

MINUTES of the PUBLIC WORKS COMMITTEE

Meeting held: Wednesday, February 7, 2018
Leawood City Hall- Main Conference Room, 7:30 AM

COMMITTEE MEMBERS PRESENT:

Andrew Osman, CHAIR and Councilmember Ward 1
Julie Cain, Vice Chairman, Councilmember Ward 4
Jim Rawlings, Councilmember Ward 2
Ken Conrad
Drew Alingh
Abbas Haideri
Marsha Monica
Chuck Sipple, Councilmember Ward 3
Christopher White

ABSENT:

Todd Harris

STAFF PRESENT:

David Ley, P.E., Director of Public Works
Julie Stasi, Public Works Administration Services Manager
Shelly Rexrode, Admin Assistant Public Works Department
Howard Mann, Fleet & Facilities Manager
Bill Billings, Superintendent of Public Works

Chair Osman called the meeting to order at 7:30 AM. Committee Members and Staff introduced themselves.

FIRST ITEM OF BUSINESS (OLD BUSINESS): Review/approve the previous meeting Minutes.

ACTION: Marsha Monica- Motioned to approve the Minutes of the Public Works Meeting from their meeting held September 6, 2017.

Chris White- seconded the Motion to approve. All members present were in favor.
Motion passed. Minutes Approved.

SECOND ITEM OF BUSINESS (NEW BUSINESS): Selection of Design/Build Team Public Works Facility Expansion

David Ley-gave a description of the project. Advising that in 2018 the City Budget includes \$1,000,000.00 for a two (2) bay expansion on the east end of the Public Works Facility located at 14303 Overbrook Road. There is a parking lot in this location, so we will remove the parking lot and expand the building further to the east. The original facility was built in 2002, at a cost of 4.3 million dollars. It was constructed by Bruner Contracting Company, LLC and they were selected by a Design/Build process. In 2009, the City constructed the building to the south of the Admin area (the open vehicle storage building). That project was about a half of a million dollars and we contracted directly with Bruner for that construction. That way all the building materials throughout matched throughout the site.

We did receive a quote from Bruner Contracting, to complete the work shown for 2018 improvements and it is under the \$1 million budget. Staff wanted to bring the discussion to the Committee to see if there would be support in contracting directly with Bruner verses going out for a Design/Build packet to bid. We also have Howard Mann, our Fleet & Facilities Manager here today to answer any questions you may have regarding the facility.

Chair Osman-Opened it up for questions and answers from the Committee.

Chuck Sipple-Question on an area shown. Understands this area is for two bays for vehicle maintenance. Toe to toe, or is it side to side? And another question is that for specialty vehicles or for normal cars and trucks? Like for a fire truck with different lifts and equipment?

David Ley-There will be two (2) bays side to side and toe to toe for a total of four (4) doors.

Howard Mann-The building when it was originally designed was designed to incorporate an expansion like this. We basically have outgrown the existing facility. We are doing maintenance and we have special equipment that comes

in in the winter time, street sweeper and different types of equipment that have water on board that need to stay inside in order to not freeze. The expansion is merely just two open bays. There really will not be any vehicle servicing that goes there. It is used also as a staging area for the street department in the morning and I think there has been some discussion about storage of a fire apparatus in there as well. The existing facility with the bay on the end is currently serving is a now serving two purposes. We are doing vehicle maintenance in the existing bay and also are sharing that with storing equipment inside during the winter time.

Chuck Sipple-Asking about the 1 million dollar cost, is that going to include any special hydraulic lift equipment or any special tools or anything like that in addition to the increased size of the building and a concrete floor?

Howard Mann-No. There will not be any lift equipment there. We use portable lifts for the most part and can use what we have in that area if we need to.

Ken Conrad-Are we addressing the necessity of the facility? What's in the facility? Or how we procure the facility?

David Ley-How are we going to procure the facility? It has already been in the budget for the expansion.

Marsha Monica-So the question is whether to use the company that built it or go out for bid.

