The public may attend the meeting in person or view it online at
http://pvkansas.com/livestreaming

COUNCIL MEETING AGENDA
CITY OF PRAIRIE VILLAGE
Council Chambers
Monday, June 3, 2024
6:00 PM

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **PLEDGE OF ALLEGIANCE**

IV. **APPROVAL OF THE AGENDA**

V. **INTRODUCTION OF STUDENTS AND SCOUTS**

VI. **PRESENTATIONS**

National Gun Violence Awareness Day proclamation

VII. **PUBLIC PARTICIPATION**

Participants may speak for up to three minutes. To submit written comment to the Council regarding current agenda items, please email cityclerk@pvkansas.com prior to 3 p.m. on June 3. Comments will be shared with Councilmembers prior to the meeting.

VIII. **CONSENT AGENDA**

All items listed below are considered to be routine by the Governing Body and will be enacted by one motion (roll call vote). There will be no separate discussion of these items unless a Council member so requests, in which event the item will be removed from the Consent Agenda and considered in its normal sequence on the regular agenda.

By Staff:

1. Consider approval of regular City Council meeting minutes – May 20, 2024
2. Consider an updated ordinance approving the Juneteenth Freedom Celebration event as a special event and authorizing the sale, consumption and possession of alcoholic liquor and cereal malt beverages within the boundaries of a barricaded public area of the event

IX. **COMMITTEE REPORTS**

X. **MAYOR'S REPORT**

XI. **STAFF REPORTS**

XII. **OLD BUSINESS**

XIII. **NEW BUSINESS**

Discussion of public meeting and Planning Commission comments on city hall schematic design (Project BG510003)
Melissa Prenger

COU2024-38 Consider professional services supplemental #2 with Clark and Enersen for municipal complex improvements
Melissa Prenger

XIV. **COUNCIL COMMITTEE OF THE WHOLE (Council President presiding)**

XV. **EXECUTIVE SESSION**

XVI. **ANNOUNCEMENTS**

XVII. **ADJOURNMENT**

If any individual requires special accommodations – for example, qualified interpreter, large print, reader, hearing assistance – in order to attend the meeting, please notify the City Clerk at 913-385-4616, no later than 48 hours prior to the beginning of the meeting.
If you are unable to attend this meeting, comments may be received by e-mail at cityclerk@pvkansas.com.

CITY OF PRAIRIE VILLAGE

Proclamation

National Gun Violence Awareness Day - June 7, 2024

This proclamation declares the first Friday in June to be National Gun Violence Awareness Day in the City of Prairie Village, to honor and remember all victims and survivors of gun violence, and to declare that we as a country must do more to end this public health crisis.

Whereas, every day, Americans are killed, shot, or wounded by gun violence; and

Whereas, Americans are 26 times more likely to die by gun homicide than people in other high-income countries; and

Whereas, based on the five-year average over the period 2018-2022, Kansas had 463 gun deaths every year, with a rate of 15.9 deaths per 100,000 people, a crisis that costs the state billions of dollars each year; and

Whereas, cities across the nation, including Prairie Village, are working to end the senseless violence with evidence-based solutions; and

Whereas, support for the Second Amendment rights of law-abiding citizens goes hand in hand with keeping guns away from people with dangerous histories; and

Whereas, mayors, councils, and law enforcement officers know their communities best, are the most familiar with local criminal activity and how to address it, and are best positioned to understand how to keep their citizens safe; and

Whereas, gun violence prevention is more important than ever as we see an increase in firearm homicides, and non-fatal shootings across the county, increased calls to domestic violence hotlines, and an increase in city gun violence;

Whereas, in January 2013, Hadiya Pendleton was tragically shot and killed at age 15; and on June 7, 2024, to recognize her 27th birthday, people across the United States will recognize National Gun Violence Awareness Day and wear orange in tribute to Hadiya and other victims of gun violence, as well as the loved ones of those victims; and

Whereas, Gun Violence Awareness Day honors the many lives that have been cut short by gun violence in our country and supports efforts to reduce gun-related crimes in the United States; and

Whereas, the City supports continued statewide efforts to strengthen gun safety laws and educate the community on safe gun storage.

Now, Therefore I, Eric Mikkelson, Mayor of the City of Prairie Village, Kansas, do hereby proclaim the first Friday in June, June 7, 2024, to be National Gun Violence Awareness Day in Prairie Village, to honor and remember all victims and survivors of gun violence and to honor and value human lives.

_____

Mayor Eric Mikkelson

_____

Adam Geffert, City Clerk

PRAIRIE VILLAGE
KANSAS

CITY COUNCIL
CITY OF PRAIRIE VILLAGE
MAY 20, 2024

The City Council of Prairie Village, Kansas, met in regular session on Monday, May 20, at 6:00 p.m. Mayor Mikkelson presided.

ROLL CALL

Roll was called by the Assistant City Administrator with the following councilmembers in attendance: Cole Robinson, Terry O'Toole, Inga Selders, Ron Nelson, Lori Sharp, Chi Nguyen, Dave Robinson, Greg Shelton, Nick Reddell, Ian Graves, and Terrence Gallagher.

Staff present: Byron Roberson, Chief of Police; Keith Bredehoeft, Director of Public Works; City Attorney Alex Aggen, Hunter Law Group; Wes Jordan, City Administrator; Nickie Lee, Deputy City Administrator; Meghan Buum, Assistant City Administrator; Tim Schwartzkopf, Assistant City Administrator; Jason Hannaman, Finance Director.

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA

Mr. Dave Robinson moved to amend the agenda to include a presentation from Ivan Dyriv, Mayor of Dolyna, Ukraine and the addition of a discussion under new business related to storm debris clean up. The motion was seconded by Mr. Nelson and passed 10-0.

INTRODUCTION OF STUDENTS AND SCOUTS

There were no students or scouts present at the meeting.

PRESENTATIONS

- Dominic Tutera, The Village at Mission, provided an update on the senior living center.
- Ivan Dyriv, Mayor of Dolyna, Ukraine, Prairie Village's sister city, provided an update on the conflict in Ukraine and impacts to Dolyna via video message.

PUBLIC PARTICIPATION

- Tom Clough spoke about remaining calm during the rezoning conversation, and a recall petition for Mayor Eric Mikkelson.
- Norman Kahn spoke on behalf of Kansas Silver Haired Legislature advocating for the needs of seniors.
- Pam Justus spoke about financing a new city hall building.
- Lynn LaNoue spoke in gratitude for the tree replacement following the storm last July, and what recourse a resident might have if a tree species doesn't meet the resident's satisfaction. He also spoke about the curb and gutter replacement on West 73rd Terrace.
- Leon Patton spoke about the May 7 Planning Commission meeting and the notification of the public hearing.
- Rob Kohl spoke against zoning changes and about issues he experienced related to living near a multi-family building.

- Jerry Hughes spoke against zoning changes.
- Sue Jasperse spoke against zoning changes and a desire to retain the small-town feel of Prairie Village.
- Jan Lane spoke against zoning changes.

CONSENT AGENDA

Mayor Mikkelson asked if there were any items to be removed from the consent agenda for discussion:

1. Consider approval of regular City Council meeting minutes – May 6, 2024
2. Consider approval of expenditure ordinance #3038
3. Consider appointment of youth representative to the Environmental Committee
4. Consider an ordinance approving the Juneteenth Freedom Celebration event as a special event and authorizing the sale, consumption and possession of alcoholic liquor and cereal malt beverages within the boundaries of a barricaded public area of the event
5. Consider request for alcoholic beverage waiver for Harmon Park for the Juneteenth Freedom Celebration
6. Consider design agreement with Olsson for the design of the 2024 drainage program (DRAIN-24X)
7. Consider interlocal agreement with the City of Mission for design of 63rd Street from Roe Avenue to Nall Avenue (2025 CARS project)
8. Consider interlocal agreement with the City of Mission for Roe Avenue from north city limit to 63rd Street

Mr. Nelson made a motion to approve the consent agenda as presented. A roll call vote was taken with the following votes cast: "aye": C. Robinson, O'Toole, Selders, Nelson, Sharp, Nguyen, D. Robinson, Shelton, Reddell, Graves, Gallagher. The motion passed 11-0.

COMMITTEE REPORTS

Planning Commission

Mr. O'Toole spoke about the May 7, 2024 Planning Commission meeting and public hearing. He expressed concern that the comments at the meeting were not relevant to the items being considered and his desire to see a compromise.

Parks and Recreation

Mr. Gallager reported that the committee took their annual parks tour in May. The Harmon Park improvements are ahead of schedule. The McCrum play equipment ordered after the July storm has been ordered and should be installed in short order. The pool opens Saturday, May 25 at noon and he encouraged residents to purchase memberships.

Environmental Committee

Mr. Shelton reported that the community garden is up and running for the 2024 growing season. At the last committee meeting, Johnson County Commissioner Becky Fast presented on the state of the landfills in the metro as they move closer to capacity. The

Recycle Right program will continue this summer. The County is exploring a county-wide composting program.

JazzFest Committee
Mr. Dave Robinson shared that planning for the festival is well underway.

Arts Council
Mr. Nelson reported that the committee held the annual Art of Photography opening in May.

Diversity Committee
Ms. Selders reported that the committee will have a booth at the Prairie Village Art Fair for children to design posters for the upcoming Juneteenth event.

MAYOR'S REPORT
Mayor Mikkelson reported that he attended the following events and meetings:

- Annual Peace Officers Memorial Ceremony on May 15
- Staff and the Mayor met with First Washington about an upcoming proposal at the Macy's site. Renovations at Corinth Quarter continue.
- Northeast Johnson County Chamber of Commerce Leadership Graduation including two city staff members – Major Eric McCullough and Deana Scott

The Mayor also noted that Consolidated Fire District No. 2 had held a pancake breakfast fundraiser for the Prairie Village Foundation Back to School with a Firefighter event

He notified the council of the following upcoming events:

- The Urban Land Institute will hold a walking tour at Meadowbrook Park on May 29.

STAFF REPORTS

- Chief Steve Chick, Consolidated Fire District No. 2, provided the following update:
  - He noted the value of a strong partnership with the city, especially given the storm response following the EF-1 tornado that touched down in Prairie Village on May 19. CFD2 responded to 55 calls for service.
  - This week marks the 50th anniversary of Emergency Medical Services (EMS), and Chief Chick recounted a visit from a resident who was saved as a result of life-saving measures by CFD2.
  - CFD2 is developing new quarterly reports for each city.
  - Total call volume is up over 12% for the second year in a row, with EMS calls up 14%.
  - Response times are improved following the completion of the Mission Road improvements.

- Chief Roberson commended the officers who worked during the May 19 severe storm who responded to more than 40 calls for service, with no citizen or officer injuries reported.

- Public Works Director Keith Bredehoeft reported that crews were in overnight and this morning to reopen streets, assess damage, coordinate utility work, and more.

Residents have made good progress on clearing damage, with many inquiries about city-wide collection.

