

**CITY OF MISSION, KANSAS**  
**COMMUNITY DEVELOPMENT COMMITTEE**

**WEDNESDAY, JUNE 5, 2019**

**6:30 P.M.**

**Mission City Hall**

**PUBLIC COMMENTS**

**PUBLIC PRESENTATIONS / INFORMATIONAL ONLY**

**ACTION ITEMS**

1. Approval of the May 1, 2019 Community Development Committee Minutes - Martha Sumrall ([page 3](#))

Draft minutes of the May 1, 2019 Community Development Committee meeting are included for review and approval.

2. Resolution Approving 2020-2024 CARS Program - Brent Morton ([page 10](#))

Using a combination of state gas tax dollars and County General Fund revenues, the CARS program provides funds to cities to construct and maintain eligible streets. Each year, cities submit a 5-year road improvement plan to the County from which projects are selected for funding (up to 50% of the project's construction and construction inspection costs). Each City is required to pass a resolution adopting a 5-year plan based on their own unique goals and objectives. CARS staff presents projects to the Board of County Commissioners, which are ultimately adopted as part of their annual budget process. The final commitment of funds for both the County and participating cities occurs through the approval of specific interlocal agreements for each project. Projects to be included in the 2020 - 2024 CARS Program for Mission are detailed in the action item summary.

3. Hardwood Floor Resurfacing - John Vaughn ([page 14](#))

The Sylvester Powell, Jr. Community Center has three (3) hardwood floor spaces used for recreation programs and events. These hardwood floors have been maintained annually, but have not been resurfaced and resealed since their original installation. The areas experience significant use for basketball leagues, classes, open gym, summer camp, indoor playground for kids, and other programs and special events. Resurfacing of the floors was approved in the 2019 Parks and Recreation CIP with an anticipated budget of \$45,000. Staff solicited bids for the project and three were received. Of those responding, Von Lintel Refinishing & Flooring, Inc. has been determined to be the lowest and most responsive bid. Staff recommends approval of a contract with Von Lintel Refinishing & Flooring in an amount not to exceed \$40,262 paid from Parks and Recreation Sales Tax funds. The work will be completed in August during the annual maintenance period.

4. Task Order for Design of Rock Creek Channel Improvements - Laura Smith ([page 21](#))

Following discussion at the May 1, 2019 Community Development Committee Meeting, staff was directed to pursue a design task order and financing options that would allow the City to proceed with the entire Rock Creek Channel project at this time. Total Project costs are estimated at \$5.2 million. The City's portion is estimated at \$4,854,928 and the Roeland Court Townhomes portion is \$400,809. GBA has prepared a Task Order in an amount not to exceed \$694,500. The task order covers survey, design, project meetings, bidding of the construction contract, and construction period services. Design is anticipated to take 90-120 days. Funds for design are currently available in the Stormwater Utility Fund.

### **DISCUSSION ITEMS**

5. 50th & Dearborn Storm Sewer Repairs - Brent Morton ([page 32](#))

In January, the City Council approved a task order with GBA for the design, and bid phase services for storm sewer failure at 50th and Dearborn Street. The engineer's estimate to repair the failed storm sewer and additional infrastructure is \$166,505, and the bid alternate to slip line the creek channel is an additional \$18,470, for an estimated project total of \$184,975. The design includes removal, replacement, or abandonment of existing stormwater pipe in this area, as well as a bid alternate to slip line the storm culvert under Dearborn Street. The benefits of slip lining the street crossing include allowing for the roadway not to be disturbed by culvert repair, no traffic interruptions during installation and potential damage to underground utilities is avoided. This project was not specifically planned or budgeted in the Stormwater CIP. General maintenance funds are available in the Stormwater Utility Fund to complete the project. Staff is seeking guidance from the Council to determine if the project should be advanced to the bidding/construction phase at this time.

### **OTHER**

Department Updates - Laura Smith

**Hillary Thomas, Chairperson**  
**Ken Davis, Vice-Chairperson**  
***Mission City Hall, 6090 Woodson St***  
***913-676-8350***

<b>City of Mission</b>	Item Number:	1.
<b>ACTION ITEM SUMMARY</b>	Date:	May 28, 2019
<b>Administration</b>	From:	Martha Sumrall

Action items require a vote to recommend the item to full City Council for further action.

**RE:** May 1, 2019 Community Development Committee minutes.

**RECOMMENDATION:** Review and accept the May 1, 2019 minutes of the Community Development Committee.

**DETAILS:** Minutes of the May 1, 2019 Community Development Committee meeting are presented for review and acceptance. At the committee meeting, if there are no objections or recommended corrections, the minutes will be considered accepted as presented.

Draft minutes are linked to the City Council agenda packet so that the public may review the discussion from the committee meeting in advance of the Council action on any particular item.

**CFAA CONSIDERATIONS/IMPACTS:** N/A

Related Statute/City Ordinance:	
Line Item Code/Description:	
Available Budget:	

## **MINUTES OF THE MISSION COMMUNITY DEVELOPMENT COMMITTEE**

May 1, 2019

The Mission Community Development Committee met at Mission City Hall, Wednesday, May 1, 2019 at 6:30 p.m. The following committee members were present: Pat Quinn, Arcie Rothrock, Nick Schlossmacher, Debbie Kring, Kristin Inman, Ken Davis and Sollie Flora. Absent: Hillary Thomas. Mayor Appletoft was also present. Councilmember Inman called the meeting to order at 6:30 p.m.

Also present were City Administrator Laura Smith, Assistant City Administrator Brian Scott, City Clerk Martha Sumrall, Capt. Dan Madden, Assistant to the City Administrator Emily Randel, and Street Superintendent Brent Morton.

### **Lot Split, 5539 Reeds Road**

Mr. Scott provided background information on the lot split of 5539 Reeds Rd. which is recommended for approval by the Planning Commission. There is currently one house on the lot and, once split, the north lot will be sold to a home builder for a new home. This lot split is similar to several others that have been approved by Council in this neighborhood in the past year. The proposed lot split meets all applicable code requirements and no non-conformities would be created. He provided information on the size of the lots on the block and the resulting size of both lots once split would be 60 ft. wide by 140 ft. deep, which is acceptable. This lot split was considered by the Planning Commission at their April 22nd meeting and they voted 8-0 to accept the findings of fact contained in the staff report and recommend approval. The owner and builder were both present at the Planning Commission meeting and there were no comments from the public.

Councilmember Kring asked the height of the proposed new home, and Mr. Scott stated it will probably be two-stories. This is similar to a home that the builder is building in the neighborhood, which he anticipates selling for \$225,000-\$250,000. He currently has a buyer for this new lot once split. Councilmember Kring also asked if the Tree Board provides any recommendation on the potential loss of trees. Mr. Scott stated they do not, but the builder will probably plant new trees as the project moves forward. Councilmember Flora asked if this is the same builder who has developed other split lots in the area and Mr. Scott confirmed that it is (Steve Clayton).

This item was informational only and will be presented to Council for consideration under "Planning Commission" on the May 15th City Council Agenda.

## **Acceptance of April 3, 2019 Community Development Committee Minutes**

The April 3, 2019 Community Development Committee Minutes were provided to the committee in the packet. There being no objections or corrections, the minutes were accepted as presented.

### **2019-2020 Rock Salt Contract**

Mr. Morton reported that the City solicits quotes annually from salt suppliers who guarantee the product will be available for delivery during winter storm events. Bids were solicited from three companies with Independent Salt Co. being the only one to respond. He stated staff also spoke with Overland Park to discuss “piggy-backing” onto their contract, which we are not able to do this year but we will have the opportunity in 2021. Mission’s salt dome holds approximately 1,800 tons of salt and the dome is about half full. This contract will allow us to bring the dome back to capacity. The bid price from Independent Salt Co. is \$59.54 per ton, which is a slight increase over previous years.

Ms. Smith stated thanked Mr. Morton for reaching out to the City of Overland Park to see if we could participate in their contract to save money. Councilmember Quinn asked what the greatest amount of salt used per year has been and Mr. Morton stated approximately 800-1,000 tons. The committee also discussed how the salt is loaded into the dome and whether the old salt is pulled out prior to new salt being delivered (it is not).

