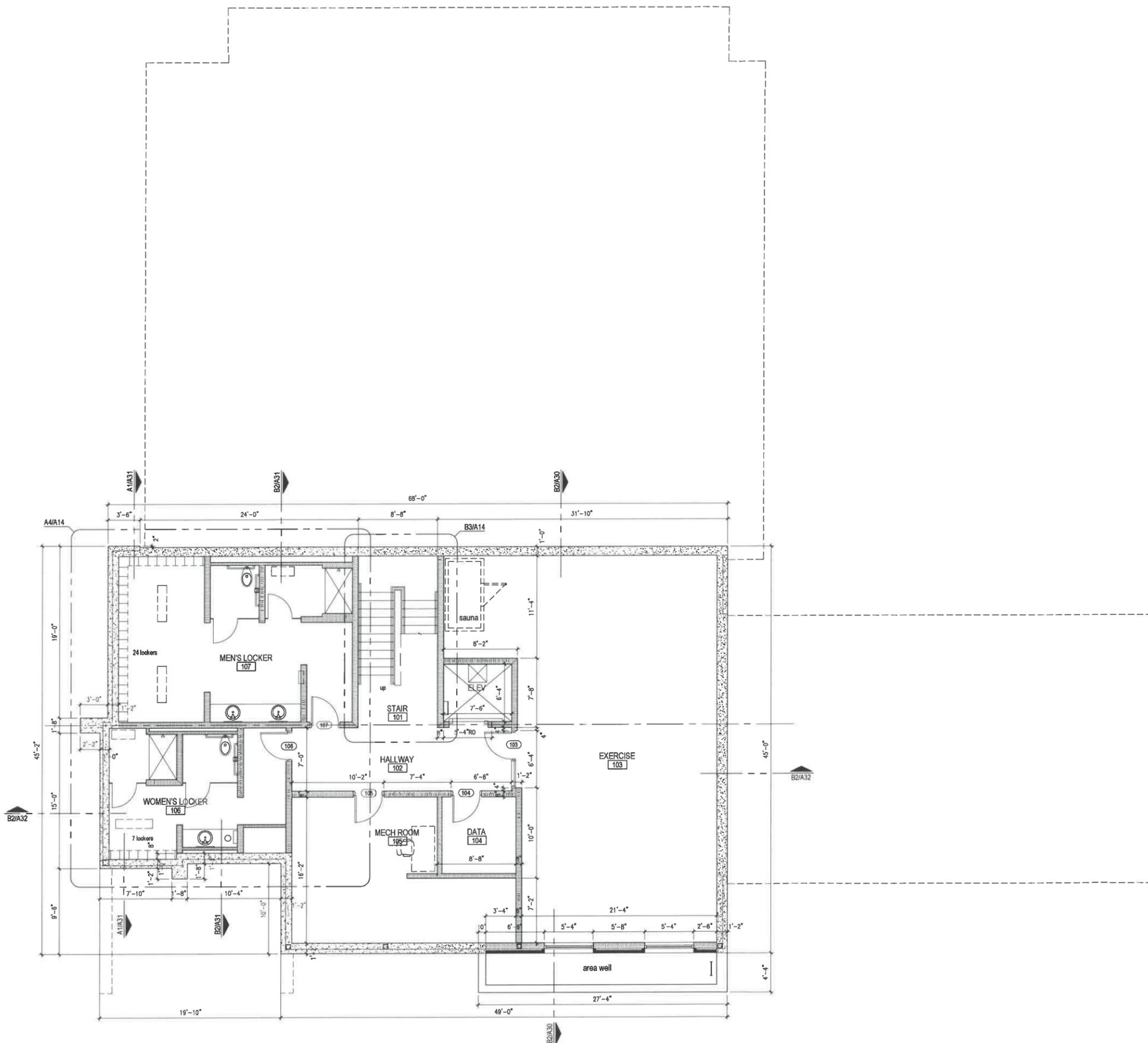


# Fire Station No. 1

9615 Lee Boulevard  
 Leawood, Kansas

Issue	Date
Review Set	11. 18. 16
Review Set	3. 13. 17

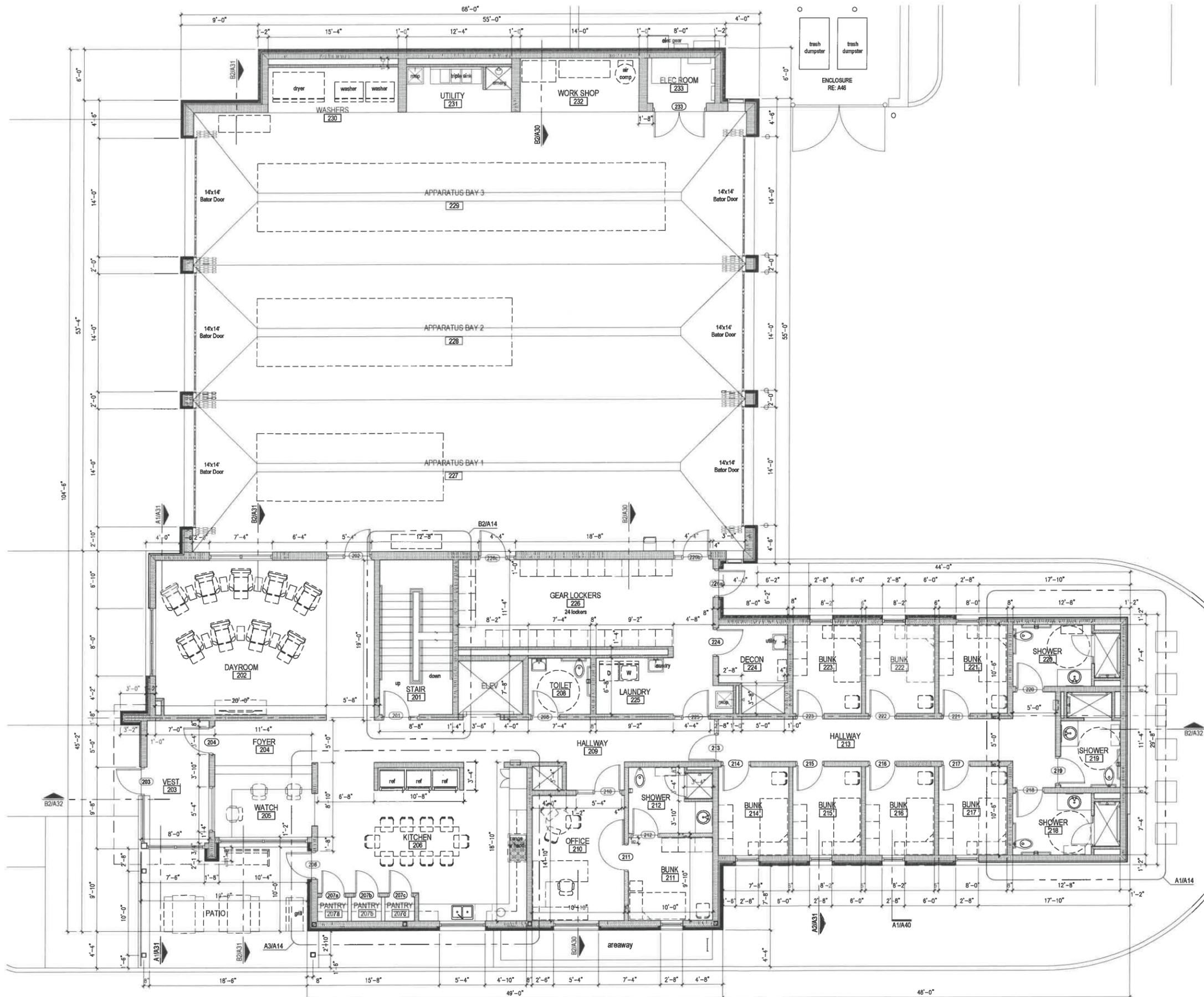
Bsmt Plan  
**A10**



**A1** BASEMENT PLAN  
 Scale: 3/16" = 1' - 0"



PLAN KEY NOTES



**A1** MAIN FLOOR PLAN  
Scale: 3/16" = 1' - 0"



PLAN KEY NOTES



ARCHITECT

**DeGasperi & Associates**  
6240 W. 135th Street  
Overland Park, Kansas 66223  
tel: 913.647.5300 fax: 913.647.5301  
e: jeff@dalac.com