- Assistant City Administrator Tim Schwartzkopf has been in touch with Johnson County Emergency Management regarding the lack of siren activation on May 19. A tornado warning was not issued by the National Weather Service. The tornado was identified based on a damage survey conducted after the event.

OLD BUSINESS
None.

NEW BUSINESS
COU2024-38 **Consider storm debris collection in response to the severe storm on May 19, 2024**

Mr. Jordan stated that City staff has determined most major damage was on a specific path in the north portion of the city. He estimated that a targeted limb pickup would range between $50,000-$100,000 based on costs from previous storms.

Mr. Bredehoeft stated that an exact collection plan would be developed following the outcome of the decision of the governing body.

Mayor Mikkelson asked about the possibility of FEMA reimbursements. Mr. Jordan stated that it would be unlikely to meet that threshold, however the City has contingency in the solid waste fund specifically for events like this storm. Mr. Schwartzkopf reported that there are two thresholds that must be met at the County and State levels to qualify for reimbursement.

Mr. Cole Robinson expressed support for storm debris collection. He asked for clarification on the billing process for clean up events. Mr. Bredehoeft stated that an emergency response fee is built into the city's previously bid agreements for tree maintenance and emergency response.

Mr. Shelton asked how many severe events the city budget could absorb. Mr. Jordan stated typically the budget can absorb one to two storms, dependent on size, without tapping into reserves, should the storms not be eligible for FEMA reimbursement.

Mr. Reddell asked if Republic Services would be more lenient over the course of the next few weeks for those who are able to clean up their own limbs. Mr. Jordan stated that working with the subcontractor Compost Collections is typically explored to expediate the clean-up efforts.

Mr. Cole Robinson moved to direct staff to implement curbside storm debris collection in response to the severe storm on May 19, 2024. The motion was seconded by Ms. Inga Selders. The motion passed 11-0.

Mr. Nelson made a motion for the City Council to move to the Council Committee of the Whole portion of the meeting. The motion was seconded by Mr. Reddell and passed 11-0.

PRAIRIE VILLAGE
KANSAS

COUNCIL COMMITTEE OF THE WHOLE

Mr. Robinson reminded the members of the governing body that this time is specifically designed for them to talk in more casual conversation before officially considering items in new business.

Community Center Update

Mark Neibling, representing the project's lead architect, BNIM, provided a process update on the Community Center Campus Study. Following the project kickoff and two community-wide public meetings, a third public meeting is tentatively scheduled for August to consider final outcomes based on the thousands of responses from community members.

Mr. Neibling outlined the proposed locations that were considered by the community. Based on community feedback, the steering committee comprised of staff members from the City, the YMCA, and the Johnson County Library recommend the final plan be developed on the northwest portion of Harmon Park near the Prairie Village Pool. He outlined amenities that would be included in the complex.

Mr. Neibling provided an overview of construction cost escalation in the Kansas City metro area. Based on a community center size of 55,000 square feet plus site development, hard costs are estimated to be $39.5 million, with soft costs estimated to be $10.2 million, for a total of $49.6 million. The YMCA capital contribution has not been factored into these numbers. With construction estimated to start in 2026, the escalation brings the cost to approximately $55 million.

Mark Hulet, President and CEO of the of the YMCA of Greater Kansas City, shared that the Y would commit their land, valued at $3 million to the project, $1 million in membership and program revenue, and money raised through a capital campaign for a total contribution estimated at $7.5-$10 million.

Council Members discussed impacts to Shawnee Mission East parking, timing of a community-wide vote, impacts on roadways and drainage, costs to run the facility annually, validity of the feedback gathered at the public meetings versus the statistically valid surveys conducted, impacts to the current city pool, community gardens and tennis courts, financial contributions by the Johnson County Library, current YMCA memberships and programs, among other items.

The City Council discussed at length the desire to see a pro-forma from the YMCA before additional project development moves forward, and asked for more information about configurations of the proposed building and parking at 79th and Delmar, should that site be preferred by the Governing Body.

Mr. Shelton moved to direct staff to return to a future Council Committee of the Whole meeting with additional details on the north Harmon Park site including impacts to parking and site construction costs; details on the south Harmon Park site related to grade changes and construction costs related to rectifying said grade issues; and the perennial pro-forma

of the annual operating budget for the proposed facility. The motion was seconded by Mr. Graves and passed 11-0.

Mr. Nelson moved that the City Council end the Council Committee of the Whole portion of the meeting. The motion was seconded by Mr. Reddell and passed 11-0.

EXECUTIVE SESSION

At 9:30 p.m., Mr. Dave Robinson made the following motion:

"I am preparing to make two separate motions to recess into executive session. The distinction is based on the difference in the composition of staff members who can assist in providing essential information for one subject compared to another.

I move the City Council recess into a first executive session for a period of 30 minutes on the subject of a preliminary discussion of the acquisition of real property, pursuant to K.S.A. 75-4319(b)(6). The Governing Body, City Administrator, Deputy City Administrator, Assistant City Administrators, Finance Director, Public Works Director, and City Attorney will be present. The first executive session will conclude at 10:05 p.m., at which time the Finance Director and Public Works Director will be excused from the executive session."

The motion was seconded by Mr. Cole Robinson and passed 11-0.

Mr. Robinson then made the following motion:

Further, I move the City Council recess into a second executive session at the conclusion of the first executive session, for a period of 20 minutes on the subject of consultations with the City Attorney which would be deemed privileged in the attorney-client relationship, pursuant to K.S.A. 75-4319(b)(2). The Governing Body, City Administrator, Deputy City Administrator, Assistant City Administrator, and City Attorney will be present. At the conclusion of both executive sessions, the open meeting will resume at 10:25 p.m.

The motion was seconded by Mr. Reddell and passed 11-0.

The open meeting resumed at 10:25 p.m.

ANNOUNCEMENTS

Announcements were included in the Council meeting packet.

ADJOURNMENT

Mayor Mikkelson declared the meeting adjourned at 10:26 p.m.

Meghan Buum
Assistant City Administrator

ADMINISTRATION

City Council Date: June 3, 2024
CONSENT AGENDA

Consider an Updated Ordinance approving Juneteenth as a Special Event and Authorizing the Sale, Consumption and Possession of Alcoholic Liquor and Cereal Malt Beverages within the Boundaries of a Barricaded Public Areas of the Event

RECOMMENDATION:
Due to a clerical error by staff, the ordinance approving Juneteenth as a Special Event presented at the May 20, 2024, City Council meeting was issued an incorrect number. This agenda item simply presents the same ordinance that was approved by the Council on May 20, with the corrected number.

Staff recommends that the City Council approve an Ordinance approving Juneteenth as a special event and authorizing the sale, consumption and possession of alcoholic liquor and cereal malt beverages within the boundaries of a barricaded public areas of the event.

DISCUSSION:
Pursuant to KSA 41-719(a)(2) and KSA 41-2645, the Governing Body may approve special events and exempt public streets and sidewalks from the prohibition concerning drinking or consuming alcoholic liquor and cereal malt beverages on public streets and sidewalks.

The Juneteenth Committee requests that the City approve Juneteenth on Saturday, June 15, 2024, as a special event and authorizing the sale, consumption and possession of alcoholic liquor and cereal malt beverages within the boundaries of barricaded public areas at the event.

ATTACHMENTS:
Draft Ordinance No. 2495
Map

PREPARED BY:
Adam Geffert
City Clerk

Date: May 30, 2024

ORDINANCE NO. 2495

AN ORDINANCE APPROVING JUNETEENTH AS A SPECIAL EVENT AND AUTHORIZING THE SALE, CONSUMPTION AND POSSESSION OF ALCOHOLIC LIQUOR AND CEREAL MALT BEVERAGES WITHIN THE BOUNDARIES OF PUBLIC AREAS AT SUCH EVENT

BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF PRAIRIE VILLAGE, KANSAS, THAT:

Section 1. Pursuant to KSA 41-719(a)(2) and KSA 41-2645, the Governing Body may approve special events and exempt public streets and sidewalks from the prohibitions concerning drinking or consuming alcoholic liquor and cereal malt beverages on public streets and sidewalks.

Section 2. In accordance with such authority, the City approves Juneteenth as a special event to be held at Harmon Park on June 15, 2024.

Section 3. Authorization is given to the area outlined on the attached Exhibit A during such event. A smaller area may be selected based on the size of the event, but the event boundary may not be expanded.

Section 4. Vendors holding the appropriate license from the State of Kansas to sell alcoholic liquor and cereal malt beverages may, in accordance with all applicable state laws and municipal ordinances, sell alcoholic liquor and cereal malt beverages in the area designated by the Division of Alcoholic Beverage Control within the barricaded area during the event.

Section 5. Event attendees may buy, possess, and consume alcoholic liquor and cereal malt beverages within the area on June 15, 2024.

Section 6. This Ordinance shall take effect and be in force from and after its passage, approval, and publication in the official newspaper of the City of Prairie Village, Kansas as provided by law.

PASSED AND ADOPTED BY THE GOVERNING BODY THIS THIRD DAY OF JUNE 2024.