David Ley-Typically the Governing Body can approve how we procure it. We prefer to have these types of discussions at the Committee Level.

Andrew Osman-We know the budget is \$1 million. The question is, do we have it as an Open Bid? Knowing that the quote came in under the \$1 million. Do we go with the company that has already built here previously?

David Ley-If you do not want to waive the bidding process to recommend Bruner, then we would look at doing a Design/Build Process and we can discuss that further today.

Julie Cain-Legally we have the option to procedurally we are able to make this decision?

David Ley-We can. We can have our Legal Dept. draw up a request to waive the bid process. Similar to what we have done for other projects. The College Boulevard Project is an example where we waived the bid process.

Julie Cain-Is there a monetary cap or is there a percentage of time we have waived the bid process?

David Ley-For construction projects typically we go out to bid. When we did the project for the vehicle storage it was half a million and seven years ago. That we did not go out to bid for. We received a price from Bruner and took that to Council. College Boulevard wall. That is all that comes to mind right now.

Andrew Osman-Flip to the opposite side. Think of Ironhorse, where we have the budget at \$1.2 and we were at \$900,000 and a Design/Build and it came in at \$1.9/\$2 million. In that case, we had to say time out and in that case we back tracked and decided not to go with the company that actually did the original clubhouse. We bid it out. And they walked away.

Ken Conrad-So in the Design/Build process, somebody would write a scope of work. Has that been written for this?

David Ley-That has not. Howard worked with Bruner on this.

Howard Mann-There was a discussion. When the building was originally designed in 2002, we anticipated having an expansion like this. So Bruner was familiar with what that would entail. We worked with them and told them we would like to stick to that original design and at some point add two bays in the future.

Andrew Osman-A million dollars seems like a very good price and a very bad price at the same time. What is the square footage of the area (in red)?

Howard Mann-The original construction (without the red on the display) is approximately 10,000 square feet. Original. Approximately an additional 5,000 square feet.

Andrew Osman-Square footage of the parking lot that we are adding on?

Howard Mann-Not sure but we are probably looking at it comparatively probably a 15,000 square foot parking lot. And that is part of this bid.

Julie Cain-Thinking of the College Wall, time was of the essence. We have the luxury of time with this it seems. What are the actual benefits to the City in not going through the bid process? In the end, what is the benefit not and what is the benefit to doing this? Time is not an issue, or is it?

David Ley-Howard can speak to some of this. A lot of this is the materials to be able to match so the building looks like it wasn't added on to and be more consistent and then the knowledge that Bruner has of the site.

Howard Mann-Also there are utilities that need to be considered. There is a sand/oil water separator that needs to be moved further to the east to allow the expansion of the building. There are other costs you are not seeing. The project comes in currently under that \$1 million budget that we have set aside for it.

Ken Conrad-Can PW ask Bruner to put together a contract to do this for a certain amount of money? Can that be done in our procedures for building and buying things?

David Ley-Yes. We would use the City's Standard Contract Document forms. The first thing we would need to do is to go to Council to waive the bidding process.

Ken Conrad-"Waive the bidding process" that is the key word and what this question is all about; whether we would recommend to waive the bidding process. The question then is time, money, and what are the reasons to do it? In order to tell you, I need a better description written of what we are planning to do. We have had good discussions of what these items are. What is the square footage, what does it look like? There is a parking lot and part of that has to be removed and the oil separator. That should be written down.

David Ley-We could bring that back to you. We didn't want to get too far into having Bruner spend a lot of time. They have the design and the quote they provided us included a list of everything that we wanted but the difficult part is we cannot really share that cost with you. Because if we do go to the whole process of a design/build, part of their performance is based on their bid. So if we tell you what their bid price is, then that gives other people the advantage to know what pricing needs to be at.

Who initiated this dialog?

David Ley-City Staff initiated the dialog with Bruner (Joe Johnson our Director last year).

