




**NOTICE OF SPECIAL OPEN WORK SESSION
OF THE CITY COUNCIL OF THE CITY OF
NORTH KANSAS CITY, MISSOURI,**

**October 6, 2020
6:00 PM**

As a precautionary measure during the Covid-19 Pandemic, this meeting will be held virtually, with the Mayor, City Council members and City staff joining the meeting through an on-line platform.

The tentative agenda of this meeting includes:

1. Call Meeting to Order
2. Macken Park Ballfield Diamond #1 

Bids for the Macken Park Ballfield Diamond #1 Renovation project were taken on September 3, 2020. Bids were substantially over budget. In its memo, staff reviews the bidding, reviews alternatives for proceeding, and reports that City staff, Parks and Recreation staff and School District staff all agree that the best course is to reject all bids and re-bid the project after the first of the year. The memo also provides possibilities for closing the budget gap of the project for Council discussion. The project architect, Parks and Recreation and School District will be present for the discussion.

3. Adjournment

This special open work session of the City Council of the City of North Kansas City, Missouri, has been duly called pursuant to the provisions of Section 2.04.030 of the Code of the City of North Kansas City, Missouri, by the undersigned Mayor of the City of North Kansas City, Missouri.

DONE this 2nd day of October 2020, at 5:00 p.m.

A handwritten signature in black ink, appearing to read "Don Stielow", is written over a horizontal line.

Don Stielow, *Mayor*

Representatives of the news media may obtain copies of this notice by contacting:

Crystal Doss, City Clerk, City Hall
2010 Howell Street
North Kansas City, Missouri 64116
Telephone No. (816) 274-6000

MEMORANDUM



TO: Mayor and City Council
FROM: Eric Berlin, City Administrator
DATE: October 6, 2020
RE: Macken Park Ballfield Project

Bids were taken for the Macken Park Ballfield project on September 3, 2020.

The total amount we were shooting for was approximately \$990,956, as follows:

Beginning budget:	\$ 1,125,406
Less: Architectural Fees:	\$ 70,000
Less: Geotechnical Work:	\$ 16,450
Less: NKC Parks Purchased/Installed Site Accessories	<u>\$ 48,000</u>
Amount Remaining	\$ 990,956

The bid documents included two base bids, one for the ballfield renovation except for synthetic turf and one for synthetic turf. There were also some alternates for the first base bid that will not be discussed here.

The low bid for the parts of this project that the School District and the City are partnering on totaled \$1,520,120, as follows:

Ballfield Renovations	\$1,341,446
Synthetic Turf	<u>\$ 178,674</u>
Total	\$1,520,120

This puts the low bids over the project budget by \$529,164, not including a contingency amount.

Representatives of the Architect for the project (The Clark Enersen Partners), School District staff, Parks and Recreation staff and City staff met with the low bidder to discuss

possible means to “value engineer” the project (i.e. delete or reduce items that may not be absolutely critical). The Park Board has also discussed ideas for dealing with the current situation.

The alternatives come down to:

- A) Rejecting all bids and rebidding the project early next year, or
- B) Attempting to value engineer the project, identify additional funding, and move forward now.

It is the unanimous recommendation of the Architect, City staff, Parks and Recreation staff and School District representatives that the project be rebid in the Spring.

- 1) First, as a practical matter there is no longer time to complete the project in time for the Spring season.
- 2) Second, the Architect believes that savings in the range of \$100,000 - \$150,000 could be achieved by rebidding the project in the spring. This would involve something like a January 2021 Bid and a June 2021 - March 2022 construction timeline.
- 3) This would allow the upcoming Spring baseball season to take place on (unimproved) Ballfield #1. Fall softball would take place on Ballfield #2, as it has been.

Before arriving at the recommendation above, the various representatives did discuss possibilities for value engineering, which might be part of a rebid of the project in January. The representatives would like to get Council input on these ideas before the project is rebid.

