



ADVISORY BOARD
Meeting Minutes – March 13, 2007

5:30 p.m. – Maple Room

(Due to lack of a quorum to official business was conducted.)

Board members in attendance were Amy Vlastic, Bob Wright, and council liaison Dr. Greg Peppes. Staff members in attendance were Chris Claxton, Kim Curran, Dan Mahanke, Brock Shafer, Jeff Peterson, Brian Anderson, April Bishop, and Jackie Zinselmeyer.

Consultants in attendance were allowed to present their information for informational purposes only.

I. Presentation of Schematic design-SM Wilson/Hollis and Miller-Presented by John Brown

A. The Project is 20% over budget according to Worksheet provided by Matt Holub from SM Wilson

B. Site Orientation-Given

1. Restroom for Park-Item # 1
2. Maintenance Bldg.-Item # 2
3. Bath House-Item# 3- (2) possible sites were listed
4. Restroom between Cabins
5. Maintenance Bldg.-between West Cabin and Lodge
6. Restroom (Playground)
 - A. Modeled after Shelter
 - B. Smooth-Face Block
 - C. Glass Block
 - D. (2) Restrooms and Sinks on each side
 - E. Pipe Close in between/Storage
 - F. Outdoor Screens
 - G. Keep Character of the Building the same as shelter
7. Bath House
 - A. Restrooms Met Codes to set
 - B. Water Pipe Chase and Storage/Sanitary Sewer
 - C. (3) Regular Showers and (1) ADA Shower
 - D. Bench and Cubbies
 - E. Doors to Lock off Showers
 - F. Siding-originally-Back-to-Block-Smooth-Face-or-Rock Face-Orientation-Match Siding-Eliminate split face and burnished block-use smooth face-Use wood as ornamentation
 - G. Move Canopy Back

- H. Buy Consistent Material for Cost Savings
 - I. 9' Ceiling Height
 - J. Hard Ceiling-Prevent Vandalism
 - K. Look at \$ Savings to move the bathrooms toward the Lodge
8. Maintenance Building
- A. Modified and simplified by reducing size from 50x50 to 40x40,
 - B. Windows-Eliminated,
 - C. Lowered roof height, Simple truss with pitch
 - D. Reduced size of office-8x10, Cut down open space
 - E. Reduced Rope storage by 1'2"-Reduced space between vehicles and work bench

C. Look at Value Engineering Worksheet Changes

- 1. Substitute Cementitious Siding/Trim in Lieu of Cedar

Bob Wright asked to know the reason why women's restrooms are on opposite sides of different buildings. John Brown replied that usually the ladies restrooms are placed closer to the activities. He could flip them to set on the site the same if needed and by moving the Bath House to location # 2 and rotating the orientation 90 degrees, it could possibly cut down on grading and could put the concrete slab directly on the grade. Dan asked if moving them closer to the Lodge would save money. Bob Wright also asked what the estimate of savings is. Matt Holub replied approximately \$10,000.00. Bob Wright asked if the security of the building would be compromised by moving it closer to The Lodge. This was discussed by the group and it was determined that it would be more secure being closer in proximity to the Lodge but might compromise the use of them by the cabin rentals in that they would have to walk further. Bob Wright also asked if moving the maintenance building closer to The Lodge be beneficial. Amy Vlastic asked if this could be phased in. Chris Claxton reported that we don't want to lose the bathhouse It is really needed and we had to work hard to get it. In regards to the maintenance building, we have waited (7) years for this. Completing the project in phases would leave the playground restrooms vulnerable. John and Matt were asked if we missed any potential room to cut. None reported.

Chris Claxton reported that the showers must meet the minimum code. She also reported that last week she stopped by a school in Blue Springs and viewed the cementitious siding in use. She liked the planks better than sheets, reporting that it looked nice. John Brown reported that they are hearty plank siding, Whether in panels or individual pieces, they are durable and resistant to weather.

II. Presentation on Feasibility by Bill Yarger-Yarger Design

- A. Feasibility Study is a business plan-How to design your buildings, staff, activities, Revenues, Expenses, Recovery Cost**
- B. Past Projects**
 - 1. The Pointe at Ballwin Commons
 - 2. Orland Park
 - 3. Maryland Heights
 - 4. Shawnee
- C. Feasibility**
 - 1. Participatory Study
 - 2. Consultant to give ideas
 - 3. P & R Make decisions

- D. Community Centers**
 - 1. Enhancing Quality of Life
 - 2. Different than YMCA
- E. Functional Issues**
 - 1. Keep tabs on Budget Numbers
 - 2. All Ages
 - 3. Sustainable architecture
- F. Economic Goals**
 - 1. Concept Design Phase
 - 2. Site Review/Analysis
- G. Concept Design Study**
 - 1. Develop Project Overview
 - 2. Project Goals/Assessment
 - 3. Program-Review-High-Medium-Low-Functions/High-Medium-Low Revenues
 - 4. Operations Analysis/Project Funding Analysis (Optional)
 - 5. Operational Structure
 - 6. Staffing
 - 7. Maintenance and Capital Replacement
 - 8. Cost Recovery Proforma
 - 9. Test program
 - 10. Facilitate Public Meeting/Positive Public Support Needed
 - 11. Public Input
 - 12. Town Meeting, Focus Group, Public Surveys, Leisure Vision
 - 13. Refine Building Program/Design
 - 14. Final Report Implementation

Bob Wright asked if we need to recommend a feasibility study. Chris replied that we would need to decide what the vision is. Bill Yarger mentioned that we would need to find out what else is out there as well. Amy Vlastic asked about Lifetime Fitness If so, what the prices would be for this program. Chris also asked in regard to Resident vs non-resident. Would Overland Park and Kansas City be served? These were tabled for further discussion at a later date.

III. Discussion/Recommendation-Park Impact Fee

- A. Chris Claxton handed out copies of the Annual Review Park Impact Fee**
 - 1. Reviewing and Recommendations need to be completed by next meeting to forward to City Administrator.

The meeting adjourned at 8:15 p.m.

Respectfully submitted,

Chris Claxton, Director
Parks and Recreation Department