CITY OF PRAIRIE VILLAGE, KANSAS

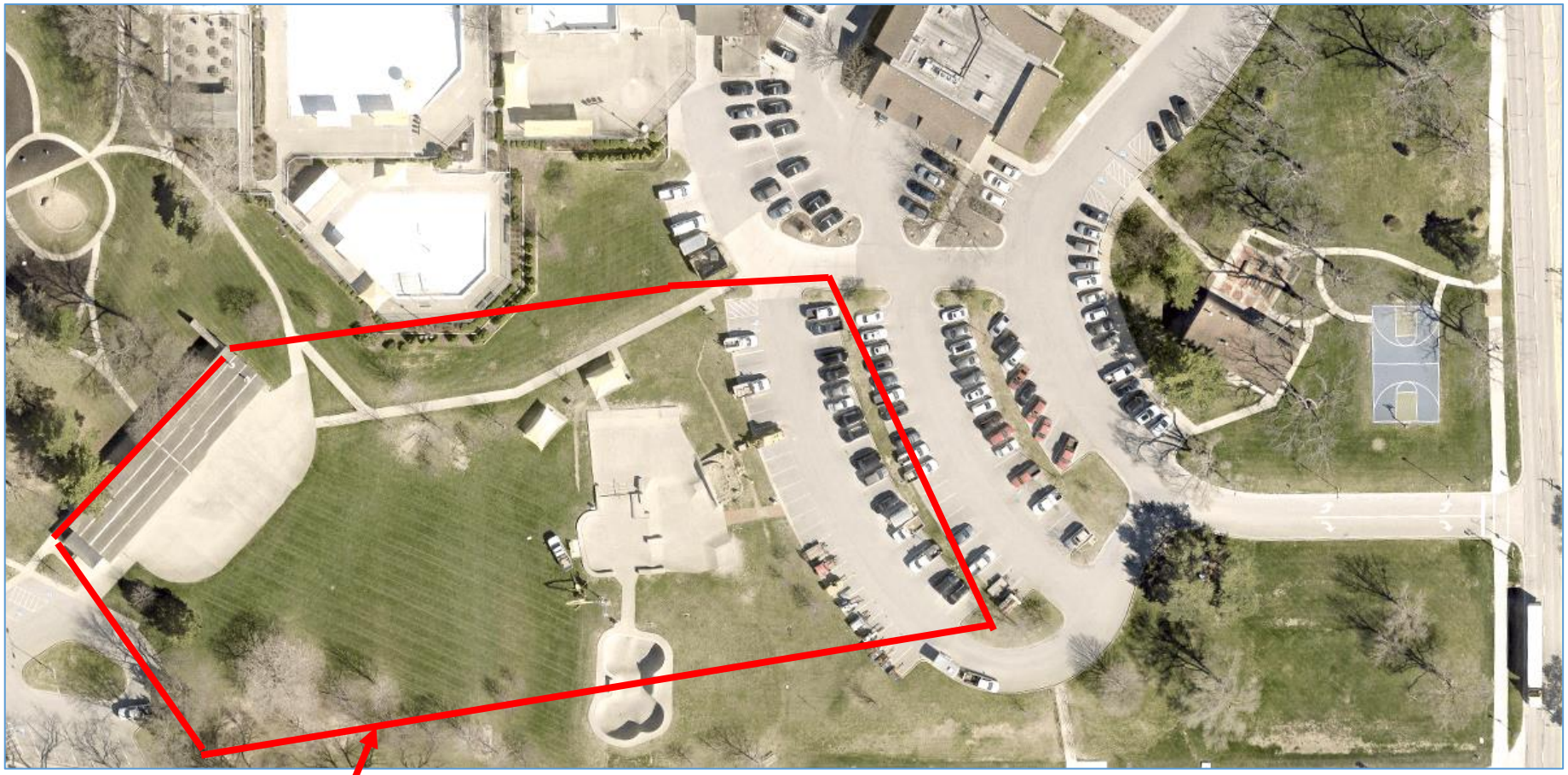
_____
Eric Mikkelson, Mayor

ATTEST:

_____
Adam Geffert
City Clerk

APPROVED AS TO FORM:

_____
Alex Aggen
City Attorney



Alcohol Permit Area

Barricades, signs, and/or barrier tape will be used for boundary lines.

PUBLIC WORKS DEPARTMENT

Council Meeting Date: June 3, 2024

DISCUSSION OF PUBLIC MEETING AND PLANNING COMMISSION COMMENTS ON SCHEMATIC DESIGN (PROJECT BG510003)

DISCUSSION

Previous Council Meetings (July 17 and November 6, 2023) gave staff direction to pursue a new construction option for City Hall with a total project cost ceiling of $30 million for the Municipal Complex Improvements. These improvements include renovation of the Police Department, addition of Court to the existing Police Department, and construction of a new City Hall. The schematic designs were taken to the Planning Commission on April 2, 2024 and was accompanied by a public meeting on March 26, 2024

PUBLIC MEETING

The Public Meeting (March 26) had 91 signed in attendees and received 31 comments. The summary of the comments and the report of the public meeting that was submitted to the Planning Commission is attached. The comments were in three categories:

- 17 In opposition of the project as presented
- 5 In support of the intent of the project, but not the cost of the project as presented
- 9 In support of the project as presented

PLANNING COMMISSION COMMENTS

The schematic design and site layout were presented to the Planning Commission on April 2, 2024 for an administrative review. Staff comments included better efficiency in the pedestrian network, street trees to be planted along Mission Road in the vicinity of staff parking, and a loop within staff parking for access. The architect addressed these three comments and answered questions from the Planning Commission.

Generally, the Planning Commission's questions were reflective of a concern that there is not a lot of space on this property and included: parking lot efficiencies, above ground detention possibilities, and proposed location of the building/orientation. Comments about the building were generally related to its relationship to the existing architecture and how to unify the two buildings on the site.

LEED SCORECARD

During the Design Development phase, the design team will identify the LEED credits which are achievable on this site, estimate cost/benefit, and report back to the Governing Body the costs necessary to move to the various levels of LEED Certification. We anticipate bringing the LEED options to council at a September meeting.

ATTACHMENTS

1. Public Meeting Summary for Council including report to Planning Commission
2. Schematic Design Report

PREPARED BY

Melissa Prenger, City Engineer May 28, 2024

Common Public Questions

March 26, 2024 Public Meeting for Municipal Complex Improvements

There were 31 comments which generally fell into 3 categories, those in support of the project as presented, those in opposition of the project as presented, and those in support of the intent of the project but not the cost of the project. Those in opposition of the project were generally supportive of the Police Department Improvements.

17 In opposition of the project as presented
5 In support of the intent of the project, not the cost of the project as presented
9 In support of the project as presented

Will this go to the public for a vote*?*

The renovation or construction of municipal buildings is considered infrastructure and does not go to the public for a vote. Public meetings aggregate comments and bring those back to the City Council for their consideration as the project moves forward in the established process for capital improvement projects.

How much will this raise my taxes?

The City began the planning process for making improvements to the Municipal Complex 3 years ago. With the direction of the City Council, the City has already incorporated approximately 2/3 of the expected annual debt repayment amount into the 2024 budget. Total costs and borrowing structures are still to be finalized, but it is likely that budgeting for the remaining amount needed will not require an increase to the mill levy.

Why did the Council see the design for the first time last week?

Follow this link to the website: Municipal Complex Renovations-Timeline

This timeline contains the dates and links to the various times the project was presented to the Council since March 2021. This includes the page number of the council packet to assist in limiting your search time.

Why not modify the building / why not renovate?

Council Meeting of July 17, 2023 page 51 of 177

This presentation shows the pros/cons and cost comparisons of renovation within the current footprint, renovations and addition on the current site, and new construction.

Why does City Hall need more space, the City hasn't grown?

Council meeting of July 17, 2023 page 51 of 177

This presentation show the options developed and the pros/cons for each for space needs (programming).

Solar panels may be too expensive to install, why are you showing them on the board?

New construction in Prairie Village has assessed the cost/benefit of this option since 2019.

The sustainable choices appropriate for this building and their cost/benefit is scheduled to be presented to Council in August 2024. Solar panels will be included in that discussion.

Why are there 4 conference rooms, it seems like a lot?

Scheduling flexibility, adequate public access to meeting space, and overall security separation drove design decisions. Meeting space is provided across three separate zones: public, council staff, and city hall staff. One of the staff conference rooms is also a space that can accommodate staff growth in the future by being renovated to either 2 traditional offices or an open office space.

Why so many restrooms?

Separate/dedicated public restrooms is a priority to ensure the availability of fixtures for public uses including council meetings, community meetings, visitors, local community event patrons, and park patrons.

The secured areas serves two separate groups: city hall staff and city council personnel. There are two separate restroom areas in these two separate secured spaces. Restrooms within the secure council area are sized to efficiently accommodate the council body during breaks and restrooms within the secure city hall area are sized to accommodate the full city hall workforce, and include a dedicated gender neutral/single-use restroom to accommodate staff needs and growth today and into the future.

MUNICIPAL COMPLEX IMPROVEMENTS PROJECT

PUBLIC MEETING REPORT

MARCH 27, 2024

Attachments:

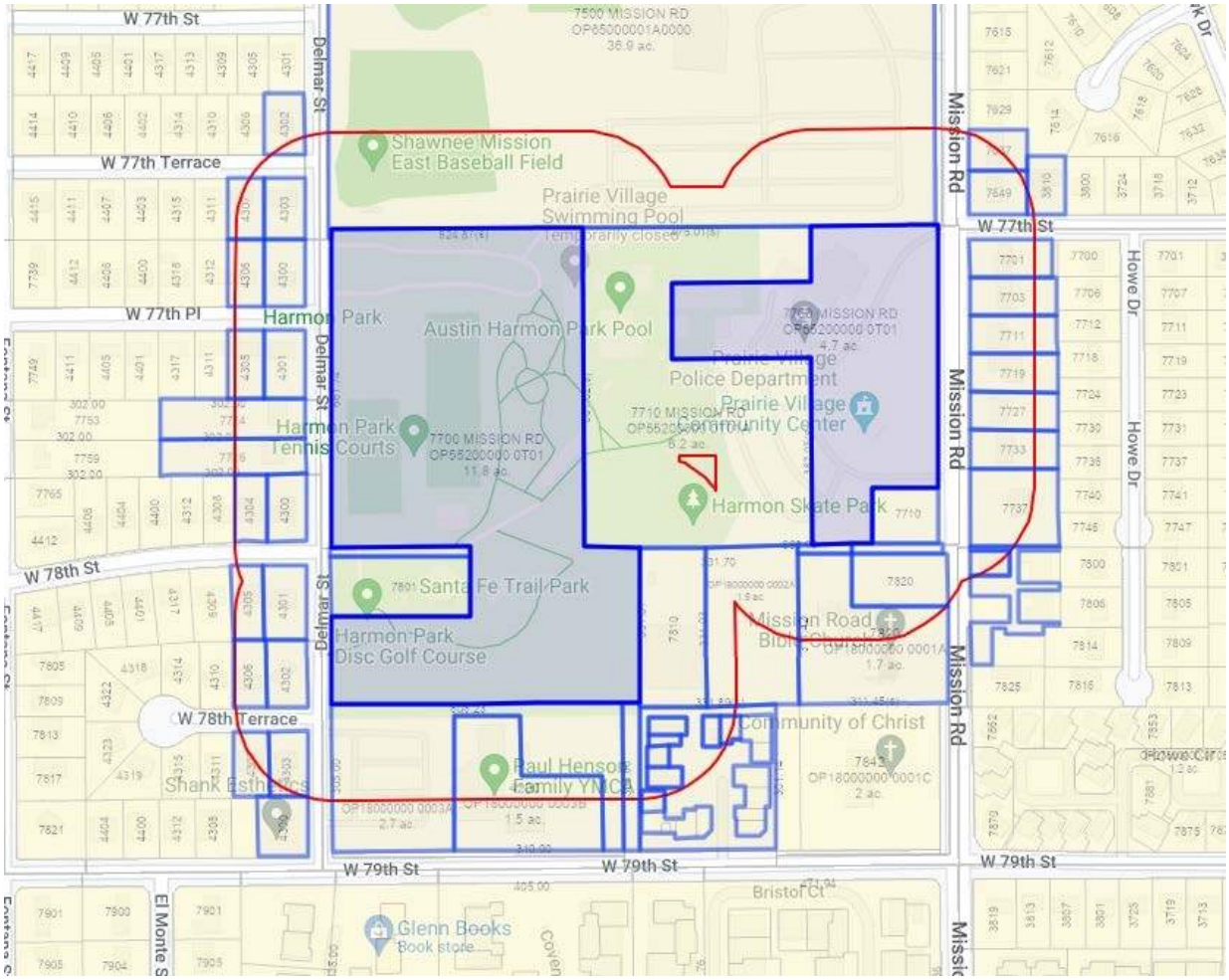
		PAGE #
A	Map showing neighboring properties invited	1
B	Announcement mailed	
	- to neighboring properties	2
	- in March/April issue of Village Voice	3
C	Announcements via social media	
	- Facebook on March 7 and 19	4
	- Twitter on March 19	5
D	Message sign in front of City Hall	6
E	Sign in sheet	
	- Blank form	7
	- Meeting attendees	8-12
F	Comment Sheet	
	- Blank form	13
	- Comments from meeting	14-44
G	Exhibits from meeting	
	- Posters	45-51
	- FAQ sheet	52-53

There were 91 attendees that signed in at the public information meeting for the Municipal Complex Improvements project on March 26, 2024 held from 4-6 pm in the Council Chambers.