Chris White-What is unique about this? On one hand you mentioned matching material. I can't believe the materials in the original construction are so unique and unusual that Bruner is the only one that has access to it. So if you can explain that. The other question is of the process, if we waive this what is so unique about this project? That couldn't then be applied to any project-for us actually recommend waiving the standard and accepted bid process? I think there should be some extraordinary circumstance. What makes it unique other than we have a budget, we have money, let's go spend it that would justify that?

Andrew Osman-and I would bring up it is not the same dire situation as the College Blvd wall. But we did have two floods earlier this year. We do have a building that is shut down, we've got people that are working in pods and this alleviates some of that situation, but it is not to the dire situation of College Boulevard.

Julie Cain-But would it alleviate? Would Parks put materials in these two bays? Do we know that?

Andrew Osman-Again that is a question to ask.

Chris White-That is a question, what is this driving force that we could use to justify this? Is there something driving this?

Howard Mann-I think undoubtedly Parks would utilize some of this space until they ended up with a permanent home. We have no way of knowing when that is going to occur. That personnel is currently operating out of buildings that were never designed to hold staff. This would obviously allow us to accommodate them in some of their operations in a short term until they can relocate.

Andrew Osman-The City is actively pursuing other options for Parks and Recreation right now.

Marsha Monica-What guarantee do we have if we go with Bruner that the price they gave us is the price we get? Many times contractors get in and then need more. If we lock them into this price, do we have a guarantee that is the price we will end up with?

David Ley-I think with any building there is no guarantee. There could be a change order. They are very familiar with the site as far as the foundation. A lot of this was landfill prior to the City purchasing the site. They ran into some issues when we constructed the building. So Bruner is familiar with that and we can take that into account.

Marsha Monica-My next question is, it sounds like time is a little bit of the essence because it is needed. What is the time savings between recommending Bruner so they can start and get done versus going through a bid process and design process and that type of thing? Are we talking 2 to 3 months difference?

David Ley-At least 3 probably 4 months.

Marsha Monica-If our recommendation to the Council is to proceed with this, they could start work?

David Ley-The process would be once we signed a contract with Bruner, they would have to provide Architectural Plans, Civil Plans and then we would have to go through Planning Commission and then City Council for approvals. So we would still have those processes to follow. They would be able to get those going immediately and get into the fall before we would be able to build it.

Abbas Haideri-Bruner is an Architect/Engineer? Or is that a design builder?

David Ley-They are a construction company. A general contractor.

Howard Mann-The building itself was originally a design/build to have this expansion. So the design work has already been done. It would be a matter of making sure it complies to existing code or current code.

Abbas Haideri-so the design work included this expansion?

Howard Mann-Correct.

Abbas Haideri-So if that was already done, there is some savings because all of that design is existing and we do not need anyone to coordinate and check the totals and everything else. While obviously bidding is the ideal way to go but I can understand why we would consider them. With someone that has already prepared the work, done the effort for making sure all of this is laid out. At some extent it does make sense to go with them.

Chris White-Was the original AE Bruner? Or was it designed by an AE Firm and Bruner was the contractor?

Howard Mann-Bruner was the contractor. DeGasperi was the Architect in the original process.

Julie Stasi-ACI Boland was the management company.

Ken Conrad-Back to the scope. Was the parking lot expansion in the original document?

Howard Mann-In the original the discussion was always to expand but I do not know if there was ever...

Ken Conrad-I think the City needs to put together what this project is. Maybe it is already included David in the presentation that Bruner did. We need to confirm that is what we want to do. As far as waiving the bidding process. I believe too that there is a threshold project cost where from 3 months to design and bid it and build it. You could spend \$200,000 in cost just doing all of that. So I'm for alternate delivery systems. I do not see quite a definite scope and still have some questions about what is already designed and what is not. The bottom line is, I'm all in favor if we have some special conditions if we do allow the City to procure construction without a formal bidding process.

Do we have all the ducks in a row so to speak yet? To do this right now?

Abbas Haideri-Assuming they are able to price it the way they are because they have the luxury of knowing the plan and site. If we go with someone else we will incur design and engineering costs and everything else.