\$167,160 On July 21, 2020, the City Council appropriated \$178,500 to pay for an addition to the Parks Maintenance Building at the ballfield. Of this, \$11,340 was committed for design. This leaves \$167,160 which could be used to close the gap.

The Parks Board is offering to fund construction of the Parks Maintenance Building using Parks and Recreation Fund balance, and is asking the City Council to consider using the funds it had committed to paying for the Maintenance Building to instead be used for the Ballfield project.

- \$150,000 Forego synthetic turf. Install traditional infield.
Note: Installation of synthetic turf was the major impetus for this project.
- \$120,000 Eliminate the press box, perhaps install at a future date.
- \$ 7,000 Flat Drains and Meyers Turf Sod: Modification of drainage system and turf supplier to provide savings.
- \$ 14,000 Replace high performance warning track with red shale warning track. This is a less expensive alternative, with slightly reduced performance standards.
Note: Aesthetically, it would be difficult to make red shale work with the brown synthetic turf that is in the field's design.
- \$ 100,000 Simplify Dugouts: Eliminate CMU walls and the high school baseball and softball equipment storage rooms at dugouts. Design would include simple post and single-slope roof design surrounded by chain link fencing.
Note: The Park Board is not enthusiastic about downgrading the quality of the dugouts. The loss of the storage rooms would also be an issue for the School District for which some kind of solution would have to be found.
- \$ 20,000 Alternate Netted Backstop: Utilize less expensive backstop alternative, similar to product recently installed at Mid-America West Complex in Shawnee.
- \$ 22,000 Eliminate concrete mow strip along the outfield fence line.
Note: Parks Staff would very much like to retain this, as it greatly assists in and reduces the cost of maintenance.
- \$ 8,000 Reduce height of Outfield Fencing from 8 feet to 6 feet.
Note: This might be made an alternate in a rebid. Parks and Recreation expresses some concern that a lower fence might make it more likely that balls would leave the field of play and conflict with walkers.
- \$ 10,000 Replace black PVC fencing with simple galvanized fencing:
Note: Would not match the black PVC fencing that is in place on Ballfield #2.
- \$ 8,260 Single-wide Bullpens: Eliminate double-width bullpens in original design.

\$ 30,000 Reduce Site Pavement Replacement: Preserve existing asphalt pavement where possible.

\$ 25,000 Modify Irrigation System: Eliminate booster pump and increase number of zones to decrease efficiency of irrigation system.

\$_____ City Council commit City funding to close the funding gap.

**Minutes of the North Kansas City, Missouri City Council Work Session
Meeting of October 6, 2020**

The City Council met in work session on Tuesday, October 6, 2020, via an on-line platform at 6:00 p.m. As a precautionary measure during the Covid-19 Pandemic, this meeting was held virtually, with the Mayor, City Council members and City staff joining the meeting through an on-line platform.

The following were present:

Mayor: Don Stielow
Councilmembers: Bryant DeLong
Anthony Saper
Jesse Smith
Lisa Tull
Zachary Clevenger
Rick Stewart
Amie Clarke
Tom Farr

Staff Present: Eric Berlin, City Administrator
Kim Nakahodo, Assistant City Administrator
Kelli Votypka, Parks and Recreation Director

Mayor Stielow called the meeting to order at 6:00 p.m.

City Administrator Eric Berlin stated that Bids for the Macken Park Ballfield Diamond #1 Renovation project were taken on September 3, 2020. Bids were substantially over budget. In its memo, staff reviews the bidding, reviews alternatives for proceeding, and reports that City staff, Parks and Recreation staff and School District staff all agree that the best course is to reject all bids and re-bid the project after the first of the year. The memo also provides possibilities for closing the budget gap of the project for Council discussion. The project architect, Parks and Recreation and School District was present for the discussion. Discussion ensued. The City Council consensus was in agreement with rebidding the project after the first of the year.

Macken Park Ballfield
Diamond #1

Mayor Stielow declared the meeting adjourned at 6:25 PM.


Adjournment

Council Adjourned



Mayor

Attest:



City Clerk

Approved this 20th day of October