There were 14 members of the design team (5 consultant and 9 City staff)to answer questions related to the project need and proposed improvements. A video was on loop on the main screens in the Council Chambers to show the 3 D renderings of the proposed improvements on the project site. This video can be viewed as part of the March 18, 2024 presentation to the Council Committee.

Comment sheets were available and approximately 1/3 of the attendees provided comments. These are attached (Section F page 14-44).

Attachment A
Map showing neighboring properties
invited to public meeting





Join the design team for an open house/public information meeting regarding planned construction and renovations to the Municipal Complex.

Scan QR code for project website.

MPrenger | City Engineer
mprenger@pvkansas.com

THE CITY OF PRAIRIE VILLAGE
Public Works Department
3535 Somerset Drive
Prairie Village, KS 66208

RESIDENT
7719 MISSION RD
PRAIRIE VILLAGE, KS 66208

Prairie Village Municipal Office
7700 Mission Road
Prairie Village, KS 66208

Presorted Standard
US Postage
PAID
Permit No. 549
Kansas City, MO

Reader Feedback
Please send your comments to:
info@pvkansas.com
913-385-4674



Join the design team for an open house/public information meeting regarding planned construction and renovations to city hall and the municipal complex from 4 to 6 p.m. Tuesday, March 26 at City Hall, 7700 Mission Road. The date is tentative and subject to change, so be sure to visit www.pvkansas.com for the most up-to-date information.

City Contact Information

913-381-6464 ■ info@pvkansas.com ■ www.pvkansas.com

CITY HALL AND MUNICIPAL COURT
7700 Mission Road
Wes Jordan, City Administrator
Nickie Lee, Deputy City Administrator
Meghan Buum, Assistant City Administrator
Tim Schwartzkopf, Assistant City Administrator
Adam Geffert, City Clerk
Jason Hannaman, Finance Director

POLICE DEPARTMENT
7710 Mission Road
Byron Roberson, Chief of Police

PUBLIC WORKS & BUILDING CODES
3535 Somerset Drive
Keith Bredehoeft, Public Works Director
Mitch Dringman, Chief Building Official

SOCIAL MEDIA
Are you on social media? Follow the City of Prairie Village and the Police Department for the most up-to-date information on City happenings.

DONATE
If you would like to make a donation to the Prairie Village Foundation, open your smartphone's camera and hover over this QR Code. A page will pop up directing you to the Foundation's website.

EVERYONE MAY PARTICIPATE
If anyone requires an accommodation to participate in public meetings, contact the City Clerk's office at 913-381-6464 (TDD 800-766-2777) at least 48 hours prior to the scheduled meeting time, if possible, to make arrangements.

Attachment C-1
Announcement of
Public Information Meeting
on City Facebook Page

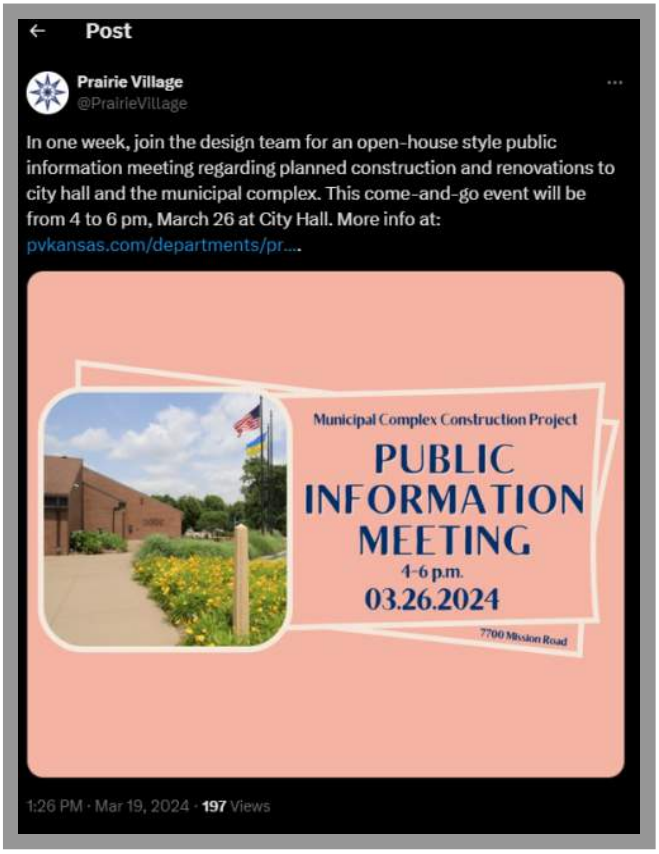


March 7, 2024



March 19, 2024

Attachment C-2
Announcement of
Public Information Meeting
on City Twitter Page



Attachment D
Message Board in front of City Hall
from March 7 to March 26
Announcement for Public Meeting



CONFIRMED MESSAGE WAS VISIBLE FOR SOUTHBOUND TRAFFIC
ON MARCH 19, 2024
LED does not allow for photo of the message:

CITY HALL
PROJECT
MEETING

TUESDAY
MARCH 26
4-6 PM



Attachment E
Blank Sign in Sheet

(sign in sheets from meeting following this page)

SIGN IN SHEET

Municipal Complex Improvements
Council Chambers | City Hall
26-Mar-24
4:00 pm - 6:00 pm

Name	Address	Email (optional)

24

SIGN IN SHEET

Municipal Complex Improvements
Council Chambers | City Hall
26-Mar-24
4:00 pm - 6:00 pm

Name	Address	Email (optional)
Dawn Bransted		
[illegible]		
Gregory Teschner		
Mike Zakowski		
Laith Banyalmargeh		
Nancy Adams		
Joel Chapman		
Karen Chapman		
[illegible]		
Lori Sharp		
Ron [illegible]		
Jake Alt		
Jim Rasberg		
Colleen Duggan		
Laura Wasson		
Karen Sanders		
Dan Leonhart		
Charmaine [illegible] Ward		
Phil & Nancy Kuhn		
Cole Robinson		
Tobias Fritz		
LINDA COOPER		

22

SIGN IN SHEET

Municipal Complex Improvements
Council Chambers | City Hall
26-Mar-24
4:00 pm - 6:00 pm

Name	Address	Email (optional)
Charles Schollenberger		
Gage Schneider		
Pam Justus		
Kathleen Kauba		
Denise Carrier		
Henry R Ruth		
Ted Fritz		
David Gergick		
Marianne Grimes		
Beverly Colston		
Joan Ward		
Tom Ward		
Nicki Muldoon		
Jay Gaskell		
Randy Knight		
Roger Borel		
Kate + Dale Beckerm		
Barbara Pledger		
Nancy Maxwell		
Robert Sands		
Jerry Ward		

28

SIGN IN SHEET

Municipal Complex Improvements
Council Chambers | City Hall
26-Mar-24
4:00 pm - 6:00 pm

Name	Address	Email (optional)
David Mathews		
Sherry Handley		
Brenda Satterlee		
Karen Gibbons		
Victoria & Daniel Garrett		
Derek Sandstrom		
Bill Kanaga		
T. O'Toole		
Jan + Mark Morgan		
Erin Hubert		
Tom Clough		
M. Benson		
Marianne Noll		
John Wilinski		
Jim Brenemark		
Lucy Shelton		
Jan Lane		
Kirk Carpenter		
Carrie Robson		
Todd Shutts		
Tim Higgins		

2F

SIGN IN SHEET

Municipal Complex Improvements
Council Chambers | City Hall
26-Mar-24
4:00 pm - 6:00 pm

Name	Address	Email (optional)
Deanne Pallanich		
Jay Shelton		
Anne Melia		
Heather Hulen		
Ronald Nelson		
Rob Kohl		
James Senter		
Marilyn Senter		
Jeanne Guillot		
Harvey Wheeler		
Edward Bottom		
Maggie McCoy		
John Anderson		
Kirk Walters		
Kathy Hartman		
Tracy Crouch		
Patricia Mathews		
Jim Hadley		
Lauren Martin		
Craig Settedec		
Brian M. O'Hara		

/

SIGN IN SHEET

Municipal Complex Improvements
Council Chambers | City Hall
26-Mar-24
4:00 pm - 6:00 pm

Name	Address	Email (optional)
Shannon Redetzke		

Attachment F
Blank Comment Sheet
(comments from
meeting following this page)

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

PRAIRIE VILLAGE, KANSAS

NAME and WARD # (optional) _____

Comments will appear in Planning Commission and Council Packets
Name and Ward will not be visible in packet

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
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MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

THANK YOU SO MUCH FOR HOLDING THIS OPEN HOUSE! IT IS SO MUCH EASIER TO UNDERSTAND THE PLANS WITH THE WONDERFUL BULLETIN BOARDS, VIDEO OVERVIEW, AND PEOPLE TO EXPLAIN.

A MINOR WISH LIST: IT WOULD BE NICE TO HAVE PHYSICAL SAMPLES OF THE PROPOSED BUILDING MATERIALS AVAILABLE. THOSE OF US NOT IN CONSTRUCTION DON'T REALLY KNOW WHAT THE TERMS ON THE POSTER BOARD MEAN.

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

I THOUGHT THAT THIS WAS A GREAT IDEA TO HAVE AN OPEN HOUSE WITH KEY PEOPLE HERE TO ANSWER QUESTIONS. JASON HANNAM & WES WERE VERY INFORMATIVE. LEARNING THAT THE BUILDING IS OVER 50 YEARS OLD WAS EYE OPENING.

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

I definitely believe we need a facility where elected officials, municipal court judges, ~~and~~ prosecutors, and other staff are in secure areas that are closed to the public.

Thank you

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

It appears the same genre of architecture is being used everywhere — schools, town halls, etc. & find it rather uninspired. It looks like budget architecture.
& don't think it will age ~~—~~ age well.
Why not modify what's already present?

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

PRAIRIE VILLAGE, KANSAS

You're eating up green spaces when you don't have to - The cop explained Police Dept. needs more space to store evidence - REALLY?