David Ley-If we go with a design build package, what we would provide them with is the original AIA Plans. So the contractors will be well aware of what they need. They will have to do some borings so their sub grade sites are known. We would not provide any of that to them, the Design/Build team would have to develop that scope and then they present a package to us that would include their version for the expansion, here is the parking lot, and here are all our prices and how they would go about it. We would just go through the project ranking. The cost would be in a separate envelope. We have the cost graded as a 25% part of the project scoring. The team you rate 75% based on their proposal and then 25% of the proposal includes the cost.

Abbas Haideri-so previously they did not have plans, they just had a dotted line for a possible future expansion, so that is a moot point I guess.

David Ley-There were no designs made that would pass.

Chuck Sipple-I get nervous in defending a sole source. I could see it for the wall by Hallbrook when that failed. I would be okay with this if we could lay out the reasoning where this process would be expedited because they don't have to do this, and they don't have to do that etc. and it will save approximately x number of months. And if we are confident that the cost of doing it this way would be less or not to exceed if went the other way. I do not know if you can quantify those areas. Some would be estimates. But time savings, because of the Parks issue and cost that would help me be comfortable in voting for a single source.

Jim Rawlings-Chuck expressed some of my comments. We as a council have waived the bid process on the wall, which was \$900,000 and they were ready to roll. We have waived the bid process on the expansion in 2009, the price was around \$500,000 for the Vehicle Storage Building that was built there. This would be the highest price of a bidding process that we have encountered.

David Ley-This would not be the highest. I do not want to give you the number.

Andrew Osman-We have a budget that is at the million dollar threshold but we are not specifying the price here on the public record.

Jim Rawlings-Just thinking of levels of waiving the bid process, because that will come up at Council. We want to be prepared to talk about that.

Chris White-That is the point to develop a justification to residents because they will ask why did you waive this? We have a very standard process to put out projects like this. Generally I am not seeing anything that sets this apart and gives us reason to waive the process.

Drew Alingh-Asked if the scoring sheet has been put to Bruner's proposal?

David Ley-The scoring sheet if we were to go through the process of a design/build. That would be something everyone on this Committee would rank. We did not request a proposal like that. We just asked for a cost proposal. We have the one from 2001, when we selected them to build the original facility.

Ken Conrad-So time is a good factor. If we said go with this, could we have the contracts out next week?

Staff-No. This has to go back to Council for approval of the Committees recommendation. Then it goes to Legal. Planning and Zoning...

Ken Conrad-Has Bruner done a good job?

David Ley-They have done an excellent job. There were some change orders but they were all within budget. Everybody was happy with the facility/end product.

Ken Conrad-Similar to when I have someone work on my house, if they have done a good job, they should deserve an opportunity to do more work and if it is reasonable. If there is a reason we can do it. If we want to pursue this and not lose the benefit of time, Bruner needs to make a proposal. We can't make an evaluation if we do not have all the issues.

Jim Rawlings-It's not very often that the Department Head in the City comes to this table to ask to waive a bidding process. And when the Director of Public Works and the previous Director of Public Works, Joe Johnson, recommending that we do this, that has a lot of weight for me.

Marcia Monica-Me too.

Jim Rawlings-And the City Administrator. I'm not here to micro manage the daily thing of their jobs and what they do. I'm assuming before they come to this table that they have discussed this right and left and in between and spoken to Scott or whoever. They do not come lightly here just to save two months. They really feel that this is the best way to go. They wouldn't be here unless they feel this is in the best interest of the City and the Citizens and the Staff that we need to support to get this job done and get it moving. And to Ken's point about remodeling I have remodeled my house a couple of times and the first time I did it I was completely satisfied with the job that was done and when I had another job to do, I just called them and asked for a bid. And I was happy with the bid and I knew it would be done right because of my personal experience. So I recommend we support the City Staffs request here. It does have to go to Council.

Chair Osman-The committee today is coming up with a recommendation and that will go to Council. Council will discuss to determine if it should be bid out or if it is internally done.