Councilmember Davis recommended that the contract with Independent Salt Co. at a unit price of \$59.54 per ton of bulk deicing salt delivered be forwarded to Council for consideration. All on the committee agreed. This will be a consent agenda item.

### **Biennial Bridge Inspection Contract**

Mr. Morton stated KDOT requires that every bridge over 20 ft. in length be inspected and inventoried every two years. This proposed contract with GBA is for inspection and inventory of all nine bridges in Mission that require inspection. GBA is KDOT certified and has completed these inspections in the past. The rating scale to be used rates bridges from 0-9 with 9 being the best. Ms. Smith provided the committee with a handout of the 2017 bridge inventory. Mr. Morton briefly described the rating scale and stated when a bridge receives a rating of 6 (satisfactory - structural elements show some minor deterioration) it is time to consider a repair schedule. Currently the bridge on Reeds over Rock Creek is our worst and Olsson is working on a solution to this issue. He discussed the impact salt has on the bridges and inlets, their typical lifespan of 75 years, and the recent clean-out of the stormwater boxes at the Gateway Project. This proposed contract with GBA for biennial bridge inspections in an amount not to exceed \$9,300.

Discussion by the committee continued on the CIP and inclusion of bridges for future repair/replacement, whether miles traveled on each bridge is considered in the rating, density testing of the bridge structure, and when core sampling of the bridge deck is used.

Councilmember Inman requested information on how bridges that are not required by KDOT to be inspected (less than 20 ft. in length) are inspected and rated. Mr. Morton stated those would primarily be culverts / stormwater structures and they are part of our asset inventory being conducted by BHC Rhodes with ratings between 1-5.

Councilmember Davis recommended that the contract with George Butler & Associates (GBA) for bridge inspections in an amount not to exceed \$9,300 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

### **Purchase of Carpet Extractor and Clorox Sprayer for Community Center**

Ms. Smith provided information on the recommended purchase of a replacement carpet cleaner and Clorox 360 sprayer for the Community Center. She stated the carpets at the Center are cleaned between rentals and the current equipment is from 2012 and does not provide a programmable setting that allows staff to reduce the amount of solution applied (longer drying time). The carpet cleaner was scheduled to be replaced in 2018, but with new staff coming on this was delayed until this time. Staff solicited bids for this equipment and four responses were received. Bill's Floor Machine Service has been determined to be the lowest and most responsive bid at an amount not to exceed \$11,200. She stated that the available budget for this item is \$16,000 and with the saving realized, staff is recommending the purchase of a Clorox Total 360 Sprayer which is portable and can be used on a variety of equipment and throughout the Center, as well as other City facilities if needed. The cost for this sprayer is \$4,248.96. She stated that when combined with the \$11,200 cost for the carpet cleaning equipment, these recommended purchases still come in under the budget by approximately \$550.

Councilmember Kring asked that the toxicity level of the Clorox sprayer be monitored, particularly in the day care area of the Community Center.

Councilmember Davis recommended that the purchase of a carpet extractor from Bill's Floor Machine Service in an amount not to exceed \$11,200, and purchase of a Clorox Total 360 System disinfecting sprayer unit and related chemicals from Pur-O-Zone in an amount not to exceed \$4,248.96 be forwarded to Council for approval. All on the committee agreed. This will be a consent agenda item.

### **Financing and Design of Rock Creek Improvements**

Ms. Smith provided the committee with handouts regarding several options for funding of this project. The 2017 subsidence of the parking lot behind the Roeland Court Townhomes has

accelerated the conversation regarding needed improvements to Rock Creek east of Nall to Roeland Drive. This section of Rock Creek is an open channel and improvements were submitted to Johnson County SMAC in 2017 for programming. The project is on the approved list, but with other funding requests and priorities, funding for this project would not be available for the foreseeable future. She discussed this project's funding priority with SMAC and changes being made to the program that will now be based on a watershed approach. Council has approved the establishment of the Roeland Court Townhomes CID and must now make a decision about the scope of the project to advance both design and construction in 2019.

Ms. Smith provided information on several project options, including a pay-as-you-go limited project (Option 1A) that would address the Roeland Court Townhomes situation and erosion to the MD Management parking lot, but not all of the channel between Nall and Roeland Drive. The estimated engineering costs are \$242,292 and the construction cost is estimated at \$1.1 million for an estimated total project cost of \$1,375,000. Option 1B would address the balance of the project with an estimated engineering cost of \$550,000 and construction cost of \$4.2 million for a total of \$4.8 million.

Option 2 for this project would be to improve the entire channel area all at one time with an estimated engineering cost of \$694,500 and estimated construction cost of \$4.5 million for a total estimated project cost of \$5.2 million. Discussion continued on a map of the area and property that would need to be acquired for access to the channel, challenges with SMAC funding that would limit our ability to resell this property after construction is complete, and the value of the property in the area. The committee discussed the differences in costs of doing Options 1A and 1B in phases, which would result in a total cost of approximately \$6.1 million versus Option 2 with a total estimated cost of \$5.2 million and debt financed. Ms. Smith stated this item is for discussion only with Council providing direction on moving forward to next steps for this project.

Ms. Smith provided information on the City's debt financing policy and stated that this project meets the criteria. She suggested that Council consider issuing debt for this project as we have the capacity for taking on this debt. A handout of our debt summary and payments was provided. The committee discussed our current debt and when various issues will be retired, and upcoming projects. Councilmember Kring asked that we look at new materials for upcoming projects as they may add longevity to our roads. Ms. Smith stated we will also be working on street construction standards. Councilmember Davis requested information on the status of the Mission Bowl building and any impact it would have on the project. Ms. Smith will be meeting with Pete Heaven, Land Use Attorney, on this issue in the next few days and an update will be provided to Council.

Mayor Appletoft stated that there are three basic questions for Council to consider at this time:

1. Is it time to make the Rock Creek repairs, yes or no? He noted we have looked at this project for quite a while and it does need to be done.

2. Do we complete a portion of the project or complete the entire project at one time? He stated that there is a cost difference.
3. There is a different financing scenario if only doing part of the project or if doing all of the project issuing debt or paying cash which would result in an increase in the mill levy or stormwater utility. Which option does Council want to pursue?

The committee then discussed the details of each option for this project, including

- Option 1A and 1B Pay As You Go in 2019-2020, and other drainage projects scheduled (Gateway box clean out - completed, 50th Street repairs, two recent sinkholes).
- Option 2 with debt financing, which could be a 10-year issue. Ehlers can refine these numbers to shorten the debt by one year. This would allow for more funds to be available (flexible) for maintenance or stormwater projects.

Councilmember Flora asked Ms. Smith to share the CIP Committee's recommendation regarding this project. Ms. Smith stated these options were presented to the CIP Committee last month and their unanimous recommendation was to complete the entire project at one time. They felt there was the potential for cost increases if completed in phases and the integrity of the overall project should be considered if not completed at one time.

Ms. Smith stated GBA feels confident with the cost estimates associated with the portions of the project near the MD Management parking lot and Roeland Court Townhomes since we have been working on these recently. She stated the cast in place retaining wall will need further estimates, but there is a 30% contingency for the project. She noted that GBA stated that some sections of the creek can not be evaluated until you are into the actual project.

Ms. Smith stated next steps would include waiting for the 60-day protest period for the CID to expire and then considering this further in June. She asked for Council's direction on which option to move forward with. Councilmember Quinn stated it makes sense to him to do the entire project at one time with debt financing. Others on the committee agreed. Ms. Smith stated that if debt is issued, there is no need to increase the mill or stormwater utility fee.

Ms. Smith stated the design contract for Option 2 will come forward at the June committee meeting, along with a set sale resolution. Councilmember Schlossmacher asked if we can consider refinancing other debt we currently have noting the 4% interest on existing debt vs. an anticipated 2.8% for this project. Ms. Smith stated we look at this each year and she will check again with Ehlers on this.

This item was for discussion and the committee agreed that staff should move forward with Option 2 with debt financing. Further consideration of this project will be at the June committee meeting.



### **Selection of Committee Chair and Vice Chair**

Ms. Smith stated that prior to the June meeting each year, Council must select new committee chairs and vice chairs. Terms are for one year and Council Policy 104 was provided in the packet. This will be considered under "New Business" at the May 15th Council Meeting.

