

Agenda
City Hall Building Renovation Committee
Roeland Park, KS
October 20, 2009
at Roeland Park City Hall

- I. Review Feasibility Study products by next Tuesday - really**
 - a. Existing building analysis report – GWA, Bob D. Campbell, BGR Henderson Engrs.**
 - b. Options C and D Schematic Floor Plans - GWA**
 - c. Cost Estimate for Option C dated 10/24/2008 - McCown Gordon Construction**

- II. General Priority of Elements**
 - a. Police Upgrades – discuss elements**
 - i. size, spaces, detention, police parking**
 - ii. possible contiguous first floor under raised south entry landing**
 - b. Electrical Upgrades**
 - c. Finish Upgrades**
 - d. Window replacement and/or exterior wall insulation**
 - e. Council and Court technology**
 - f. Larger Council/Egress Stair**
 - g. Larger Court Room**
 - h. ADA upgrades 20% - parking stall, drop off, elevator, toilets, drinking fountains**
 - i. Added parking spaces, use of existing parking**
 - j. Parking Lighting**

- III. Use of 3rd Floor**

- IV. City Identity – Guiding Principals**
 - a. Building Committee/City Staff, City Council, Public Works, Sustainability, Parks to contribute words, phrases and/or statements about City identity**
(to date some have been: friendly, professional, fun, simple, young families, elderly)

- V. Construction Budget – \$1.9, 2.0, 2.1 or 2.2 Million – design fees based on \$2.0**

- VI. Decide if City will retain a Construction Estimator for the design work – if so do so ASAP**
 - a. I recommend doing so due to volatile construction market and maximizing budget**
 - b. Committee can decide later whether or not estimator can bid work or negotiate**
 - c. Briefly discuss pro's and con's.**

VII. Preliminary General Schedule (Tuesday lunch meetings) – *please note this a working schedule*

- a. October 27th – contract signed, sign consultant contracts
 - i. review general priorities
 - ii. discuss identity and public perception
 - iii. review schedule and meeting times
- b. November 3rd
 - i. initial rough general concepts
 - ii. consolidate identity statement(s) and ideas
- c. November 10th
- d. November 17th - Out of Town
- e. November 24th – Week of Thanksgiving
- f. December 1st – 1 to 2 SCHEMATIC DESIGN CONCEPTS due to Council for review
- g. December 8th – Initial Pricing finalized by Construction Estimator
- h. December 15th – CITY COMMENTS on Schematic Design, Scope and Budget
Start discussion on finishes
- i. December 22nd – (Friday is Christmas)
- j. December 29th – No meeting (many likely on vacation – Friday is New Years Day)
- k. January 5th -
- l. January 12th
- m. January 19th – sketch rendering(s) if necessary
- n. January 26th – No meeting, Thurs. Jan. 28th DESIGN DEVELOPMENT PRICING DRAWINGS
- o. February 9th – Final Design Development Pricing by Construction Estimator
If necessary for Structural/Civil, City to contract for Site Alta & Borings Survey
- p. February 16th – CITY COMMENTS
- q. March 2nd – Design Team Pricing for Phase II of Design
Figure 3 to 4 months for Construction Drawings once Phase II contract signed
Plus 1 month bidding; start of construction around August 1st, 2010