CIVIL ENGINEER

**RIC Engineering**  
5015 NW Canal Street, Suite 100  
Riverside, Missouri 64150  
tel: 816.800.0950  
e: ccorcoran@ric-consult.com

MEP ENGINEER

**MFECEngineers**  
7780 W. 119th Street  
Overland Park, Kansas 66213  
tel: 913.322.1400  
e: bkrir@mfece.com

STRUCTURAL

**Bob D. Campbell & Co.**  
4338 Bellevue  
Kansas City, Missouri 64111  
tel: 816.531.4144 fax: 816.531.8572  
e: mfab@bdc-engrs.com

OWNER REP

**Leawood Fire Department**  
14801 Mission Road  
Leawood, Kansas 66224  
tel: 913.266.0601  
e: daven@leawood.org

# Fire Station No. 1

9615 Lee Boulevard  
Leawood, Kansas

Issue	Date
Review Set	11. 18. 16
Review Set	3. 13. 17

## Main Plan A11

ARCHITECT

**DeGasperi & Associates**  
 6240 W. 135th Street  
 Overland Park, Kansas 66223  
 tel: 913.647.5300 fax: 913.647.5301  
 e: jeff@dtkc.com

CIVIL ENGINEER

**RIC Engineering**  
 5015 NW Canal Street, Suite 100  
 Riverside, Missouri 64150  
 tel: 816.800.0950  
 e: ccorcoran@ric-consult.com

MEP ENGINEER

**MFEC Engineers**  
 7780 W. 119th Street  
 Overland Park, Kansas 66213  
 tel: 913.322.1400  
 e: bkrrier@mfec.com

STRUCTURAL

**Bob D. Campbell & Co.**  
 4338 Belleview  
 Kansas City, Missouri 64111  
 tel: 816.531.4144 fax: 816.531.8572  
 e: mfab@bdc-engr.com