### **Other**

### **Department Updates**

There were no department updates.

### **Meeting Close**

There being no further business to come before the Committee, the meeting of the Community Development Committee adjourned at 7:30 p.m.

Respectfully submitted,

Martha Sumrall  
City Clerk

<b>City of Mission</b>	Item Number:	2.
<b>ACTION ITEM SUMMARY</b>	Date:	May 24, 2019
<b>Public Works</b>	From:	Brent Morton

Action items require a vote to recommend the item to full City Council for further action.

**RE:** Resolution Approving 2020-2024 CARS Project List

**RECOMMENDATION:** Approve the Resolution adopting the Five Year City/County Street Improvement Program for the City of Mission for 2020-2024.

**DETAILS:** Using a combination of state gas tax dollars and County General Fund revenues, the CARS program provides funds to cities to construct and maintain eligible streets. Each year, cities submit a 5-year road improvement plan to the County from which projects are selected for funding (up to 50% of the project's construction and construction inspection costs). Cities are responsible for design, right-of-way, and utility relocation costs. Mission's CARS-eligible streets include:

- Lamar (Foxridge to 67th)
- 51st (Lamar east to City Limit)
- Foxridge (56th to Lamar)
- Johnson Drive (Metcalf to Roe)
- Roe (Johnson Drive to 63rd)
- Nall (Johnson Drive to 67th)
- Martway (Metcalf to Roeland)
- Roeland Dr (Johnson Drive to SMP)
- Broadmoor (Johnson Drive to Martway)

Similar to the City's CIP, the County's planning document is a budgeting and forecasting tool. Each City is required to pass a resolution adopting a 5-year plan based on their own unique goals and objectives. CARS staff presents projects to the Board of County Commissioners, which are ultimately adopted as part of their annual budget process. The final commitment of funds for both the County and participating cities occurs through the approval of specific interlocal agreements for each project. Staff recommends the following CARS projects be included in the 2020-2024 planning cycle. Details include:

2020	2021	2022	2023	2024
Lamar (SMPY to Foxridge)	Foxridge Phase II (51st to Lamar Ave)	Johnson Drive (Lamar to Roe)	Johnson Drive (Metcalf to Lamar)	Roe Avenue (Johnson to 59th street)

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	Various
Available Budget:	2020 project funds will be funded with the Street Sales Tax revenues and/or the mill levy designated for streets.

<b>City of Mission</b>	Item Number:	2.
<b>ACTION ITEM SUMMARY</b>	Date:	May 24, 2019
<b>Public Works</b>	From:	Brent Morton

Action items require a vote to recommend the item to full City Council for further action.

**2020 - Lamar (Shawnee Mission Parkway to Foxridge):** Originally budgeted in 2019, the project has been shifted to 2020 in order to allow 50% of the construction and construction inspection costs to be eligible for reimbursement. The project includes a UBAS surface treatment, spot curb/gutter and sidewalk repair, and pavement markings, including bike lanes. The City anticipates receiving approximately \$68,000 in Safe Routes to School Funding for the bike lanes. Total estimated project cost: \$938,060.

**2021 - Foxridge Phase II:** Foxridge Drive (51st Street to Lamar Avenue) is a two lane, 32 ft. wide, minor collector serving multi-family, residential, commercial and industrial traffic. Due to the street's location at the bottom of a hill, there is a significant amount of water damage to the surface of the pavement, subgrade, and curb and gutter. This section of Foxridge Drive lacks sidewalks, leaving pedestrians to walk in the street. Proposed improvements call for full depth pavement replacement, replacement of curb and gutter, and new stormwater infrastructure. An underdrain system will be installed to better handle runoff. Pedestrian improvements will be made. Total estimated project cost: \$5,008,584

**2022 - Johnson Drive (Lamar Ave to Roe Ave):** Proposed improvements anticipate UBAS surface treatment, spot curb repairs, sidewalk and ADA ramp repairs and new pavement markings. Approximately \$33,939 of project costs will be reimbursed by the City of Roeland Park. Total estimated project cost: \$322,000

**2023 - Johnson Drive (Metcalf to Lamer):** Full depth street rehabilitation and Johnson Drive stormwater interceptor, new catch basins, storm sewers, curb/gutter, sidewalks, pavement markings, street signs, ADA ramps, street lights, and traffic signals. Total estimated project cost: \$10,772,259

**2024 - Roe Avenue (Johnson Drive to 59th Street):** The proposed project includes mill and overlay with 2-inch asphalt concrete surface. Spot replacement of curb and sidewalks where needed. Total estimated project cost: \$258,060

Approval of the attached resolution does not specifically commit the City to any expenditure of funds and its purpose is to communicate to the County the CARS eligible projects the City is considering over the 2020-2024 planning horizon.

**CFAA CONSIDERATIONS/IMPACTS:** These projects support a number of items in the Transportation and Mobility category, including ADA compliance and sidewalk

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	Various
Available Budget:	2020 project funds will be funded with the Street Sales Tax revenues and/or the mill levy designated for streets.

<b>City of Mission</b>	Item Number:	2.
<b>ACTION ITEM SUMMARY</b>	Date:	May 24, 2019
<b>Public Works</b>	From:	Brent Morton

Action items require a vote to recommend the item to full City Council for further action.

connectivity to provide pedestrian modes of transportation, and street light upgrades.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	Various
Available Budget:	2020 project funds will be funded with the Street Sales Tax revenues and/or the mill levy designated for streets.

**CITY OF MISSION  
RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION APPROVING A FIVE-YEAR CITY/COUNTY STREET IMPROVEMENT PROGRAM.**

**WHEREAS**, The City of Mission desires to obtain County funds for certain street improvement projects within the City; and

**WHEREAS**, in order to have projects considered for the CARS Program by the Johnson County Board of Commissioners, the Governing Body must submit a written five-year road improvement program request; and

**WHEREAS**, all requests must be accompanied by a resolution which provides that included projects have been reviewed and approved by the Governing Body; and

**WHEREAS**, the 2020-2024 CARS Program is an important budgeting and planning document for both the City of Mission and Johnson County; and

**WHEREAS**, submission of the 2020-2024 CARS program does not specifically commit any expenditures on behalf of the City of Mission.

**NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BODY OF THE CITY OF MISSION, KANSAS:**

SECTION 1. That the attached Five-Year City/County Street Improvement Program has been reviewed and approved for submittal to the Johnson County Board of Commissioners as the City's 2020-2024 CARS Program request.

**THIS RESOLUTION IS PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MISSION, THIS 19th DAY OF JUNE 2019.**

**THIS RESOLUTION IS APPROVED BY THE MAYOR THIS 19th DAY OF JUNE 2019.**

\_\_\_\_\_  
Ronald E. Appletoft, Mayor

ATTEST: (Seal)

\_\_\_\_\_  
Martha Sumrall, City Clerk

**County Assistance Road System**

**2020-2024 Five Year Program**

**Participating City: Mission**

Priority	Project Location	Proposed Start/ Finish	Project Description	CARS Route Classification		CARS Program Funding Request	CARS Participation Eligible		Comprehensive Project Budget Total	Mission Total
				Major	Minor		Yes	No		
				2020	Lamar (SMPY to Foxridge)		3/20-12/20	The project includes a UBAS surface treatment, spot curb/gutter and sidewalk repair, and pavement markings including bike lanes.		
2021	Foxridge Phase II (51st to Lamar Ave)	3/21-12/21	Full reconstruction, including new curb/gutter, catch basin, storm sewer, sidewalks, ADA ramps, pavement markings, and street signs, and installation of a 1,000-1,500 ft. under-drain to catch downhill runoff		X	\$2,215,082	\$4,420,164	\$578,420	\$5,008,584	\$2,793,502
2022	Johnson Drive (Lamar to Roe)	3/21-12/22	The project includes a UBAS surface treatment, spot curb/gutter and ADA ramp repairs and new pavement markings	X		\$146,000	\$292,000	\$30,000	\$322,000	\$176,000
2023	Johnson Drive (Metcalf to Lamar)	3/21-12/23	Full depth street rehabilitation and Johnson Drive stormwater interceptor, new catch basins, storm sewers, curb/gutter, sidewalks, pavement markings, street signs, ADA ramps, street lights, and traffic signals	X		\$1,500,000	\$8,677,989	\$2,094,269	\$10,772,258	\$9,272,258
2024	Roe Ave (Johnson Drive to 59th Street)	3/23-12/24	The project includes mill and overlay with 2-inch asphalt concrete surface. Spot replacement of curb and sidewalks where needed.	X		\$114,030	\$228,060	\$30,000	\$258,060	\$144,030
TOTALS:						\$3,975,112	\$13,618,213	\$2,732,689	\$16,360,902	\$12,861,319

<b>City of Mission</b>	Item Number:	3.
<b>ACTION ITEM SUMMARY</b>	Date:	May 21, 2019
<b>Parks and Recreation</b>	From:	John Vaughn

Action items require a vote to recommend the item to full City Council for further action.

