

Minutes - DRAFT
Economic Development Ad-Hoc Committee
CITY of ROELAND
PARK
Wednesday, September 6, 2017; 8 a.m.
Roeland Park
City Hall

Committee Members:

Mayor Joel Marquardt
Michael Rhoades
Michael Poppa
Erin Thompson

Guests

Keith Moody
Jennifer Jones-Lacy
Jason Glasrud

Meeting called to order by Michael Poppa.

- I. Coffee Shop Update
 - a. Mayor Marquardt gave an update on a local coffee shop owner who is a Roeland Park resident. The person is excited for options to come to Roeland Park, either at NE Johnson and Roe or The Rocks. They don't want to be the first one in but if there are other developments and there's an appropriate spot, they would love to be in Roeland Park. They need more space than they have currently.

- II. CBC Update
 - a. Jason Glasrud gave an update on two sites: NE Johnson & Roe and The Rocks.
 - b. NE Johnson and Roe: Don't have an updated proposal from Colliers yet so no update.
 - c. The Rocks: Jason Glasrud asked the committee what direction does it want CBC to push?
 - i. See attached slide show
 - ii. Zip KC: won't move forward without a hotel
 - iii. Theater Concept
 - iv. Committee's direction is to go back to theater concept and see if we can make numbers work and pursue some alternatives as well

- III. Site Work Update
 - a. See attached cost estimates

City of Roeland Park
Budget Analysis- Reflecting Storm Detention Facility and Sanitary Sewer
For the Period Ended 7/31/2017

| | | | 2014 | 2015 | 2016 | 2017 Budget | 2017 YTD ACTUAL | 2017 Projected | 2018 Budget |
|------------------------------|----------------------------------|-------------------------------------|----------------------|----------------------|----------------------|------------------------|---------------------|-----------------------|---|
| 510 | 4010 | Cash Carryforward | \$ 104,878.00 | \$ 217,642.00 | \$ 758,162.00 | \$ 280,293.00 | \$ - | \$ 280,293.00 | \$ (45,166.00) |
| 510 | 4161 | Grants/Donations - Private | - | - | - | 5,000.00 | - | - | - |
| 510 | 4510..4512 | Interest on Investment | - | - | 985.39 | - | 442.87 | 500.00 | - |
| 510 | 4730 | Tax Increment Income | 44,823.07 | 43,925.74 | 29,683.29 | 43,926.00 | 26,422.36 | 31,005.00 | 6,764.50 |
| 510 | 4731 | Tax Increment Income 3A | - | 186,786.64 | 198,643.91 | 202,572.00 | 211,481.26 | 211,481.00 | 105,536.00 |
| 510 | 4789 | Loan from General Fund | - | - | - | - | - | 126,500.00 | - |
| 510 | 4841 | Transfer of Funds | - | 217,641.99 | - | - | - | - | - |
| Total Revenues | | | 149,701.07 | 665,996.37 | 987,474.59 | 531,791.00 | 238,346.49 | 649,779.00 | 67,134.50 |
| B Contracted Services | | | | | | | | | |
| 510 | 5204 | Legal Printing | - | - | - | - | - | - | - |
| 510 | 5205 | Postage & Mailing Permits | 2,967.84 | - | - | - | - | - | - |
| 510 | 5209 | Professional Services | 1,525.00 | 66,424.05 | 106,580.94 | 141,338.00 | 51,528.86 | 83,000.00 | - |
| 510 | 5214 | Other Contracted Services | - | 732.51 | - | - | - | - | - |
| 510 | 5244 | General Contractor | - | - | 600,600.00 | 515,000.00 | 147,600.00 | - | - |
| | | Cave Stabilization | | | 600,600.00 | | | 219,400.00 | |
| | | Storm Water Detention | | | | | | 262,545.00 | |
| | | Retaining Wall | | | | | | | |
| | | Additional Grading if wall not done | | | | | | | |
| | | Sanitary Sewer Improvements | | | | | | 115,000.00 | |
| | | Multi Use Trail @ Nall Park | | | | | | 15,000.00 | |
| 5802 | | Transfer to General Fund | - | - | - | - | - | - | 126,500.00 |
| B | Contracted Services Total | | 4,492.84 | 67,156.56 | 707,180.94 | 656,338.00 | 199,128.86 | 694,945.00 | 126,500.00 |
| Total Expenditures | | | 4,492.84 | 67,156.56 | 707,180.94 | 656,338.00 | 199,128.86 | 694,945.00 | 126,500.00 |
| 510 | Ending Fund Balance | | \$ 145,208.23 | \$ 598,839.81 | \$ 280,293.65 | \$ (124,547.00) | \$ 39,217.63 | \$ (45,166.00) | \$ (59,365.50) Funding shortfall |