OWNER REP

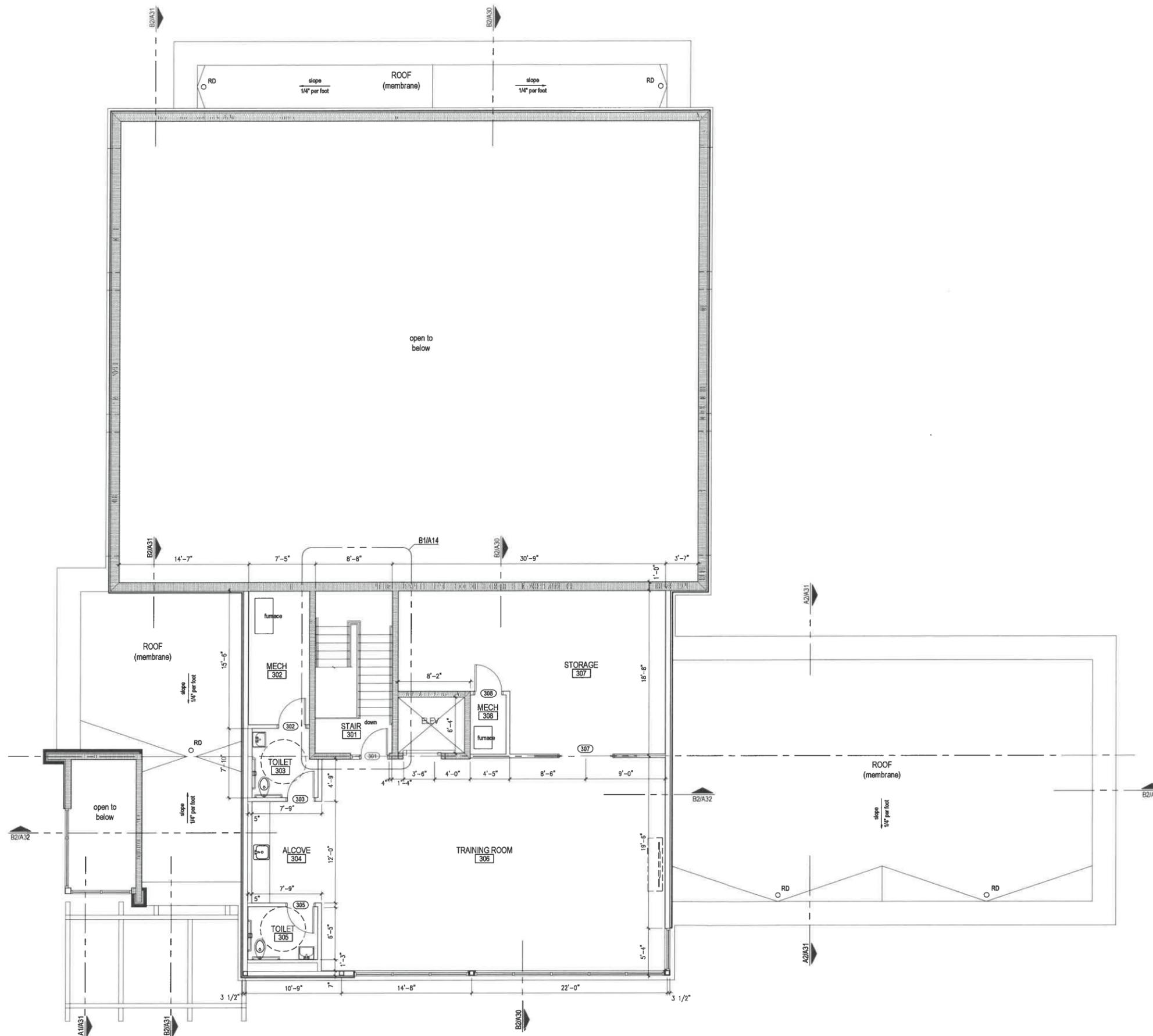
**Leawood Fire Department**  
 14801 Mission Road  
 Leawood, Kansas 66224  
 tel: 913.266.0601  
 e: davew@leawood.org