**RE:** Resurface Hardwood Floors at Sylvester Powell, Jr. Community Center.

**RECOMMENDATION:** Approve the proposal from Von Lintel Refinishing & Flooring, Inc. in an amount not to exceed \$40,262.

**DETAILS:** The Sylvester Powell, Jr. Community Center has three (3) hardwood floor spaces used for recreation programs and events. The hardwood spaces consist of the south gym (including 2 racquetball courts), the north gym and the exercise/aerobics room located on the second floor. These hardwood floors have been maintained annually, but have not been resurfaced and resealed since their original installation.

The south gym and racquetball court flooring was installed in 1999. The north gym and the floor in the exercise/aerobics room was installed in 2004. The areas have been and continue to experience significant use for basketball leagues, classes, open gym, summer camp, indoor playground for kids, and other programs and special events. Resurfacing of the floors was approved in the 2019 Parks and Recreation CIP with an anticipated budget of \$45,000 paid from Parks and Recreation Sales Tax funds.

Parks and Recreation staff solicited bids for the project and three were received. Of those responding, Von Lintel Refinishing & Flooring, Inc. has been determined to be the lowest and most responsive bid. A copy of the proposal is included in the packet. Von Lintel's proposal comes in under the budget.

<b>Vendor</b>	<b>Amount</b>
Von Lintel Refinishing & Flooring, Inc.	\$40,262.00
Acme	\$52,447.38
SVB Wood Floors	\$82,136.00

The scope of the project involves five steps. The first will sand the flooring to a level surface, removing the existing finish, leaving bare wood. Next, two base coats of primer/sealer are applied. After drying, the third step installs tape and painted game lines to specifications for the gymnasium and racquetball courts. Step four is an application of a third coat of primer/sealer; and, the fifth and final step applies a finish coat of polyurethane to provide a protective cap for the flooring.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	45-90-805-09
Available Budget:	\$45,000.00

<b>City of Mission</b>	Item Number:	3.
<b>ACTION ITEM SUMMARY</b>	Date:	May 21, 2019
<b>Parks and Recreation</b>	From:	John Vaughn

Action items require a vote to recommend the item to full City Council for further action.

The contractor anticipates the work will take approximately two weeks. This will be done in conjunction with the facility closure in August, during which time all other scheduled maintenance and repairs inside the Community Center will be completed. The facility closure has been advertised in the summer activity guide and more communication will be provided to patrons and visitors as the closure dates approach.

**CFAA CONSIDERATIONS/IMPACTS:** Proper hardwood surfaces and game lined hardwood floors will enhance the patron's experience while participating in a variety of games, events and exercise related classes at the Sylvester Powell, Jr. Community Center.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	45-90-805-09
Available Budget:	\$45,000.00



# *Von Lintel Refinishing & Flooring, Inc.*

*1015 Downing Ave.*

*Hays, KS 67601*

*www.vlrinc.net*

*785-628-6032 office*

*785-628-6637 fax*

3/7/19

Sylvester Powell Jr. Community Center  
6200 Martway  
Mission Ks. 66202

Aaron Cherry  
Facilities Maintenance Supervisor

Re: Request for Floor Work at Sylvester Powell Jr. Community Center

## **Base Bid South Gym with 2 racquetball courts:**

The following price of **\$18,733.00** is our bid for work. This bid includes materials and labor. We will perform the following on approximately 10,073 sq. ft. of existing maple flooring:

Sand entire floor to a level surface, removing existing finish, and leaving bare wood.  
Vacuum edges and Tack entire floor to remove all dust.  
Apply 2 coats of Hillyard Basecoat Primer/Sealer, allow to dry.  
Tape and paint game lines to specifications and courts as existing.  
Abrade paint, Vacuum, and Tack to remove all dust.  
Apply 1 coat of Hillyard Basecoat Primer/Sealer, allow to dry.  
Apply 1 coat of Hillyard 450 Polyurethane Gymnasium Floor Finish or SportKote PC.

## **Base Bid North Gym:**

The following price of **\$14,587.00** is our bid for work. This bid includes materials and labor. We will perform the following on approximately 7862 sq. ft. of existing maple flooring:

Sand entire floor to a level surface, removing existing finish, and leaving bare wood.  
Vacuum edges and Tack entire floor to remove all dust.  
Apply 2 coats of Hillyard Basecoat Primer/Sealer, allow to dry.  
Tape and paint game lines to specifications and courts as existing.  
Abrade paint, Vacuum, and Tack to remove all dust.  
Apply 1 coat of Hillyard Basecoat Primer/Sealer, allow to dry.  
Apply 1 coat of Hillyard 450 Polyurethane Gymnasium Floor Finish or SportKote PC.

## **Base Bid Exercise Room:**

The following price of **\$6942.00** is our bid for work. This bid includes materials and labor. We will perform the following on approximately 2345 sq. ft. of existing maple flooring:

Sand entire floor to a level surface, removing existing finish, and leaving bare wood.  
Vacuum edges and Tack entire floor to remove all dust.

Apply 3 coats of Hillyard Basecoat Primer/Sealer, allow to dry.  
Apply 1 coat of Hillyard 450 Polyurethane Gymnasium Floor Finish or SportKote PC.

Any artwork, stencil paint work, other line work, repair work, or other work is not included in this proposal.

Work to be completed Aug 19<sup>th</sup> to Aug 30<sup>th</sup> 2019. We would recommend using the SportKote PC as the final coat, as it has a 24hr waiting period after the final coat is applied. Therefore, you do not have, the seven day waiting period like Oil Based Finishes.

This proposal may be withdrawn by Von Lintel Refinishing, Inc., if not accepted within 30 days.

Please review this proposal, if you have any questions or comments please feel free to call (785-628-6032). Thank You for your consideration. We would be pleased to continue serve you and have you as one of our satisfied customers.

Respectfully Submitted  
Von Lintel Refinishing, Inc.



Jeffery J. Vahling

E-mail--[jeffv@vrlinc.net](mailto:jeffv@vrlinc.net)  
Mobile--785-650-7040

# Acme FLOOR CO., INC.

10100 MARSHALL DRIVE

LENEXA, KANSAS

(913) 888-3200

FAX (913) 888-1936

April 2, 2019

Sylvester Powell Jr Community Center  
62300 Martway St  
Mission, KS 66202

Attention: Aaron Cherry

RE: Gym Floor Sand and Re-finish

Acme Floor is pleased to submit a proposal to sand the North Gym Floor down to raw wood, apply two coats of Hillyard Gold Medalist Finish to the floor, stripe the floor to match the existing as requested, and then apply one coat of Hillyard Ikon Gym Finish and one coat of Hillyard Ikon Gym Finish to the floor.

Total Cost for this scope of the North Gym is \$21,716.82

**Total Cost for this scope of all work is ~~\$30,730.56~~ 21,716.82**

If you wish to repair dead spots, they will run \$225.00 per spot and there is no guarantee that we can get them all out, when we anchor down the dead spot it may move it to a different location.

This proposal excludes tax, repairs to the floor, hanging plastic, fine dust clean up, sanding and finishing under the closed portion of the bleachers, removing or replacing base or transitions, and protecting the finished floor.

All work is to be performed during regular working hours Monday through Friday unless both parties agree to other hours.

Thank you for the opportunity to bid on your project, if you have any questions please feel free to call.