Abbas Haideri-What was the pressing reason today?

David Ley-We want to get the project completed. Time. We need a decision whether or not you will support waiving the bid process. Because if you do not then we need to move forward in the design/build process.

Chair Osman-In discussion wants to go around the table and ask how each member is feeling towards this / before we made our recommendation. The Mayor does this in our work sessions. Just an informal idea of how we are thinking. I would approve a no-bid process or I would like to see it open from a bidding standpoint.

Chris White-I would push for an open bid. Even though Bruner is a great company, I do what others have said in using a contractor I've used and trusted before. But I do not reveal the price I've paid for those home improvements and nor do I care what they think of what I've paid for that. I think at some point the price in what we pay will be a public record and that will need to be justified. I guarantee you every other contractor in town will make it known to people what they could have done instead. Staying with an open bid for a public entities is important to do. To stay with an open bid.

Marsha Monica-I am in favor of what Jim said. I think that recommendation from staff does not come lightly and it does not come this way very often. I think they have made a good rationale for why they want to go: One- it is under what the proposed budget is. Two-they have previous experience, they know the facility and site. Three-They have knowledge of the materials so it will look continuous. I would be in favor recommending to the Council we go with Staff's recommendation to waive the bid process.

Abbas Haideri-I am kind ambivalent but at the same time I would say there is a standard process so you probably should follow that. But in going back to it, if this is desired by the City and it has been recommended I would like to see a number proposal from Bruner that does show savings. That would be a good justification.

Ken Conrad-I think we always have to look for better ways to procure services, materials, and facilities for the City.

The design industry has gone through a lot of them and design/build is the last one. I think in this issue what more is being asked here is an approval for a contractor when we haven't seen what his proposal is. I'm going to skirt the issue here. Yes I want to and I'm all supportive Jim to your point, Staff doesn't come usually ill prepared to make a presentation. But as a member of a Committee and in making a recommendation I think this has gotten specific to Bruner doing this job and I haven't seen anything that clearly defines the scope of work that allows us to give us some judgement of why we would waive the process. If we had a meeting tomorrow of Bruner's presentation of a time line, a price, and some documentation, which I think you probably have, then we could make that decision.

We have historical data of what a 5,000 foot shed ought to be and we know what parking lot expansion should be.

Marsha Monica-And they are under that.

Ken Conrad-We have an area, are there garage doors on it?

Staff-yes. Four doors, two on each side.

Ken Conrad-Just trying to get a breakdown of what the costs would be.

Abbas Haideri-If this is 10,000 square feet.

Howard Mann-The garage space the bays would be the same width, identical to what is there. We are adding two bays with garage doors on each side.

Ken Conrad-The slippery slope in this is that every contractor in town will potentially want to come up and make a presentation that they would build us this or that and ask us to consider waiving the bid process for them. Which is the reason we have to have some reason. And I believe the City has to initiate that. I do not know that there is anything wrong for the relationship that we have on this facility with Bruner to go to them, which we have. And say hey we are thinking about doing this, how much can you help us?

Andrew Osman-So potentially you are in favor of the open bid system?

Drew Alingh-I am in favor of waiving the bid. Based on the information provided to us. And the task that I feel we are set forth to do. Based on recommendations from the other people that have more information than us. With my knowledge of being in construction industry and knowing what is happening in the industry and talks of the economy and inflation that is ahead of us. We have a number that we can lock them into currently. And they are willing to stand behind that number. There is no telling what the costs are going to be 4 months, 6 months down the road not to mention availability of crews. The ability to complete the work. Cost and time are important. I think right now we can lock both of those in. Based on that I am fine with waiving the bid.

Julie Cain-These Committees are formed exactly for this reason. We take the recommendation of these committees very seriously on the Council. You are the architects and the residents and the design construction people. We look upon the staff recommendation and City Administrator's recommendation but we absolutely positively look at the Committee recommendation. We as a Council can't have all this knowledge, so we look upon your recommendations and value it. I'll move forward based upon the information we have. Personally I'm stuck on the procedures and they are in place for a reason and are safeguards generally speaking. I tend to be a procedure kind of a girl for those reasons, but every once in a while if the facts are laid out and everyone is comfortable I will vote to waive the procedure.