I utilize Paul Henson YMCA & it's great - Jan is the only month it's busy - leave it alone & leave Mikkelson's off any of this - Worst mayor ever

You are just spending money to spend it -

NAME and WARD # (optional) _____

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

This project looks like a much needed improvement to our existing city hall. I especially like how the Council chambers and the MPR will be connected to better handle overflow and how the MPR should allow for more space for the public to reserve for things (something we are currently sorely lacking). I do urge Council to aim for LEED Platinum standards

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

Since PV is not growing, no reason to expand at this cost to taxpayers. Having the City Hall as a new building is wasteful spending.

No one able to tell us how much taxes will increase to build "municipal complex"

Favorite Part → Secure parking for police.

How will this spending, Municipal Complex + proposed Community Center help lower income residents move to PV?

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

PRAIRIE VILLAGE, KANSAS

The seperate Court House is a waste of our tax dollars.

There are too many bathrooms.

Would it be cheaper to renovate the existing city Hall for the court house.

Be careful with my tax dollars

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

~~It~~

The plan seems to have a lot of un-needed Redundancy. It seems as though there will be underutilized space from a time utilization standpoint. A modular Multipurpose Bulding esp for the council chambers/municipal court would be more practical + Less costly. I do like the secure areas for the police uses

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

I am in favor of the City Hall & Police plans
We need to separate the 2 "businesses" Keep
the staff safe with more working area - police
also. Future generations will need & appreciate
this progressive move

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

I see the needs for [redacted] Man. space, and Equipment to need

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

PRAIRIE VILLAGE, KANSAS

The designs are beautiful but way overboard for our small city. I can understand the police dept needing more space but the proposal for City Hall is too far over board.

I want this to go to the public for a vote by the citizens to see how many are for and against the expenditure of $30m for this upgrade. We are a landlocked city so there is no growth in the population. Why do we need all this space?

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

The cost of $30 M is way too high.
Let's look at ways to avoid this
expence!

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

Questions I would like answered:

1. Will the voters get to vote on the City Hall prj+? A public vote is required by State law if GO Bonds are funding the project - unless a PBC is established which would not be in keeping w/ your commitment to transparency, I propose a Public vote.
2. Why does the new complex need 9 (nine) bathrooms for 18 Fulltime employees? This seems to be overkill.
3. Why the need for 4 (four) conference rooms AND a MPR & Council Chambers? Seems a bit much given PV has not grown - is not growing.
4. Why can't Court share the City Hall space? Court & Police should be completely separate.
5. What will the project cost me?
6. Why did Council see the designs for the first time last week? Who developed the designs? Staff? A reminder, we do not elect staff to make these decisions.
7. Please consider that you are spending taxpayer Money & you have a fiduciary responsibility to not overspend.

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

PRAIRIE VILLAGE, KANSAS

I am extremely opposed to the building of a new City Hall. This expenditure is not needed. How is this project going to be funded ?!! In this economy, it is unbelievable to tax residents at all. This major expenditure needs to be put to a VOTE!! by the PV residents!

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

The expenditure of $30M should be a city wide vote & not decided by 12 Council members.

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

~~Worthless~~ A remodel would make more sense than a Brand new Build.

PV doesn't have the money to pay for a new Building

We are still payings a bond on the public works Building.

Why is the City hall Blueprint so big and why does everyone need an office

The city hall idea is a bad proposal for PV

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

I feel you could reduce the cost quite considerably by using the space above ~~instead of~~ this space. Any time a complex, house, school is built I believe all the square footage should be used. I ~~don't~~ don't want my taxes to be increased to pay for empty space, what a waste!

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

PRAIRIE VILLAGE, KANSAS

We wish you would quit misleading us.

You plan to spend a fortune on solar power but have not put that on your examples of exterior materials.

Why so many restrooms? The part for the police seems reasonable. The rest of it, not so much.

How does the public benefit from you spending THIRTY MILLION DOLLARS??? Bring us an idea that is reasonable and costs less of our tax dollars. Build what is Needed, not Something that IS unnecessary and will cost taxpayers millions of dollars. The answer is NO.

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

Please build a fiscally fiscal building—
Don't build for LEEDS → Build for residents.

Very expensive during a time when citizens overtaxed.

Support the police but the rest is too much.

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

- Less $$ on new buildings / renov.
and More $$ on Police. not enough officers
on duty at any one time.

- it would be helpful to see a map/diagram/
animation of before/after. ie new campus
vs old campus.

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

This whole project is way too costly. You need to scale down this project — fewer restrooms — Build one room (area) that can be used for council meetings and municipal court. Prairie Village operated in 2 or 3 rooms for years — under Dolce — why not update - add security to what we have. Is it environmentally sound to tear down and replace what we have — VOTE NO!! - Better yet - let the residents vote.

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
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PUBLIC INFORMATION MEETING
COMMENT SHEET

PRAIRIE VILLAGE, KANSAS

Save our #

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

Absolutely support the city hall/police/
city campus concept presented here
Needed change & strong plan for the future
would also support JoCo library
partnership
Skeptical of any collaboration with
the Y / not supportive

Use Native Plants for landscape!

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

I would want you to lean towards a less expensive remodel + some addition to existing. Two thirds of new is currently funded & one third will raise taxes, again! Work with what you have. I'm not against getting modern, updated facilities for Police & City Staff just against paying more taxes, for any new projects. I would want you to be extremly conservative on what you ultimatly do. Remember, you are spending other Peoples money. Put on their Shoes before you do.

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

I fail to understand why the city need additional space when the population of the city is lower than in 1960. I also don't believe that the new building need to have the highest level of finishes nor does it need to be LEED certified. I would favor improvements and upgrades to existing infrastructure.

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

I am most interested in stabalizing or decreasing Property Taxes. There are a number of projects in Johnson County that could serve to increase those taxes

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

Very impressive. This is a much-needed project and I totally support going forward on it. Prairie Village deserves the upgrades proposed here. Go for it!

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

Everything looks carefully planned to take care of the city's needs. I like the architectural shapes and materials that blend old areas with new ones.

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

We don't need a city Hall !

PRAIRIE VILLAGE, KANSAS

MUNICIPAL COMPLEX IMPROVEMENTS
7700 MISSION ROAD

MARCH 26, 2024
4-6 PM

PUBLIC INFORMATION MEETING
COMMENT SHEET

We don't need a $30 million dollar city hall.
We don't need more taxes
We don't need expansion

Pay off existing debt rather than incurring more.