Sincerely,  
ACME FLOOR CO., INC



Randy Hamilton  
Commercial Sales

April 2, 2019

Sylvester Powell Jr Community Center  
62300 Martway St  
Mission, KS 66202

Attention: Aaron Cherry

RE: Gym Floor Sand and Re-finish

Acme Floor is pleased to submit a proposal to sand the South Gym Floor, the Racquetball Court, and the Aerobics Room down to raw wood, apply two coats of Hillyard Gold Medalist Finish to the floor, stripe the floor to match the existing as requested, and then apply one coat of Hillyard Ikon Gym Finish and one coat of Hillyard Ikon Gym Finish to the floor.

Total Cost for this scope of the South Gym is \$19,542.00

Total Cost for this scope of the Racquetball Court is \$5,914.80

Total Cost for this scope of the Aerobics is \$5,273.76

**Total Cost for this scope of all work is \$30,730.56**

If you wish to repair dead spots, they will run \$225.00 per spot and there is no guarantee that we can get them all out, when we anchor down the dead spot it may move it to a different location.

This proposal excludes tax, repairs to the floor, hanging plastic, fine dust clean up, sanding and finishing under the closed portion of the bleachers, removing or replacing base or transitions, and protecting the finished floor.

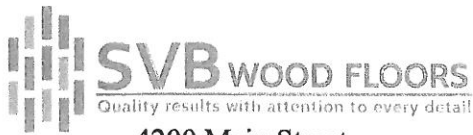
All work is to be performed during regular working hours Monday through Friday unless both parties agree to other hours.

Thank you for the opportunity to bid on your project, if you have any questions please feel free to call.

Sincerely,  
ACME FLOOR CO., INC



Randy Hamilton  
Commercial Sales



4200 Main Street  
Grandview MO 64030

# Estimate

Date	Estimate #
4/3/2019	21167

Name / Address
City Of Mission Aaron Cherry 6200 Martway Mission KS 66202

Project Manager	Job Name	Rep	P.O. No.
		MSC	

Description	Qty	Rate	Total
Sand, seal and apply three coats of sports coat finish to the gym floors.	15,716	3.00	47,148.00
Mask and paint one standard basketball courts with standard 2 inch courtlines.	6	2,200.00	13,200.00
Mask and paint one standard volley courts with standard 2 inch courtlines.	4	1,500.00	6,000.00
Mask and paint one standard pickleball courts with standard 2 inch courtlines.	3	1,200.00	3,600.00
Sand, seal and apply three coats of sports coat finish to the racquetball courts.	1,634	3.00	4,902.00
Sand, seal and apply three coats of sports coat finish to the fitness room.	2,262	3.00	6,786.00
Commercial Electrical Hook up	1	500.00	500.00
ADDITIONAL WORK AUTHORIZATIONS: Any alteration or deviation from the provisions set forth in this Agreement or the Plans provided will be binding only upon written Additional Work Authorization signed by the Owner and Contractor. Additional Work Authorizations to be billed on the basis of: Time, Materials and/or Subcontractor's invoice(s) plus a general contracting fee of 25% unless quoted otherwise.		0.00	0.00
PAYMENT TERMS: Due upon substantial completion. In the event that an item of work is disputed at the time of completion, owner shall only withhold the retail value of that item and the remaining balance of the Contract Sum shall be paid in full at the time of substantial completion. All payments must be remitted to and will not be credited until received at: SVB Wood Floor Service, Inc., 4260 Main Street, Grandview, Missouri 64030. Payments not remitted as provided herein will be charged interest at the rate of 1.5% per month, from date of substantial completion, plus cost of collection, including reasonable attorney's fees of 15% of the amount owed. Owner agrees to pay any other costs or expenses of repossession, collection, or realization on any security including any court costs, to the extent not prohibited by applicable law.			

			<b>Total</b>
Phone #	E-mail	Website	Fax #
816-965-8655	accounting@svbwoodfloors.com	www.svbwoodfloors.com	816-965-8658

<b>City of Mission</b>	Item Number:	4.
<b>ACTION ITEM SUMMARY</b>	Date:	May 28, 2019
<b>Public Works</b>	From:	Laura Smith

Action items require a vote to recommend the item to full City Council for further action.

**RE:** Task Order for the Design of Rock Creek Channel Improvements

**RECOMMENDATION:** Approve the Task Order with George Butler Associates (GBA) for the design of the Rock Creek Channel Improvements and repairs to the parking and common areas of the Roeland Court Townhomes in an amount not to exceed \$694,500 to be paid from the Stormwater Utility Fund.

**DETAILS:** In the summer of 2017, subsidence of the parking lot/parking area of the Roeland Court Homes Association (RCHA) occurred. The failure accelerated the conversation surrounding the stormwater creek channel project that extended from Roeland Drive to just east of Nall.

The Rock Creek Channel improvement was submitted to the Johnson County SMAC program in 2017 and was on the approved project list. However, following a review of SMAC Projects in February/March of 2019, no County funding is available for this project in the foreseeable future. In order to address the issues at the Roeland Court Townhomes, and the erosion issues that are impacting the MD Management parking lot, the City Council discussed the need to make a decision about the scope of the project to advance both design and construction in 2019.

Following discussion at the May 1, 2019 Community Development Committee Meeting, staff was directed to pursue a design task order and financing options that would allow the City to proceed with the entire channel project at this time. This allows for all existing issues to be addressed, and ensures that the improvements are coordinated and constructed in a clear and consistent manner.

Total Project costs are estimated at \$5.2 million. The City's portion is estimated at \$4,854,928 and the Roeland Court Townhomes portion is \$400,809. GBA has prepared a Task Order in an amount not to exceed \$694,500 that is now ready for Council consideration and approval. The task order covers survey, design, project meetings, bidding of the construction contract, and construction period services. If approved, the Notice to Proceed will be issued following the June 19 City Council meeting, and design is anticipated to take 90-120 days. Funds for design are currently available in the Stormwater Utility Fund.

In addition to the task order for design, steps to proceed with debt financing for the project are included for action on the June 5 Finance & Administration Committee meeting.

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	22-61-207-03
Available Budget:	\$694,500

<b>City of Mission</b>	Item Number:	4.
<b>ACTION ITEM SUMMARY</b>	Date:	May 28, 2019
<b>Public Works</b>	From:	Laura Smith

Action items require a vote to recommend the item to full City Council for further action.

**CFAA CONSIDERATIONS/IMPACTS: N/A**

Related Statute/City Ordinance:	N/A
Line Item Code/Description:	22-61-207-03
Available Budget:	\$694,500

May 29, 2019

Laura Smith  
City Administrator  
City of Mission  
6090 Woodson Road  
Mission, Kansas 66202

SUBJECT:

**Proposal for Design and Construction Phase Services for  
Rock Creek Channel Improvements with  
Roeland Court Townhomes Site Improvements**

Dear Mrs. Smith:

We are pleased to submit our proposed estimate for design services for the Rock Creek Channel Improvements project combined with adjacent parking lot and common area site improvements at Roeland Court Townhomes. Project improvement will be designed and built under one construction contract.

The Rock Creek Channel Improvements Project will be as described in the Preliminary Engineering Study (PES), dated January 20, 2017 examining erosion and stormwater improvements for Rock Creek between Nall Avenue and Roeland Drive in Mission, KS. This study recommended three possible improvements to the creek channel to protect adjacent properties from erosion and to minimize flooding of Martway Street. Alternative 2 was recommended by GBA and selected by the City of Mission for completion of design in the near future, with construction completed by a date yet to be determined. The project generally consists of 2,250 linear feet of retaining walls on both sides of Rock Creek between Mission Bowl and Roeland Drive, see attached Exhibit 6 for limits of the project.

The Roeland Court Townhomes improvements will be as illustrated on the attached exhibit including asphalt resurfacing of the entire townhome parking lot. It is our understanding that the project is to be funded by creation of a Community Improvement District (CID) in which the City of Mission and Roeland Court Townhomes HOA will share costs of the improvements as presented in the CID Petition. In general, the City will pay for streambank stabilization improvements and the HOA will pay for parking lot and common area improvements excluding streambank stabilization improvements.