# Fire Station No. 1

9615 Lee Boulevard  
 Leawood, Kansas

Issue	Date
Review Set	11. 18. 16
Review Set	3. 13. 17

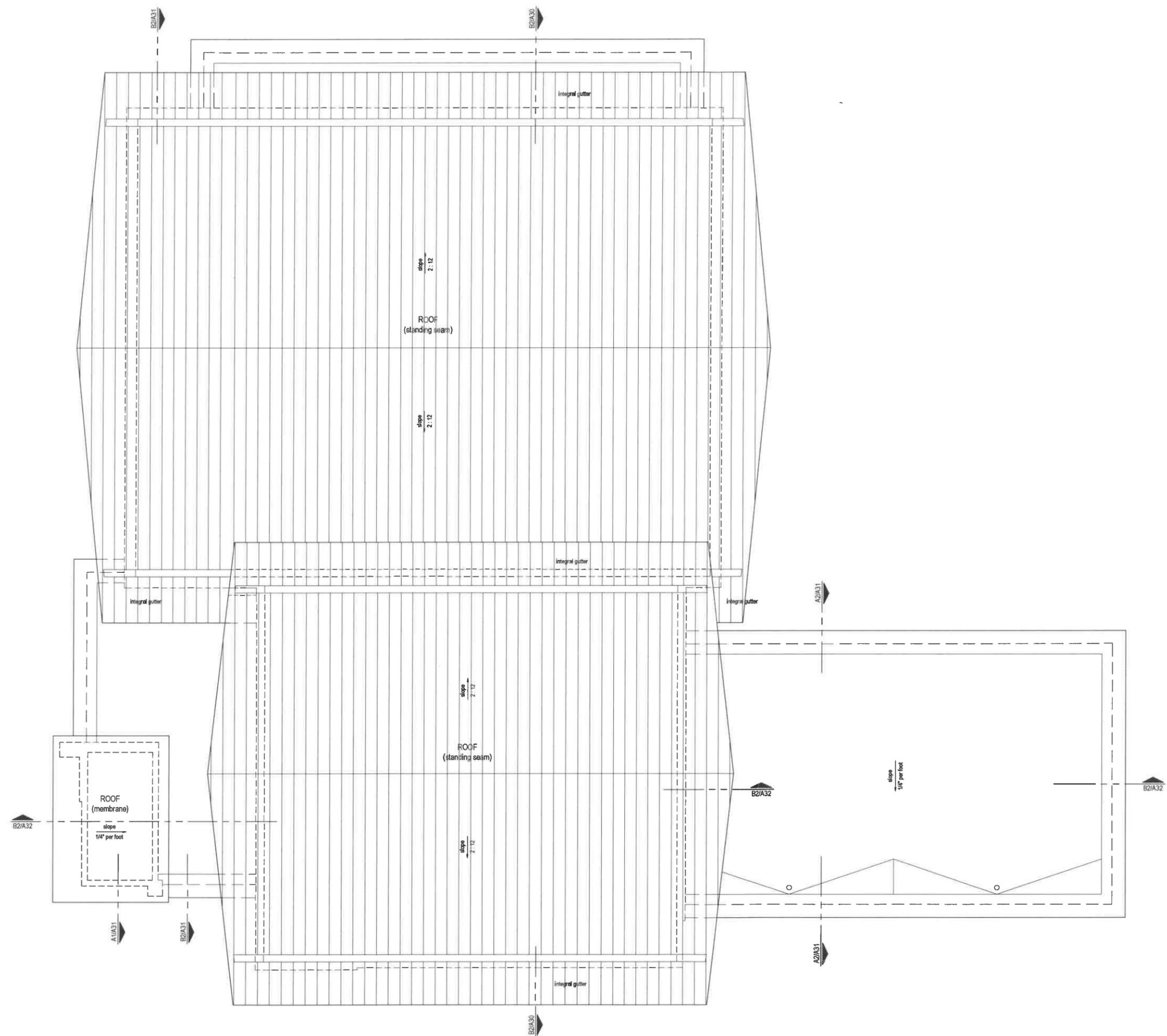
## 2nd Plan A12



**A1** 2nd FLOOR PLAN  
 Scale: 3/16" = 1' - 0"



PLAN KEY NOTES



**A1 | ROOF PLAN**  
 Scale: 3/16" = 1' - 0"



PLAN KEY NOTES



ARCHITECT

**DeGasperi & Associates**  
 6240 W. 135th Street  
 Overland Park, Kansas 66223  
 tel: 913.647.5300 fax: 913.647.5301  
 e: jgiff@dalkc.com

CIVIL ENGINEER

**RIC Engineering**  
 5015 NW Canal Street, Suite 100  
 Riverside, Missouri 64150  
 tel: 816.800.0950  
 e: coocoran@ric-consult.com

MEP ENGINEER

**MFEC Engineers**  
 7780 W. 119th Street  
 Overland Park, Kansas 66213  
 tel: 913.322.1400  
 e: btbrier@mfec.com

STRUCTURAL

**Bob D. Campbell & Co.**  
 4338 Bellevue  
 Kansas City, Missouri 64111  
 tel: 816.531.4144 fax: 816.531.8572  
 e: mfab@bdc-ongrs.com

OWNER REP

**Leawood Fire Department**  
 14801 Mission Road  
 Leawood, Kansas 66224  
 tel: 913.266.0801  
 e: davew@leawood.org

# Fire Station No. 1

9615 Lee Boulevard  
 Leawood, Kansas

Issue	Date
Review Set	11. 18. 16
Review Set	3. 13. 17

Roof Plan  
**A13**