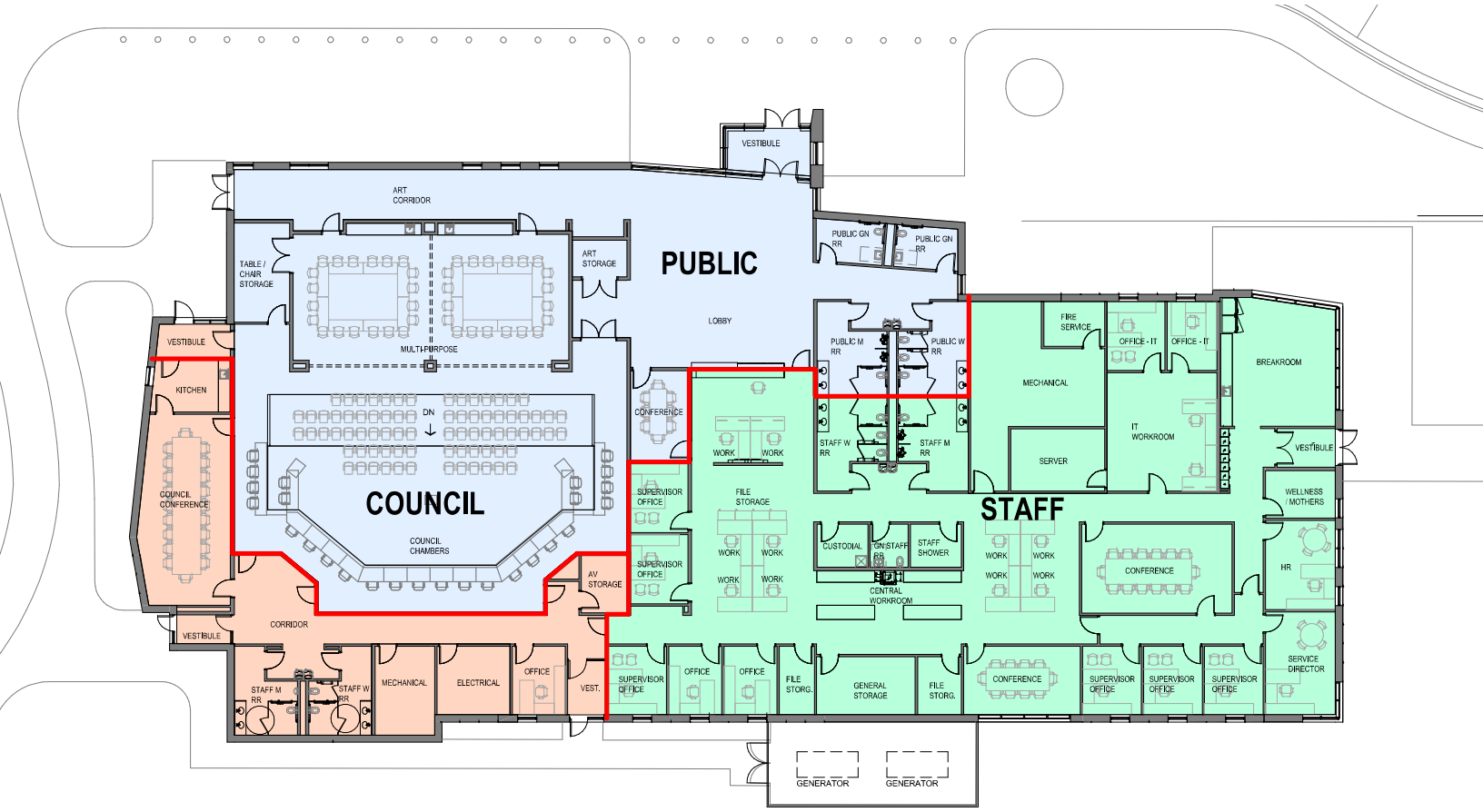




CLARK & ENERSEN

PRAIRIE VILLAGE KANSAS

Prairie Village New City Hall



CITY HALL FLOOR PLAN

CLARK & ENERSEN

PRAIRIE VILLAGE KANSAS

Prairie Village New City Hall





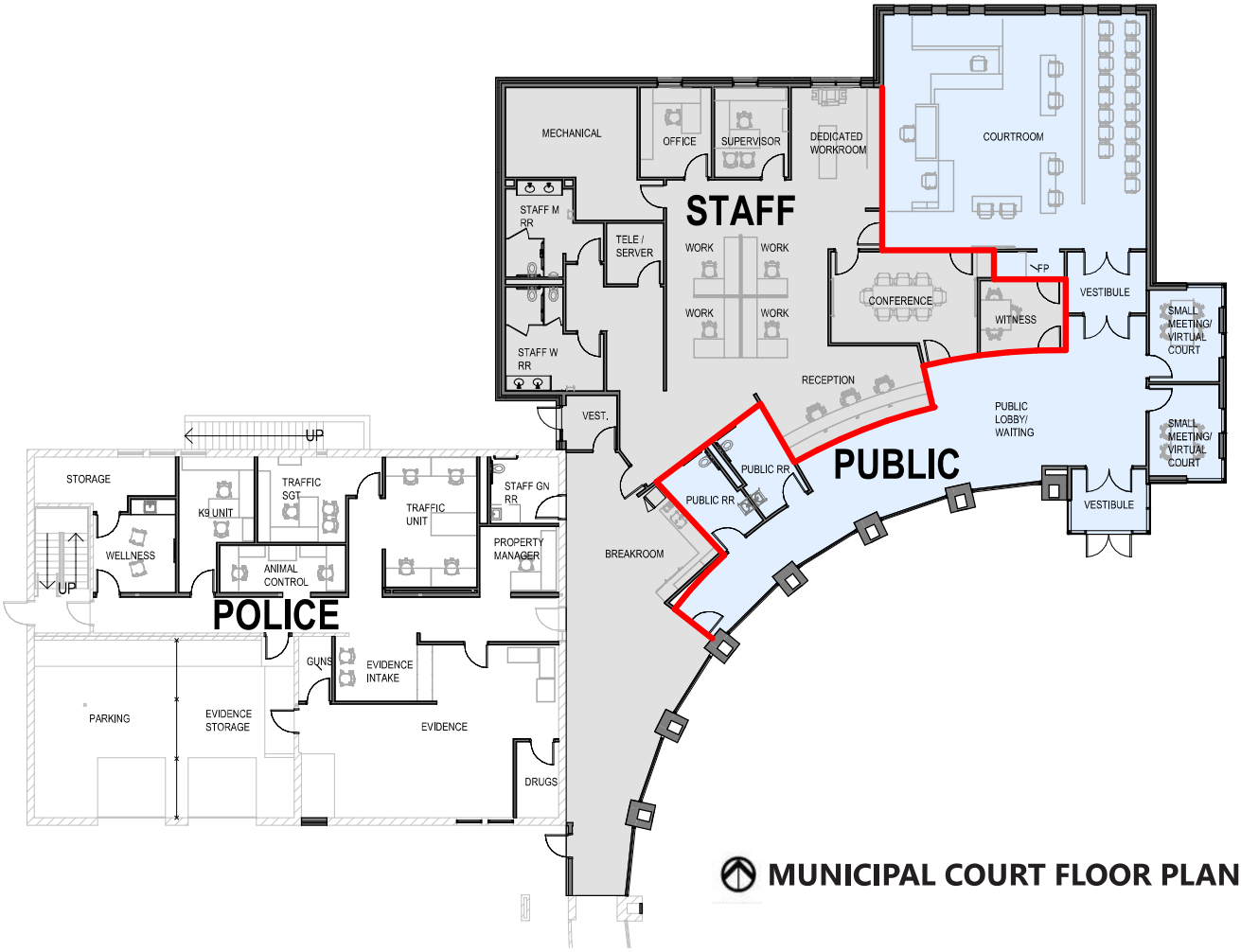




CLARK & ENERSEN

PRAIRIE VILLAGE KANSAS

Prairie Village New Municipal Court



MUNICIPAL COURT FLOOR PLAN

CLARK & ENERSEN

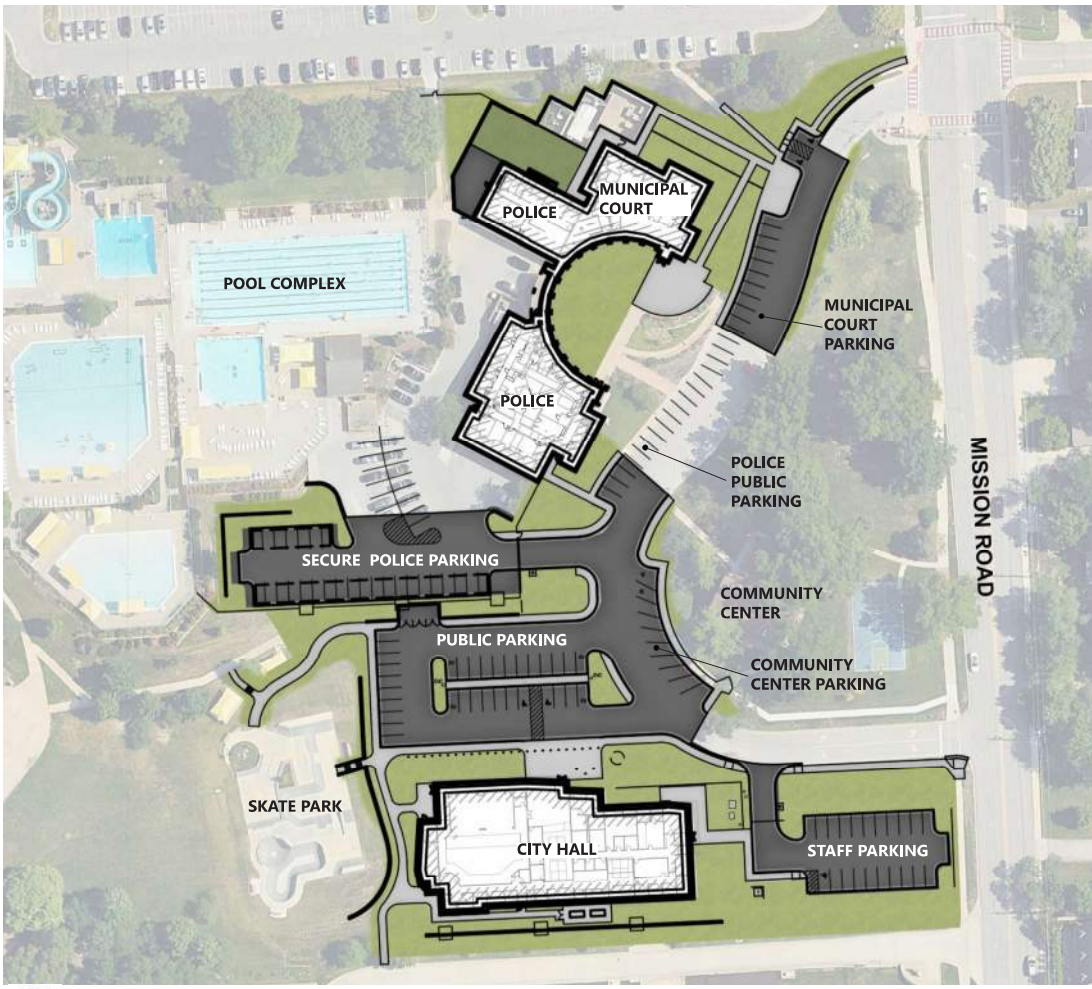
PRAIRIE VILLAGE KANSAS

Prairie Village New Municipal Court







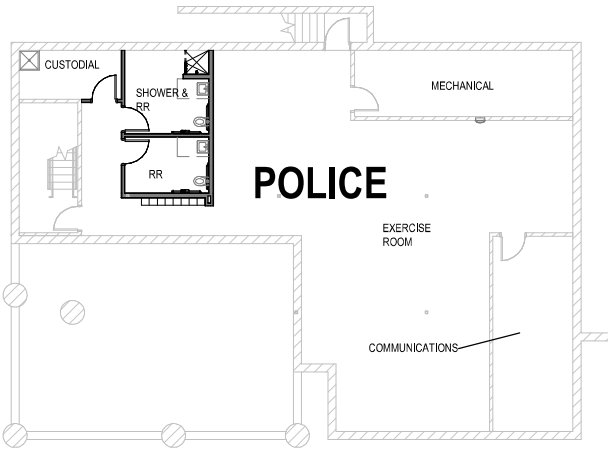


SITE DEVELOPMENT PLAN

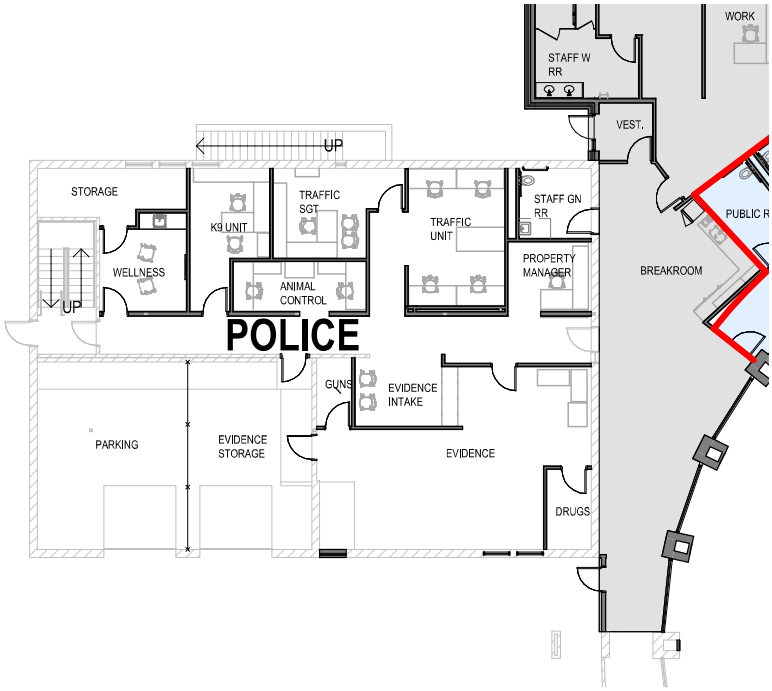
CLARK & ENERSEN

PRAIRIE VILLAGE KANSAS

Prairie Village City Hall Complex Site Development



POLICE EXPANSION
LOWER LEVEL PLAN

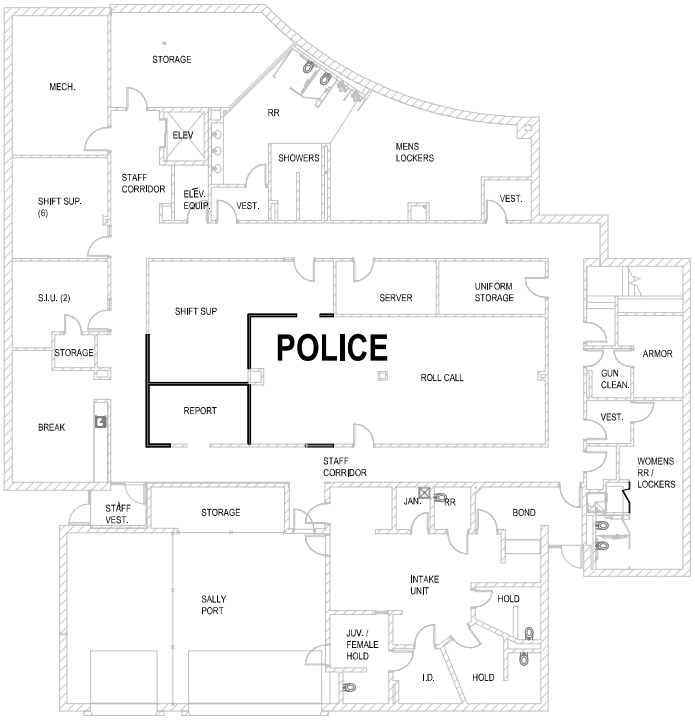


POLICE EXPANSION
FIRST FLOOR PLAN

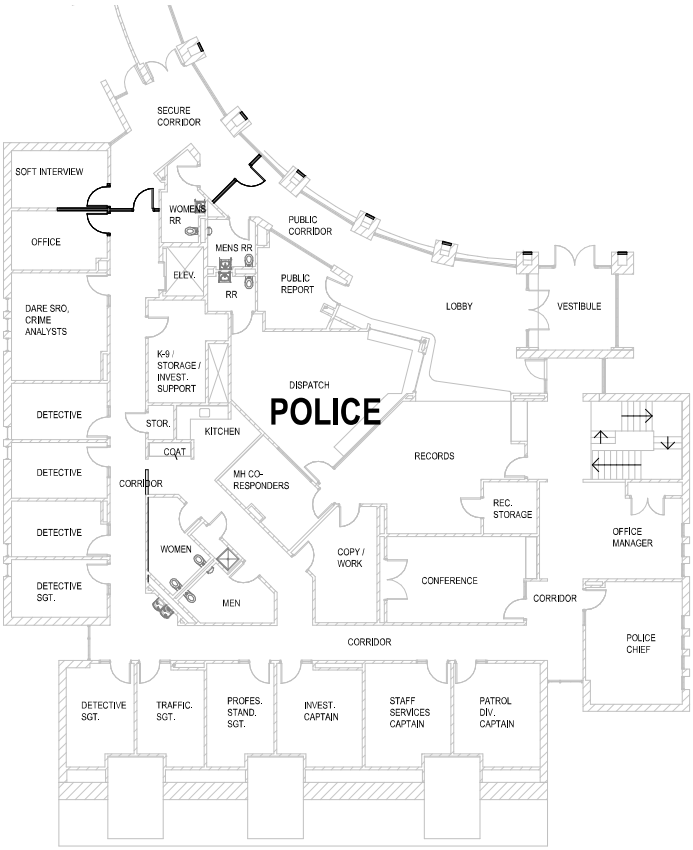
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PRAIRIE VILLAGE KANSAS

Prairie Village Police Expansion



POLICE REMODEL
LOWER LEVEL PLAN



POLICE REMODEL
FIRST FLOOR PLAN

CLARK & ENERSEN

PRAIRIE VILLAGE KANSAS

Prairie Village Police Renovation

CITY HALL

Current and Future Needs

- City Hall does not provide adequate space for current City services and there is limited opportunity to accommodate future growth of City services within the constrained footprint of the existing facility.

Security

- City Hall is deficient in modern day security needs for employees and the Governing Body.
    - In the event of an emergency, the Governing Body cannot readily access a safe and secure area.
    - City Hall does not have a fire suppression sprinkler system to mitigate fire risk.
- The new plan would separate City Hall operations from Court operations, reducing security concerns for staff and the public.

Normalized Office Space

- Currently, office space for personnel is segregated, crowded, and lacking privacy as the noise levels in office areas carry into other areas creating interruptions during the day. Some employees are working in small offices that are converted storage areas.
- The new plan normalizes offices for staff and improves adjacencies creating a more efficient and productive work environment.

Aging Facility

- The main part of City Hall is over 50 years old and was built to residential standards.
    - The structural inspection revealed the electrical service, plumbing / sanitary sewer infrastructure has reached expected end of life and would need to be completely replaced.
- With new construction we have the opportunity to improve ADA access for City services.

Lack of Meeting and Public Space

- City Hall currently only has one conference room (the multipurpose room, or MPR) which is also open to the public to reserve. This results in not having available meeting space when needed, and there is not a conference room that is strictly available in the secured portion of City Hall for staff.
- The new plan allows for a connected Council Chambers overflow, which is needed when community engagement exceeds seating in the chambers. When not in use for Council Chambers overflow, these rooms provide additional meeting space within City Hall.

COURT ADDITION

The new Court addition would provide the following improvements that do not currently exist:

- Shared Office spaces for three judges and two prosecutors
- Private Witness/Victim waiting room (to ensure protection & separation from defendants)
- Small private area for attorney/client consult or to conduct virtual court

POLICE DEPARTMENT

The renovation of parts of the existing City Hall structure provides needed expansion for Police Department personnel.