Andrew Osman-We have four (4) councilmembers here and five (5) citizens on this committee. We do look at these things very seriously and do change our opinions. It's very fluid and dynamic. We have lots of questions and we do ask staff and it comes down to being comfortable with what we can live with.

Jim Rawlings-To Ken's comments about if we waive the bid process and every contractor in Kansas City comes to us asking that. I think the difference is we have had experience with this company-twice. We asked them because we

need to get it done and they came to us with a bid, so that part does not disturb me. I could stand up and say we have had experience with them. When I think back to other projects, say the Ironhorse Golf Club house that was a disaster. We took a guy and he walked away, he went broke. He underbid it and he didn't know what he was doing. It cost the City a lot of money to correct it and we went way over budget. But we were committed, we had to get it done. In this case, we have a contractor that has been here twice and has done the work we wanted. We have a quote that can be in a contract, so unless something happens on the Council bench to change my mind, I think and still support the Staff in what they are recommending that this go forward.

Marsha Monica-Did Bruner come to us or did the City go to them? It's highly unlikely I think where a contractor just comes in and says here I'll do this. The City went to them first.

Howard Mann-We went to them. Joe Johnson and myself.

Ken Conrad-And I think that is what I want the City to do. To look forward and see what we need for work/facilities and things and in order to get information, they need to talk to somebody. Things can go array all the time there is no question in that. I think in this if I was to make a recommendation or Motion I would make a Motion that the City ask Bruner to formalize a proposal to provide this facility with a scope of work for a certain amount of money to be done at a certain time for consideration to be executed if approved by the Council to waive the bidding process.

Julie Cain-How far away are they from that point?

David Ley-The scope of work could probably be completed for something in March.

Ken Conrad-With their number, with their price. But it needs to be included in the proposal.

Jim Rawlings-The bid price has to remain confidential at some point and not...

Chair Osman-We are trying today to come up with a suggestion to then go to Council and from what I am hearing is that there is a desire for a status quo of what the staff wants to do; which is hire the company. But we need to go on record to actually say what is our opinion...

Chuck Sipple-I am willing to go with a sole source if we have a package that lays out the factors that justify the sole course contract approach. If you can say we are going to save 7 months or save something on the order of \$100,000 and we can break ground in June or whatever the thing is, you can lay it out and it makes sense and it saves the tax payers money and it will move this project along then I'm voting for it. If you cannot give me cover then I will go with the multiple bid approach.

Jim Rawlings-Is that something you can get from the contractor? And keep whatever needs to be confidential and bring it back to this Committee? So we can look at it? So we can all agree this is what we want?

David Ley-Yes, the next meeting would be March.

Ken Conrad-Why is Bruner's number so secret?

David Ley-Well if we go to a design/build process then everybody who is making their proposal will have it. It is not just going off the low bid. Our grades are based upon total points (it becomes a public record here). If someone else comes in and low bids them.

Ken Conrad-If we ask for a proposal, here is the deal. We will consider this but we have to have documentation of what the number is.

David Ley-They gave us a price. So when we do the contract that will be the number when we put it together. The contract lists out all the items in the scope and this is the dollar we are going to do it for. Our contract document has that.

Julie Cain-We said that we budgeted a million dollars. There must have been a reason we went with that number. So where did that number come from when you go out for Request for Proposals (RFP's). Is that – there is budgeted a million. If you say it is a million. Where did that number come from where is that number established because and

then if Bruner clearly knew that, did they know that number? Will everybody know the number? If we go out for a RFP will everyone know that number?

David Ley-Yes.

Howard Mann-That number initially there was a discussion I believe two years ago prior to the budget being developed that our Director had with Bruner when we were saying this is what we would like to eventually take advantage of; the initial scope of the project with a forecast on where we would be some point in the future. We just asked them what you think a budget number would be to do that. We did not get into specifics at that point, they came up with what they thought could be done for about a million dollars or less. That is how that number was generated.