In this proposal, you will find our estimate for basic design which includes survey, preliminary and final design engineering, geotechnical evaluation, easement documents, environmental permitting and bidding assistance services. Due to the complexity of the project we have also included construction phase services per City request. A detailed summary of our fee is outlined as follows:



## SCOPE OF SERVICES

Basic Design Services	Hours	Fee
<b>TASK 1 - Administration Coordination, Meetings and QC</b>		
Administration .....	82	\$12,300
Team Site Visit .....	32	\$ 5,100
Project Meetings .....	146	\$23,300
Expenses (Mileage) .....	N/A	\$ 400
<b>Total for Task 1 .....</b>	<b>260</b>	<b>\$41,100</b>
<b>TASK 2 - Preliminary Design</b>		
Survey .....	283	\$27,100
Utility Coordination .....	32	\$6,000
Structural Design .....	168	\$25,500
Environmental (Hydraulics, Permitting & SMP Summary) .....	208	\$34,700
Traffic Control .....	24	\$3,500
Plan Production .....	302	\$44,200
Expenses (Geotechnical, O&E Reports, Mileage) .....	N/A	\$62,500
<b>Total for Task 2.....</b>	<b>1,016</b>	<b>\$203,500</b>
<b>TASK 3 - Final Design</b>		
Easement Descriptions / Exhibits (21 Parcels) .....	80	\$8,700
Utility Coordination .....	48	\$10,400
Structural Design (2 Wall Types) .....	600	\$87,000
Environmental (Hydraulics, Permitting & SMP Review) .....	46	\$7,300
Traffic Control .....	12	\$2,000
Final Plans, Specifications and Cost Estimate .....	162	\$28,100
Expenses (Permit Fees, Mileage, Copies).....	N/A	\$1,000
<b>Total for Task 3.....</b>	<b>948</b>	<b>\$144,500</b>
<b>TASK 4 - Bidding &amp; Negotiation</b>		
Meetings .....	12	\$3,200
Compile Bidding Documents / Final Specifications .....	58	\$10,000
Review Bids & Provide Recommendation of Award .....	26	\$4,800
<b>Total for Task 4:.....</b>	<b>96</b>	<b>\$18,000</b>
<hr/>		
<b>Total Labor for Basic Design Services.....</b>	<b>2,320</b>	<b>\$343,200</b>
<b>Total Expenses for Basic Design Service .....</b>		<b>\$ 63,900</b>
<b>Total for Basic Design Services.....</b>		<b>\$407,100</b>
<hr/>		

**Construction Phase Services**

**TASK 5 – Construction Phase Services**

Construction Administration.....	300	\$50,000
Resident Project Representative .....	1,496	\$168,000
As-Built Survey/Drawings .....	112	\$14,600
Expenses (Mileage, Materials Testing) .....	N/A	\$54,800
<b>Total for Task 5:.....</b>	<b>1,908</b>	<b>\$287,400</b>
<hr/>		
<b>Total Labor for Basic Design and Construction Phase Services .....</b>	<b>4,228</b>	<b>\$575,800</b>
<b>Total Expenses for Basic Design and Construction Phase Services .....</b>		<b>\$118,700</b>
<b>Total for Basic Design and Construction Phase Services.....</b>		<b>\$694,500</b>

**ASSUMPTIONS**

**Administration**

1. Assume biweekly meetings and progress reports with City throughout design.
2. One (1) site visit to be performed by design team.

**Utility Coordination**

3. Utility coordination does not include potholing for 3D mapping of utilities.
4. Utility owners are responsible for identification and resolution of conflicts with design.
5. Scope does not include survey for additional locates or staking of ROW, easements, construction limits, or relocation alignment.
6. Negotiation of ROW or easement acquisitions are not included in this scope.
7. Negotiation of reimbursement for relocations of utilities in private easements is not included in this scope.

**Structural Design**

8. Structural design fee based on limits of wall and type as shown on the attached exhibit 6.
9. Preliminary plans and final plans may be revised for up to one round of comments from City.

**Environmental Permitting**

10. Hydraulic analysis includes Floodplain Development Permit, No Rise and DWR Permit but does not include submittal of LOMR to FEMA to revise FIRM.
11. United States Army Corps of Engineers (USACOE) Permit:
  - i. GBA will be the designated Authorized Agent to prepare and submit the application request for a Section 404 Individual Permit. On behalf of the Client, GBA will address any Corps comments or requests for additional information during the Section 404 permitting process.
  - ii. A Corps sponsored formal public hearing is not anticipated.

- iii. In compliance with Section 404 (b)(1) guidelines, the applicant/client will provide responsive and relevant project information throughout the permitting process including reviewing alternatives (on-site and off-site) to support the Corps evaluation of the Alternatives Analysis that identifies the Least Environmentally Damaging Practicable Alternative (LEDPA).
  - iv. Project impacts are anticipated to be mitigated through the purchase of mitigation credits from an approved mitigation provider.
12. Detailed surveys for endangered species and cultural/historic resources are not anticipated; however, GBA can perform these surveys as an Additional Service, if necessary.
13. NPDES construction permit application and documentation is included but Owner/Contractor to provide required inspection services to keep in compliance with the SWPPP and NPDES general permit requirements.

### **Construction Services**

14. Resident Project Representative (RPR) to be on site full time for 35 weeks assuming 8-month Construction Period and 5 working days per week with no weekend/holiday hours anticipated.
15. Shop drawing review anticipated for plan and profile of modular block wall; plan, profile and reinforcement of cast-in-place wall; formliner; and fencing.

### **ADDITIONAL SERVICES**

The following items are not included in this proposal:

- 1. Construction staking services.
- 2. Environmental permitting/studies outside those specifically discussed in this scope of work.
- 3. Site lighting design or submittals.
- 4. Site Signage or Monumentation
- 5. ALTA As-built survey after construction
- 6. Roadway Improvements
- 7. Stormwater Quality BMP Design

### **PAYMENT FOR SERVICES**

City of Mission agrees to pay GBA for basic design services specified in Tasks 1-4 and Construction Phase Services in Task 5 for fee based on hours expended on the Project multiplied by GBA's standard billing rates (See attached standard hourly rate table). The total compensation shall not exceed **\$694,500** including reimbursable expenses, unless authorized by the City in writing. For work not included in the Scope of Services, and as negotiated with and authorized in writing by the City prior to performance of the extra services, the City agrees to pay GBA a fee based upon the negotiated hours to be expended on the extra services multiplied by GBA's standard hourly rates.

## SCHEDULE

Following a notice to proceed, GBA agrees to complete the design within 120 days and estimates bidding and negation to be completed within 60 days. Construction is anticipated to take up to 300 days. During the Project, GBA shall submit, with each pay request, an updated schedule showing at a minimum, the following major milestones of the Project:

- Design Notice To Proceed
- Preliminary Plans Submitted
- Final Plans Submitted
- Final Approved Plans
- Bid Letting
- Begin Construction

The services described in this letter, and the Engineer's compensation for said services has been agreed upon in anticipation of the orderly and continuous progress of the project through completion of construction. If delays occur due to reasons beyond the control of the Engineer, the time of performance of the Engineer shall be adjusted properly.

Thank you for your confidence in our firm and allowing us the opportunity to present this proposal. Should you have any questions or need additional information, please call us.