- Additional office space for K9 Unit, Traffic Unit, and Community Services Officers. Currently, the K9 unit is working out of a storage area, and four traffic officers share one office space.
- Creates a larger, more efficient squad room in the existing PD. This room also serves as a training room and if needed, a mobilization space for Metro Squad operations.

LEED

The current project was developed with the approved Climate Action Plan in mind. The plan states, Prairie Village is dedicated to constructing new buildings that meet the LEED Platinum standards.

PROJECTED COSTS

Total costs not to exceed $30M per Council direction.

City Hall – 60%
Police Department / Municipal Court - Justice Center – 40%

For additional information, follow the QR code to access the Municipal Complex Project webpage on the City's website.

Prairie Village New City Hall, PD Renovation & Municipal Court Addition

Schematic Design Submittal

March 6, 2024





CLARK & ENERSEN

The City Of
Prairie Village, Kansas

PROJECT DESIGN TEAM

\ CIVIL

LAMP RYNEARSON

\ ARCHITECTURAL, STRUCTURAL, MECHANICAL, ELECTRICAL, FIRE PROTECTION, INTERIOR, LANDSCAPE

CLARK & ENERSEN

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MECHANICAL NARRATIVE
- CITY HALL 2.12
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\4.0 APPENDIX

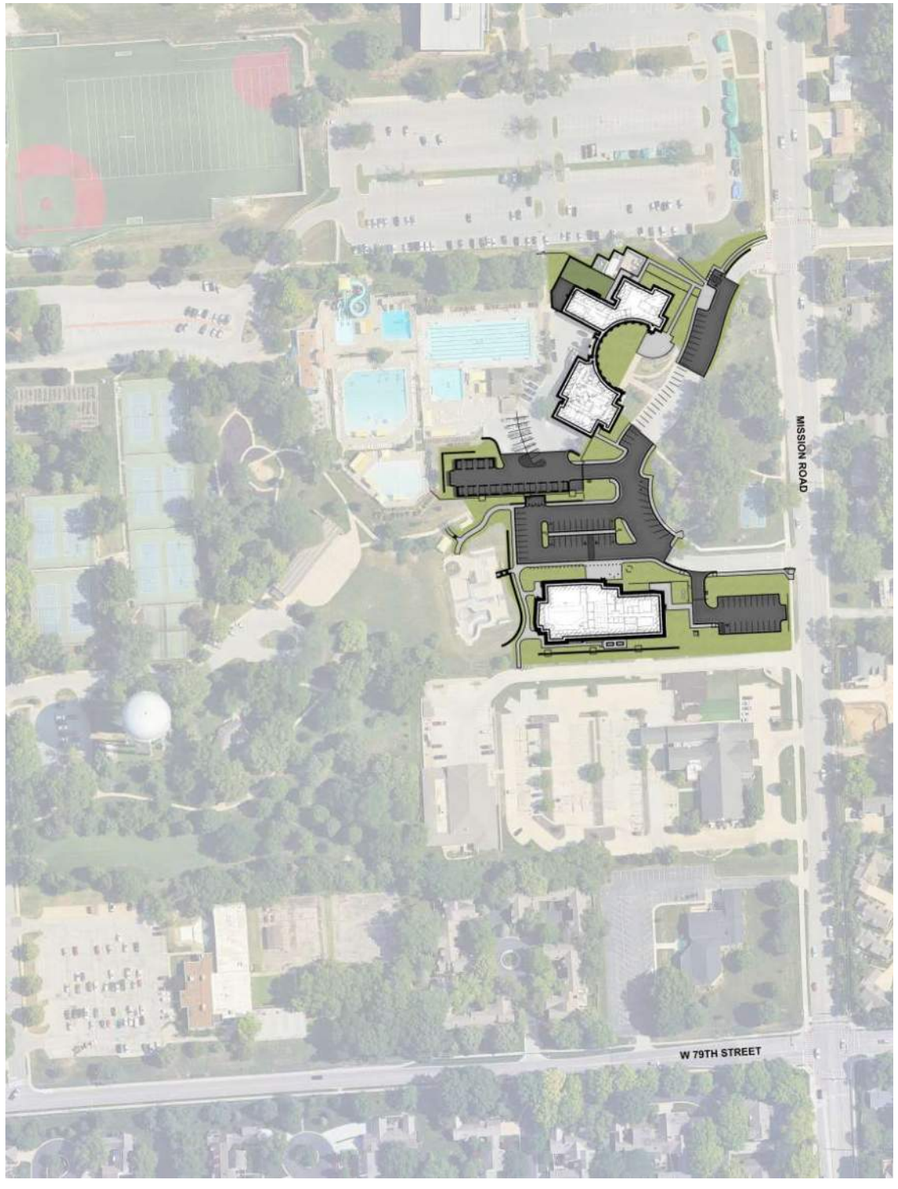
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COST BREAKDOWN 4.11

1.0 PROJECT SUMMARY

CLARK & ENERSEN

The City Of
Prairie Village, Kansas

PROJECT LOCATION



PROJECT DESCRIPTION

In 2022, the City of Prairie Village requested that Clark & Enersen provide assistance in developing an Existing Building Conditions Analysis of the existing structures at the 7700 Mission Road Municipal Complex to aid in the creation of a conceptual master plan for the campus. As part of this endeavor the Clark & Enersen “Review Team” studied each building system to determine its general condition and recommendations for updates.

In 2023, following the completion of the Existing Building Conditions Analysis, the City of Prairie Village along with Clark & Enersen embarked on a conceptual design process that included the study of programmatic needs, discussions with user groups, a variety of conceptual plan layouts and configurations, and conceptual cost estimates. In the fall of 2023, the City Council of Prairie Village approved an option, “3E.1”, to improve accessibility and security on the existing campus, to meet current and future needs of staff and the community, and to create more sustainable structures that improve operational efficiency and maintenance.

In November of 2023, Clark & Enersen began a Schematic Design process to build upon the approved “3E.1” conceptual designs and cost estimates. The proposed project spans the entirety of the existing campus and is comprised of two phases.

Phase 1 includes the construction of a new 18,148 GSF City Hall building on the south end of campus on what is today an asphalt surface parking lot. The new building, targeting a LEED Platinum certification, is oriented along an east-west axis with the main public entry facing north and a secure staff entry on the east end. Public parking serving the building will be north of the building and shared with the adjacent existing Skate Park. Staff parking will occur east of the building, above the existing geothermal well-field. Due to the significant drop in grade from the north end of the site to the south, retaining walls are required on the west and south sides of the building.