Ken Conrad-Was that a hard construction cost?

Howard Mann-No. The sub on the original building with the building systems, there is a cost out there to build one of these types of buildings and that is basically what it is generated from.

Jim Rawlings-If we go out there and get three bids and come back to do a design/build with a valuation sheet, with the points and all that, there have been times that we didn't pick the low bidder. We have taken the better that we feel most comfortable with. Just letting you know that. Just because someone is a dollar under does not mean they get it. The evaluation points are weighted and one of them is the experience of the contractor. If it gets to that. We shouldn't be arguing because they are \$15 under some number.

ACTION: Ken Conrad made a Motion for City Staff to come up (with all legal requirements that we have to have) request that Bruner put together an official proposal to do a design/build for this project. Include their schedule, their totals fee, confirm scope of work. And if acceptable Council could consider waiving the open bidding process for the project and award to Bruner. If they do not want to do that, then we open bid it.

No second on the motion, motion fails.

Chair Osman asks for any other Motions to recommend.

ACTION: Chris White made a Motion that we recommend to the Council that we go with standard procedure and take open bids for the project.

No second on the motion, motion fails.

Chair Osman-so we have a split decision on open bid verses recommending staff to go with Bruner.

Chuck Sipple-What would happen if nothing was built out there this year? And we deferred everything to 2019? What would the City be handicapped with?

David Ley-Like Howard was saying, some of the building could be utilized by the Parks Department until they find a new home. They do not have a facility to work out of now due to the flood that happened last July. Also we have the Fire Department, the fire truck is going to be stored out there during the construction of Fire Station No. 1.

Chuck Sipple-So it is inconvenient. But is not like when we had the wall fall on College.

David Ley-Well it is not a safety issue like the wall was.

Abbas Haideri-If it was a safety issue, then I would be in favor of going with them so we can move on and get it done and that is justification.

Jim Rawlings-If we do not start this project sooner than later we are kind of standing in the way of what the City staff needs to get their job done. Especially we have a new fire station coming on. We have a new fire truck we need to park somewhere. Can we get something from the contractor or you lining out what we need, or start and our end. Points of the HVAC etcetera of what we need out there? Something to satisfy the committee?

David Ley-We do have the items broken out but the included on their list everything that they are pricing. This is a comprehensive list matching the existing facility. It is not just a metal building. There is masonry, wainscoting all around the bottom. Dave reads the items as listed:

Eighteen items:

1. Project Management
2. Architectural/MEP Fees
3. Testing
4. Excavation (including over excavating/soil replacement at footing locations)
5. Concrete curbs, approaches, stoops, etc. to match as built.
6. New oil/sand interceptor with cleanouts as required.
7. New asphalt drives to match existing.
8. Concrete footings, slabs, trench drains.
9. Masonry Wainscot.
10. New doors/frames/hardware at east end (existing could be relocated)
11. Paint columns, purlins, beams, doors/frames, floor
12. Metal building to include overhead doors, liner panels
13. Extend fire sprinkler systems
14. Plumbing to include trench drains, sink, hose bib, extend air-line, radiant heaters, gas lines.
15. HVAC-relocate existing fans, upgrade if necessary
16. Electrical to include lights, receptacles, new 100 amp panel, extend fire alarm system as required
17. Payment/Performance Bonds
18. Builders Risk Insurance

This also did not include costs for lifts, hose reels, CO2 exhaust, tools etc.

Abbas Haideri-How much does a fire truck cost?

Group-A million dollars/or more.

Abbas Haideri-In that case I am willing to say that if that is the cost of a fire truck and we are doing this to protect in part a City Asset, then I can see being allowed to move on if it comes down to time.