Respectfully submitted,  
**GEORGE BUTLER ASSOCIATES, INC.**



Paul D. Miller, P.E., CFM  
Senior Lead Engineer/Project Manager



Leslie G. Barnt, P.E., CFM  
Principal

Attachments: Exhibit 6 of Proposed Rock Creek Channel Improvement Area  
Exhibit of Roeland Court Townhomes Improvement Area  
GBA Standard Hourly Rates

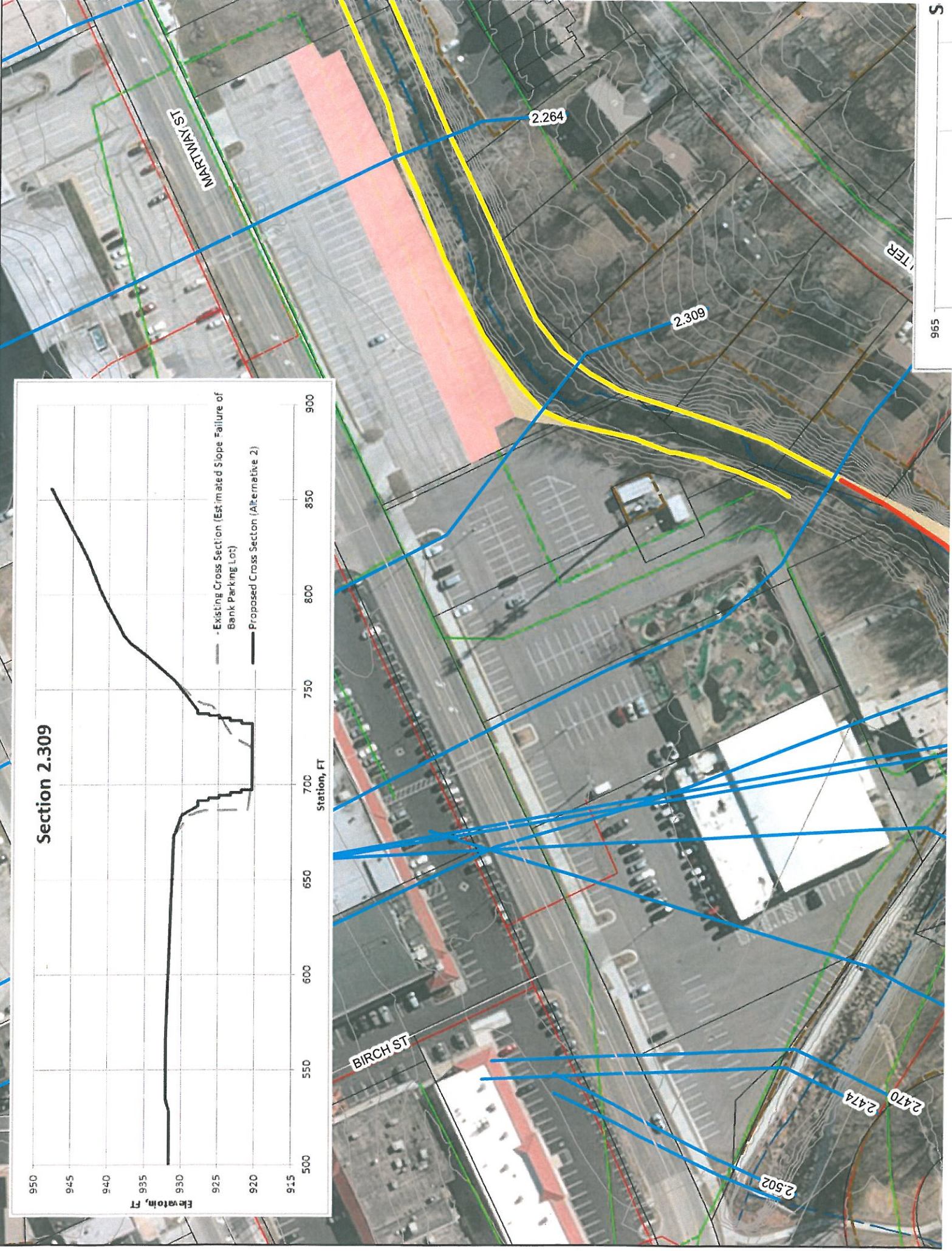
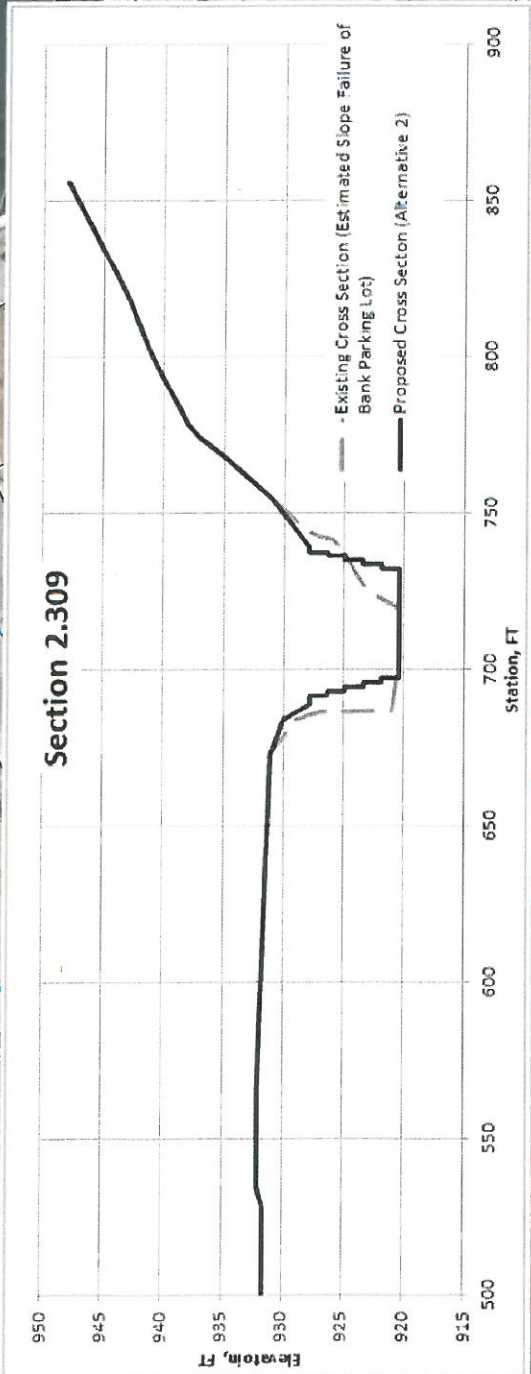
CC: Beth E Fry, P.E., CFM, ENV SP.

**GEORGE BUTLER ASSOCIATES, INC.**  
**ENGINEERS/ARCHITECTS**  
**STANDARD HOURLY RATES – EFFECTIVE JULY 1, 2018**

<b>Employment Classification</b>	<b>Hourly Rate</b>
Principal	\$276.00
Senior Associate	232.00
Director of AES	232.00
Associate	195.00
Senior Lead AES	195.00
Senior Specialist	180.00
Project Leader	170.00
Lead AES	170.00
Specialist	145.00
Senior AES	160.00
Senior Technician	135.00
Project AES	132.00
Project Technician	105.00
Design AES	120.00
Design Technician	86.00
Staff AES	108.00
Staff Technician	75.00
Senior Construction Inspector	135.00
Construction Inspector 4	108.00
Construction Inspector 3	104.00
Construction Inspector 2	95.00
Construction Inspector 1	85.00
Senior Field Technician	115.00
Field Technician 3	95.00
Field Technician 2	85.00
Field Technician 1	75.00
Senior Professional Land Surveyor	136.00
Professional Land Surveyor	125.00
Survey Technician 3	100.00
Survey Technician 2	70.00
Survey Technician 1	52.00
2-Man Survey Party	170.00
Training Coordinator	95.00
Senior Administrative Assistant	95.00
Administrative Assistant	72.00
General Office 2	78.00
General Office 1	58.00

**Expenses**

Reimbursable expenses (travel, vehicle mileage, vehicle rental, printing and plotting, meals, etc.) incurred will be charged at cost plus 10% to cover administrative overhead. As of January 1, 2018, all travel will be charged at \$ 0.54 per mile.