City of Roeland Park
Budget Analysis- Reflecting Retaining Wall and Sanitary Sewer
For the Period Ended 7/31/2017

| | | | 2014 | 2015 | 2016 | 2017 Budget | 2017 YTD ACTUAL | 2017 Projected | 2018 Budget | |
|------------------------------|----------------------------------|-------------------------------------|----------------------|----------------------|----------------------|------------------------|---------------------|-----------------------|-----------------------|-------------------|
| 510 | 4010 | Cash Carryforward | \$ 104,878.00 | \$ 217,642.00 | \$ 758,162.00 | \$ 280,293.00 | \$ - | \$ 280,293.00 | \$ (23,716.00) | |
| 510 | 4161 | Grants/Donations - Private | - | - | - | 5,000.00 | - | - | - | |
| 510 | 4510..4512 | Interest on Investment | - | - | 985.39 | - | 442.87 | 500.00 | - | |
| 510 | 4730 | Tax Increment Income | 44,823.07 | 43,925.74 | 29,683.29 | 43,926.00 | 26,422.36 | 31,005.00 | 6,764.50 | |
| 510 | 4731 | Tax Increment Income 3A | - | 186,786.64 | 198,643.91 | 202,572.00 | 211,481.26 | 211,481.00 | 105,536.00 | |
| 510 | 4789 | Loan from General Fund | - | - | - | - | - | 126,500.00 | - | |
| 510 | 4841 | Transfer of Funds | - | 217,641.99 | - | - | - | - | - | |
| Total Revenues | | | 149,701.07 | 665,996.37 | 987,474.59 | 531,791.00 | 238,346.49 | 649,779.00 | 88,584.50 | |
| B Contracted Services | | | | | | | | | | |
| 510 | 5204 | Legal Printing | - | - | - | - | - | - | - | |
| 510 | 5205 | Postage & Mailing Permits | 2,967.84 | - | - | - | - | - | - | |
| 510 | 5209 | Professional Services | 1,525.00 | 66,424.05 | 106,580.94 | 141,338.00 | 51,528.86 | 83,000.00 | - | |
| 510 | 5214 | Other Contracted Services | - | 732.51 | - | - | - | - | - | |
| 510 | 5244 | General Contractor | - | - | 600,600.00 | 515,000.00 | 147,600.00 | - | - | |
| | | Cave Stabilization | | | 600,600.00 | | | 219,400.00 | | |
| | | Storm Water Detention | | | | | | | | |
| | | Retaining Wall | | | | | | 241,095.00 | | |
| | | Additional Grading if wall not done | | | | | | | | |
| | | Sanitary Sewer Improvements | | | | | | 115,000.00 | | |
| | | Multi Use Trail @ Nall Park | | | | | | 15,000.00 | | |
| 5802 | | Transfer to General Fund | - | - | - | - | - | - | 126,500.00 | |
| B | Contracted Services Total | | 4,492.84 | 67,156.56 | 707,180.94 | 656,338.00 | 199,128.86 | 673,495.00 | 126,500.00 | |
| Total Expenditures | | | 4,492.84 | 67,156.56 | 707,180.94 | 656,338.00 | 199,128.86 | 673,495.00 | 126,500.00 | |
| 510 | Ending Fund Balance | | \$ 145,208.23 | \$ 598,839.81 | \$ 280,293.65 | \$ (124,547.00) | \$ 39,217.63 | \$ (23,716.00) | \$ (37,915.50) | Funding shortfall |

SHAFER, KLINE & WARREN, INC.
 11250 Corporate Avenue
 Lenexa, Kansas 66219
 (913) 888-7800

DATE: 8/28/2017
 REVISED:
 REVISED:

City of Roeland Park, KS
The Rocks - Sanitary Sewer - Alternative Comparison (Cost and Schedule)
Project Number 130099-220

ALTERNATIVE 1 - MODIFY EXISTING SEWER

| ITEM | DESCRIPTION | UNIT | QUANTITY | UNIT PRICE | AMOUNT |
|------|--|------|----------|-------------|-------------|
| 1 | CONTRACTOR BID, DATED 8-17-17, CIPP LINING | LS | 1 | \$94,492.00 | \$94,492.00 |
| 2 | 4' DIAMETER MANHOLE (POTENTIALLY REQUIRED) | LS | 1 | \$10,000.00 | \$10,000.00 |
| 3 | JCW PROJECT ADMINISTRATION FEE | LS | 1 | \$1,405.00 | \$1,405.00 |
| 4 | EASEMENT DESCRIPTION / EXHIBIT | LS | 1 | \$600.00 | \$600.00 |
| 5 | SKW PLAN REVISIONS / SUBMITTAL(S) TO JCW | LS | 1 | \$4,000.00 | \$4,000.00 |
| 6 | SKW FULL TIME INSPECTION | DAY | 12 | \$800.00 | \$9,600.00 |
| 7 | AS-BUILTS (FIELD SHOTS AND DRAWINGS) | LS | 1 | \$3,000.00 | \$3,000.00 |
| 8 | CONSTRUCTION ADMINISTRATION | LS | 1 | \$2,000.00 | \$2,000.00 |

ALTERNATIVE 1 SUBTOTAL **\$125,097.00**
(NOTE CONCRETE ENCASEMENT SCENARIO, IF REQUIRED BY JCW, WOULD ADD APPROXIMATELY \$11,628)

- PROS Cost savings over realignment. Sewer lateral length could be reduced to increase/maintain savings.
 CONS Minimum of 4 weeks for JCW approval (Prepare submittal plans, JCW review, address comments, resubmit)
 Limits grading & site improvement options around existing sewer (depth and easement restrictions)

ALTERNATIVE 2 - RELOCATE EXISTING SEWER TO NEW ALIGNMENT

| ITEM | DESCRIPTION | UNIT | QUANTITY | UNIT PRICE | AMOUNT |
|------|--------------------------------------|------|----------|--------------|--------------|
| 1 | CONTRACTOR BID, DATED 3-10-17 | LS | 1 | \$129,873.00 | \$129,873.00 |
| 2 | SKW FULL TIME INSPECTION | DAY | 20 | \$800.00 | \$16,000.00 |
| 3 | AS-BUILTS (FIELD SHOTS AND DRAWINGS) | LS | 1 | \$3,000.00 | \$3,000.00 |
| 4 | CONSTRUCTION ADMINISTRATION | LS | 1 | \$4,000.00 | \$4,000.00 |

ALTERNATIVE 2 SUBTOTAL **\$152,873.00**
(NOTE BID IS NEARLY 6 MONTHS OLD)

- PROS JCW is ready to approve realignment (with receipt of abandonment agreement)
 Relocates sewer to perimeter, so ultimate flexibility for lot development
 CONS Most costly scenario
 Bid from Contractor is nearly 6 months old, so updated bid may reflect higher costs

*TOTAL PROJECT COSTS AND CONSTRUCTION COSTS PROVIDED HEREIN ARE MADE ON THE BASIS OF ENGINEER'S EXPERIENCE AND QUALIFICATIONS AND REPRESENT THE ENGINEER'S BEST JUDGMENT. HOWEVER, THE ENGINEER CANNOT AND DOES NOT GUARANTEE THAT BIDS OR ACTUAL TOTAL PROJECT OR CONSTRUCTION COSTS WILL NOT VARY FROM THE ESTIMATE OF PROBABLE CONSTRUCTION COST. THIS ESTIMATE IS INTENDED TO ASSIST IN BUDGETARY ASSESSMENT AND DOES NOT GUARANTEE THAT ACTUAL PROJECT COSTS WILL NOT EXCEED OR BE LOWER THAN THE AMOUNTS STATED IN THIS ESTIMATE.