Chris White-If time is of the essence and we need to get a fire truck in there then why didn't we start this process 6 months ago to get this going? Failure to plan does not justify deviating from the plan. I am not hearing a real catalyst of now we need this building. I get the Parks & Rec issue is an issue, but we are not building this in order to address that problem. We are trying to use that problem to justify something else that we want to do. And in the municipal government issue I think that is a dangerous pattern to get into.

Abbas Haideri-I understand but if that the position we are at today and we are in a position where we need to get this project up and running then that becomes the order of

Jim Rawlings-Plus we have lost all our Parks & Recreation locations. Everything is flooded and we lost a whole compiles a million dollars' worth of loss there. We have staff stuffed everywhere on top of each other. That brings it up to a higher level.

Ken Conrad-Did he have the parking lot in there?

David Ley-Yes, asphalt curbs. Howard has spoken to them about everything that needed to be included.

Howard Mann-I hear the simplicity of it because it is just a two bay expansion. But there are some mitigating factors as far as it is not just two open garage bays. It is actually an occupied space. So it does have fire suppression and things like that. Yes the original intent was because we have kind of, we're pushing the limits down there on the existing building. That is what started this process. At least that is what Joe (our former Director) asked us to explore early on. And then the fire truck came along and that pushed the issue a little harder. And now Parks & Rec not having any place to perform a lot of the tasks that they used to do inside their building that again will be a temporary thing. It is not the long term plan for them but the building expansion itself is necessary in order for us to continue

doing what we need to get accomplished.

ACTION: Marsha Monica made a Motion to recommend to Council to waive the open bid process for the Public Works expansion based upon the staff recommendations.

Abbas Haideri-Seconded the Motion and add that it is based on an overriding factor to protect City Assets.

Three members present in favor, two opposed, Motion passed.

Members in favor: Monica, Haideri, Alingh

Members opposed: White, Conrad

[Council members of Committee did not vote].

Chuck Sipple-Asked for clarification of the fire truck to be stored, thinking it was the historical truck.

Howard Mann-Actually, no, it is the 100-foot aerial Fire Truck currently at Station 2. We have two (2) 100 foot aerial trucks.

Julie Cain-That is the bigger more expensive truck

THIRD ITEM OF BUSINESS (NEW BUSINESS): Selection of Engineering firm to design the 2019 Residential Reconstruction Project

David Ley-We need to select a consultant fairly soon to complete the design for the 2019 Residential Reconstruction Project. The City Budget includes funds to hire a consultant for the 2019 Residential Street Reconstruction Project. The estimated construction cost is \$2,660,000.00.

The project entails storm sewer improvements, removal of the curbs, pavement and portions of the driveways and construction of those items. Staff would like to contact four (4) engineering firms to provide a Request-for-Qualifications (RFQ) for the Public Works Committee to rank. The four proposed firms are:

1. Affinis
2. BHC Rhodes
3. Continental Engineers
4. Walter P Moore

These firms have recently completed engineering within Leawood or have completed street reconstruction designs for adjacent cities. Staff is requesting a recommendation to have staff proceed with these firms.

Chuck Sipple-Asks what the timing is on this.

David Ley-We would come back in April for the rankings of the firms and then select at a May City Council Meeting for a contract so they could start the survey and design of the project for 2019 construction. We would not have presentations, just the booklets from the firms for your review. The design cost would be about \$300,000 range. The roadwork is \$2.6 million. These are the more recent firms we have used and are familiar with.

Marsha Monica-Who did we select last year?

David Ley-Stormwater Committee selected Shafer Kline & Warren last year. This Committee selected Burns & McDonnell for the 143rd Street Project; which is currently designed. A couple years ago you selected the curb program, the design/build contractor and that was O'Donnell and another time it was Freeman.

ACTION: Christopher White made a Motion that staff proceed with four firms indicated.

Marsha Monica seconded the Motion.

Motion passed.

[Member Conrad abstained from the vote due to a possible conflict of interest with one of the suggested firms.]

Chair Osman: Adjourned the meeting at 8:50 A.M.

Minutes transcribed by Julie Stasi, Administrative Services Manager, Sr.
Leawood Public Works Department