**SMP RC06-022 Rock Creek and Roeland Court Townhomes Site Improvements**  
**Potential Costs based on SMP Alternative 2 and Concept Site Design**  
 City of Mission

1/8/2019

**Contract 4 with Additional Parking Lot Improvements**

EXHIBIT C

Item Description	Quantity	Unit	Unit Cost	Project Cost	City of Mission Percentage	Cost	HOA Percentage	Cost
Mobilization	1	LS	\$200,000	\$200,000	90%	\$180,000	10%	\$20,000
Construction Staking	1	LS	\$17,500	\$17,500	93%	\$16,250	7%	\$1,250
Traffic Control	1	LS	\$4,000	\$4,000	69%	\$2,750	31%	\$1,250
Gravel Construction Entrance	4	Ea	\$1,580	\$6,320	75%	\$4,737	25%	\$1,583
Remove & Store Concrete Barrier	10	Ea	\$490	\$4,900	0%	\$0	100%	\$4,900
4' Temporary Fencing	1000	LF	\$4	\$4,000	65%	\$2,600	35%	\$1,400
Vegetation Clearing and Grubbing	64000	SF	\$2	\$128,000	88%	\$112,000	13%	\$16,000
Remove & Dispose 8" Asphalt	18000	SF	\$4	\$72,000	83%	\$60,000	17%	\$12,000
Remove & Dispose Flumes, Curbs and Sidewalk	441	SF	\$1	\$441	0%	\$0	100%	\$441
Excavation and Haul Off Unsuitable Soil	8185	CY	\$55	\$450,188	89%	\$398,949	11%	\$51,239
Raise Building on 60th Terrace	1	LS	\$67,000	\$67,000	100%	\$67,000	0%	\$0
4" Underdrain	4000	LF	\$10	\$40,000	94%	\$37,500	6%	\$2,500
Granular Backfill	7768	CY	\$52	\$403,953	100%	\$403,953	0%	\$0
Biaxial Geogrid	13000	SY	\$5	\$65,000	100%	\$65,000	0%	\$0
Big Block Retaining Wall	18000	SFF	\$70	\$1,260,000	100%	\$1,260,000	0%	\$0
Concrete Cantilever Retaining Wall	4700	SFF	\$155	\$728,500	100%	\$728,500	0%	\$0
Heavy Riprap	300	CY	\$115	\$34,538	100%	\$34,538	0%	\$0
Compaction of Imported Fills	694	CY	\$60	\$41,667	40%	\$16,667	60%	\$25,000
Concrete Flume	174	SF	\$12	\$2,088	0%	\$0	100%	\$2,088
Concrete Curb and Gutter	726	LF	\$24	\$17,424	51%	\$8,880	49%	\$8,544
12" AB-3 Pavement Subgrade	861	SY	\$24	\$20,661	0%	\$0	100%	\$20,661
6" Asphalt Base	3308	SY	\$24	\$79,389	60%	\$47,976	40%	\$31,413
2" Asphalt Surface	4956	SY	\$11	\$54,512	40%	\$21,989	60%	\$32,523
2" Asphalt Milling	1520	SY	\$10	\$15,200	0%	\$0	100%	\$15,200
5' Concrete Sidewalk	225	SF	\$6	\$1,350	50%	\$675	50%	\$675
Reset Landscaping Blocks	60	SFF	\$45	\$2,700	0%	\$0	100%	\$2,700
6' Wood Fence	310	LF	\$25	\$7,750	0%	\$0	100%	\$7,750
12" Imported Topsoil	1100	CY	\$50	\$54,985	87%	\$47,726	13%	\$7,259
Mulching / Seeding	50000	SF	\$2	\$100,000	92%	\$92,400	8%	\$7,600
8" Straw Waddles	1000	LF	\$11	\$11,000	90%	\$9,900	10%	\$1,100
2" Caliper Landscaping Tree	20	Ea	\$400	\$8,000	0%	\$0	100%	\$8,000
<b>Construction Subtotal</b>				<b>\$3,903,068</b>	<b>93%</b>	<b>\$3,619,991</b>	<b>7%</b>	<b>\$283,077</b>
Survey, Engineering and Permitting Services	9%		\$346,468	\$346,468	88%	\$306,100	12%	\$40,368
Geotechnical Services	3%		\$115,500	\$115,500	82%	\$94,300	18%	\$21,200
Construction Observation Services	6%		\$232,532	\$232,532	92%	\$214,100	8%	\$18,432
<b>Consultant Services Subtotal</b>				<b>\$694,500</b>	<b>88%</b>	<b>\$614,500</b>	<b>12%</b>	<b>\$80,000</b>
60th Terrace Property Purchase with Expenses	1	LS	\$180,375	\$180,375	100%	\$180,375	0%	\$0
Contingency	10%			\$477,794	92%	\$440,062	8%	\$37,732
<b>TOTAL POTENTIAL COST</b>				<b>\$5,255,737</b>	<b>92%</b>	<b>\$4,854,928</b>	<b>8%</b>	<b>\$400,809</b>

**Cooperative Cost Share Estimate**

HOA Special Assessment Estimate per Unit	20	Ea				\$	20,040
HOA Special Assessment Estimate per Year	22	Ea			Financing charges, if any, are not included	\$	911



<b>City of Mission</b>	Item Number:	5.
<b>DISCUSSION ITEM SUMMARY</b>	Date:	May 24, 2019
<b>Public Works</b>	From:	Brent Morton

Discussion items allow the committee the opportunity to freely discuss the issue at hand.

**RE:** 50th and Dearborn Street Stormwater Repairs

**DETAILS:** In January, the City Council approved a task order with GBA for the design, and bid phase services for a storm sewer failure at 50th and Dearborn Street. The engineer's estimate to repair the failed storm sewer and additional infrastructure is \$166,505, and the bid alternate to slip line the creek chanel is an additional \$18,470, for an estimated project total of \$184,975.

Due to the age and condition of the stormwater infrastructure in this neighborhood, a portion of corrugated metal pipe (CMP) under the driveway of the residence at 5028 Dearborn collapsed late last fall. Sinkholes formed adjacent to the failures causing unsafe conditions for the public. Public Works installed a steel plate, as a temporary solution, to provide access to the residents while a permanent solution could be evaluated.

Because of the condition of other pipe in the area, some of which travels underneath the roadway, the limits of the project were expanded to ensure that the repairs would address longer term stability for the roadway. This was of particular concern as Dearborn is a dead end street, providing just one way in and one way out of the neighborhood.

The design includes removal, replacement , or abandonment of existing stormwater pipe in this area, as well as a bid alternate to slip line the storm culvert under Dearborn Street. The benefits of slip lining the street crossing include allowing for the roadway not to be disturbed by culvert repair, no traffic interruptions during installation and potential damage to underground utilities is avoided.

This project was not specifically planned or budgeted in the Stormwater CIP. General maintenance funds are available in the Stormwater Utility Fund to complete the project. Staff is seeking guidance from the Council to determine if the project should be advanced to the bidding/construction phase at this time.

**CFAA IMPACTS/CONSIDERATIONS:** N/A

Related Statute/City Ordinance:	NA
Line Item Code/Description:	22-61-407-05
Available Budget:	\$184,975

**WEST 50TH AND DEARBORN STORM REPAIR QUANTITIES**

ITEM NO	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENSION
1	MOBILIZATION	LS	1	\$ 15,000	\$ 15,000
2	CLEARING, GRUBBING & DEMOLITION	LS	1	\$ 36,000	\$ 36,000
3	EROSION & SEDIMENT CONTROL	LS	1	\$ 10,000	\$ 10,000
4	TRAFFIC CONTROL	LS	1	\$ 6,000	\$ 6,000
5	5' JUNCTION MANHOLE	EA	1	\$ 6,000	\$ 6,000
6	6'x4' CURB INLET	EA	1	\$ 6,500	\$ 6,500
7	5'x3' CURB INLET	EA	2	\$ 5,000	\$ 10,000
8	4'x4' JUNCTION BOX	EA	1	\$ 999	\$ 999
9	24" RCP END SECTION	EA	1	\$ 1,500	\$ 1,500
10	24" RCP	LF	333	\$ 145	\$ 48,285
11	CURB & GUTTER - TYPE B	LF	214	\$ 40	\$ 8,560
12	STREET PATCH	SY	0	\$ 25	\$ -
13	ASPHALT MILL & OVERLAY	SY	567	\$ 25	\$ 14,175
14	DRIVEWAY APPROACH	SY	21	\$ 60	\$ 1,260
15	FLOWABLE FILL - ABANDONED PIPE	CY	12	\$ 125	\$ 1,500
16	SODDING & FERTILIZING	SY	121	\$ 6	\$ 726
<b>STORM REPAIR IMPROVEMENTS TOTAL</b>					<b>\$ 166,505</b>

**WEST 50TH AND DEARBORN - BID ALTERNATE SLIP LINE CMP CULVERT**

ITEM NO	DESCRIPTION	UNIT	QUANTITY	UNIT PRICE	EXTENSION
BA1	SLIP LINE	LF	34	\$ 530	\$ 18,020
BA2	INLET APRON REPAIR	SY	18	\$ 25	\$ 450
<b>SLIP LINE IMPROVEMENTS TOTAL</b>					<b>\$ 18,470</b>