SHAFER, KLINE & WARREN, INC.
 11250 Corporate Avenue
 Lenexa, Kansas 66219
 (913) 888-7800

DATE: 8/4/2017
 REVISED: 8/31/2017
 REVISED:

City of Roeland Park, KS
 The Rocks - Sanitary Sewer Estimate - Rehab Existing Sewer
 Project Number 130099-220

PRELIMINARY OPINION OF PROBABLE CONSTRUCTION COST

| ITEM | DESCRIPTION | UNIT | QUANTITY | UNIT PRICE | AMOUNT |
|-----------------------------------|--|------|----------|-------------|---------------------|
| 1 | MOBIIILZATION | LS | 1 | \$4,500.00 | \$4,500.00 |
| 2 | CONNECTION TO EXISTING W/ BYPASS PUMPING | LS | 1 | \$25,300.00 | \$25,300.00 |
| 3 | 5' DIAMETER MANHOLE | EACH | 1 | \$14,400.00 | \$14,400.00 |
| 4 | 4' DIAMETER MANHOLE | EACH | 1 | \$10,000.00 | \$10,000.00 |
| 5 | 6" PVC SDR 26 (SERVICE LINE) | LF | 105 | \$192.00 | \$20,160.00 |
| 6 | CONCRETE ENCASEMENT (SERVICE LINE) | LF | 10 | \$140.00 | \$1,400.00 |
| 7 | REMOVE EXISTING MH AND HAUL OFF | EACH | 2 | \$1,200.00 | \$2,400.00 |
| 8 | CIPP LINING (MAIN LINE) | LF | 199 | \$108.00 | \$21,492.00 |
| 9 | CONCRETE ENCASEMENT (MAIN LINE) | LF | 12 | \$240.00 | \$2,880.00 |
| 10 | COMPACTION TESTING FOR JCW | EACH | 2 | \$500.00 | \$1,000.00 |
| 11 | JCW MAINTENANCE BOND | LS | 1 | \$1,000.00 | \$1,000.00 |
| CONSTRUCTION COST SUBTOTAL | | | | | \$104,532.00 |
| 10% CONTINGENCY | | | | | \$10,453.20 |
| *CONSTRUCTION TOTAL | | | | | \$114,985.20 |

CONSULTANT AND AGENCY REVIEW FEE PROJECT COST

| ITEM | DESCRIPTION | UNIT | QUANTITY | UNIT PRICE | AMOUNT |
|-------------------------------|--|------|----------|------------|--------------------|
| 1 | JCW PROJECT ADMINISTRATION FEE | LS | 1 | \$1,405.00 | \$1,405.00 |
| 2 | EASEMENT DESCRIPTION / EXHIBIT | LS | 1 | \$600.00 | \$600.00 |
| 3 | SKW PLAN REVISIONS / SUBMITTAL(S) TO JCW | LS | 1 | \$4,000.00 | \$4,000.00 |
| 4 | SKW FULL TIME INSPECTION | DAY | 12 | \$800.00 | \$9,600.00 |
| 5 | AS-BUILTS (FIELD SHOTS AND DRAWINGS) | LS | 1 | \$3,000.00 | \$3,000.00 |
| 6 | CONSTRUCTION ADMINISTRATION | LS | 1 | \$2,000.00 | \$2,000.00 |
| *PROJECT COST SUBTOTAL | | | | | \$20,605.00 |

TOTAL \$135,590.20

*TOTAL PROJECT COSTS AND CONSTRUCTION COSTS PROVIDED HEREIN ARE MADE ON THE BASIS OF ENGINEER'S EXPERIENCE AND QUALIFICATIONS AND REPRESENT THE ENGINEER'S BEST JUDGMENT. HOWEVER, THE ENGINEER CANNOT AND DOES NOT GUARANTEE THAT BIDS OR ACTUAL TOTAL PROJECT OR CONSTRUCTION COSTS WILL NOT VARY FROM THE ESTIMATE OF PROBABLE CONSTRUCTION COST. THIS ESTIMATE IS INTENDED TO ASSIST IN BUDGETARY ASSESSMENT AND DOES NOT GUARANTEE THAT ACTUAL PROJECT COSTS WILL NOT EXCEED OR BE LOWER THAN THE AMOUNTS STATED IN THIS ESTIMATE.