Phase 2 includes demolition of 10,852 GSF of the existing City Hall building and replaces it with a 6,648 GSF Municipal Court addition that completes the circular courtyard edge created by the existing Police Building. The existing west/ “MPR” wing of City Hall will remain and be renovated up to 5,753 SF to accommodate a growing Police program. This renovated area, along with the new Municipal Court targets a LEED Gold or Silver certification. Phase 2 also includes the renovation of 2,323 SF within the existing Police building, and re-roofing the curved portion of roof along the PD courtyard. Site work in Phase 2 includes replacing the existing cell tower enclosure, creating an outdoor exercise yard for the Police Department, providing covered parking stalls for Police vehicles, building a new central trash enclosure for the complex, and creating more accessible pathways from the main drive parking stalls to the entrance of the Municipal Court.

GENERAL CONSTRUCTION COST SUMMARY

	COST	COST/GSF
\ PHASE 1		
SITE WORK[1]	$2,361,648	$130.13
NEW CITY HALL (LEED PLATINUM)	$10,661,489	$587.47
\ PHASE 2		
SITE WORK[1]	$1,631,709	$131.58
MUNICIPAL COURT ADDITION (LEED GOLD/SILVER)	$4,594,413	$691.10
MPR RENOVATION[2] (LEED GOLD/SILVER)	$1,149,324	$199.78
POLICE DEPARTMENT RENOVATION	$552,431	$237.81
SUBTOTAL:	**$20,951,014**	**$637**
\ SOFT COSTS		
40% SOFT COSTS	$8,380,406	
\ TOTAL PROJECT COST[3]	**$29,331,420**	

(SEE APPENDIX FOR ADDITIONAL COST BREAKDOWN BY BUILDING)

NOTES:
1. SITE COSTS EXCLUDE ANY WORK AT THE INTERSECTION ALONG MISSION RD
2. MPR COSTS EXCLUDE HOLISTIC ENVELOPE IMPROVEMENTS OF EXISTING MPR WING
3. SCHEMATIC DESIGN COSTS INCLUDE THE FOLLOWING CHANGES IN SCOPE FROM CONCEPT COST ESTIMATES:
    A) ADDITION OF APPROXIMATELY 1,000 SF TO MUNICIPAL COURT BUILDING
    B) ADDITION OF NEW METAL ROOFING AT CURVED AREA ALONG PD COURTYARD
    C) ADDITION OF INFILL PANELS AT U-SHAPED BRICK COLUMNS ALONG PD COURTYARD
    D) INCREASED EXTENTS OF RETAINING WALLS
    E) INCREASED EXTENTS OF SITE SCREENING AND SITE SIGNAGE
    F) INCLUSION OF NEW ENCLOSURE WALLS FOR CELL TOWER EQUIPMENT
    G) INCLUSION OF PD EXERCISE YARD

2.0 PROJECT NARRATIVES

CLARK & ENERSEN

The City Of
Prairie Village, Kansas

CODE ANALYSIS – CITY HALL

PRAIRIE VILLAGE CITY HALL

Authority Having Jurisdiction
City of Prairie Village, Kansas

Applicable Codes
2018 International Building Code
2018 International Existing Building Code
2017 National Electric Code (NFPA 70)
2018 International Plumbing Code
2018 International Mechanical Code
2018 International Fire Code
2006 NFPA 101 Life Safety Code
2018 International Energy Conservation Code
2018 International Fuel Gas Code
2018 Property Maintenance Code
2009 ICC A117.1 Accessible and Usable Buildings and Facilities
2007 NFPA 13

Building Area:

	NSF	GSF
First Floor	12,216	17,361

Occupancy Classification
The building contains both Group A-3 and Group B occupancies. Occupancies are non-separated.

Occupant Load based on Schematic Floor Plan (Table 1004.1.2)

	Square Footage	Occupant Load Factor	Occupants
Assembly (Concentrated)	1,308 NSF	7	187
Council Chamber	2,811 NSF	per IBC 1004.6	160
Business	11,767 GSF	150	78
S/ME	1,475 GSF	300	5
TOTAL			**430 occupants**

Table 503 Allowable Building Heights and Areas (based on Occupancy Type A-3)

	Type 1A	Type 1B	Type 2A	**Type 2B**	Type 3A	Type 3B	Type 4HT	Type 5A	Type 5B
Height	UL	180 FT	85 FT	**75 FT**	85 FT	75 FT	85 FT	70 FT	60 FT
S	UL	12	4	**3**	4	3	4	3	2
A	UL	UL	62,000	**38,000**	56,000	38,000	60,000	46,000	24,000

A = Area
S = Stories

506 Building Area Modifications

Allowable Area = [Tabular Area + (Tabular Area x Area Increase for Frontage)]

Allowable Area = [38,000sf + (9,500 x 0.75)] = **45,125 SF**

Height & Area Summary

Allowable Building Height: 75 FT above grade plane, 1 story above grade plane

Actual Building Height: 27'-6" FT above grade plane, 1 story above grade plane

Allowable Building Area (per story): 45,125 SF

Table 601 Fire-Resistance Rating Requirements for Building Elements (Hours)

Building Element	Construction Type 2B
Primary structural frame	0
Bearing walls Exterior Interior	 0 0
Nonbearing walls and partitions Exterior	 0
Nonbearing walls and partitions Interior	 0
Floor Construction and associated secondary members (see Section 202)	0
Roof construction and associated secondary members (see Section 202)	0

CODE ANALYSIS – CITY HALL

803.1.1 Interior Wall and Ceiling Finish Material

Interior wall and ceiling finish materials shall be classified in accordance with ASTM E 84 or UL 723. Such interior finish materials shall be grouped in the following classes in accordance with their flame spread and smoke-developed indexes.

Class A = Flame spread index 0-25; Smoke-developed index 0-450

Class B = Flame spread index 26-75; Smoke-developed index 0-450

Class C = Flame spread index 76-200; Smoke-developed index 0-450

Table 803.9 Interior Wall and Ceiling Finish Requirements by Occupancy

	Sprinklered Buildings		
Occupancy Group	Interior Exit Stairways, Interior Exit Ramps, and Exit Passageways	Corridors and Enclosure for Exit Access Stairways and Exit Access Ramps	Rooms and Enclosed Spaces
A-3	**B**	**B**	**C**
B	**B**	**C**	**C**

Automatic Sprinkler Systems

Building will be equipped throughout with an automatic sprinkler system.

903.2.1.3 Group A-3 Occupancies – Required

An automatic sprinkler system shall be provided for Group A-3 occupancies where one of the following conditions exists:

1. The fire area exceeds 12,000 square feet.
2. The fire area has an occupant load of 300 or more
3. The fire area is located on a floor other than a level of exit discharge serving such occupancies

903.2.11.1.1 Opening dimensions and access

Openings shall have a minimum dimension of not less than 30 inches. Such openings shall be accessible to the fire department from the exterior and shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that fire-fighting or rescue cannot be accomplished from the exterior.

Fire Alarm and Detection Systems – Required

907.2 Where Required—New Buildings and Structures

An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.23 and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code.

Not fewer than one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or waterflow detection devices. Where other sections of this code allow elimination of fire alarm boxes due to sprinklers, a single fire alarm box shall be installed.

907.2.1 Group A

Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

1003.2 Ceiling Height

The means of egress shall have a ceiling height of not less than 7'-6".

1005.3 Required capacity based on occupant load

Stairways: 0.2 inches/occupant

Non-stairways: 0.2 inches/occupant

1009.4 Width (Stairways)

The width of stairways shall be determined as specified in Section 1005.1, but such width shall not be less than 44 inches. See Section 1007.3 for accessible means of egress stairways.

Exceptions:

1. Stairways serving and occupant load of less than 50 shall have a width of not less than 36 inches.

Table 1017.2 Exit Access Travel Distance

OCCUPANCY	W/O SPRINKLER SYSTEM	W/ SPRINKLER SYSTEM
A, E, F-1, M,R, S-1	200 feet	**250 feet**
B	200 feet	300 feet

1020.2 Minimum Corridor Width

Any facility not listed in Table 1020.2: **44" minimum**

CODE ANALYSIS – CITY HALL

2902 Minimum Plumbing Facilities:

Occupancy Group	A-3	B	S	TOTAL	RQD. FIXTURES	PROVIDED FIXTURES	
Occupant Load	347	78	5	430			
Male Occupants	174	39	3	216			
Female Occupants	174	39	3	216			
Male Water Closets	1.39	1.56	0.03	1.00	**3**	**6**	**Men's Toilet or Urinal**
Female Water Closets	2.68	1.56	0.03	1.74	**5**	**10**	**Women's Toilets**
Male Lavatories	0.87	0.98	0.03	0.64	**2**	**7**	**Men's Hand Sinks**
Female Lavatories	0.87	0.98	0.03	0.64	**2**	**8**	**Women's Hand Sinks**
Drinking Fountains	0.69	0.78	0.01	0.01	**2**	**2**	**Drinking Fountains***
Service Sinks	1	1	1	1	**1**	**1**	**Janitor Sinks**

*Where drinking fountains are required, not fewer than two drinking fountains shall be provided. One drinking fountain shall comply with the requirements for people who use a wheelchair and one drinking fountain shall comply with the requirements for standing persons.

IFC 2012
505.1 Address Identification

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of ½ inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

CODE ANALYSIS – MUNICIPAL COURT & POLICE DEPARTMENT

PRAIRIE VILLAGE MUNICIPAL COURT & POLICE DEPARTMENT

Authority Having Jurisdiction
City of Prairie Village, Kansas

Applicable Codes
2018 International Building Code
2018 International Existing Building Code
2017 National Electric Code (NFPA 70)
2018 International Plumbing Code
2018 International Mechanical Code
2018 International Fire Code
2006 NFPA 101 Life Safety Code
2018 International Energy Conservation Code
2018 International Fuel Gas Code
2018 Property Maintenance Code
2009 ICC A117.1 Accessible and Usable Buildings and Facilities
2007 NFPA 13

Building Area:

	Existing GSF	Demolition GSF	New Construction GSF	**TOTAL**
Level 1	21,839	10,387	6,083	17,535 SF
Lower Level	10,886	N/A	N/A	10,886 SF
TOTAL				**28,421 SF**

Occupancy Classification
The building contains Group A-3, Group B, Group I-3, and Group S-2 occupancies. Occupancies are non-separated with Group B as the most restrictive for the provisions of Chapter 5. The portion of Level 1 which contains Group A-3 is classified as accessory occupancy. The existing portion of the Lower Level which contains Group I-3 is classified as accessory occupancy.

Occupant Load based on Schematic Floor Plan (Table 1004.1.2)

	Square Footage	**Occupant Load Factor**	**Occupants**
Level 1			
Business	14,218	150 G	95
Courtroom	1,117	40 N	28
S/ME	2,200	300 G	8
Level 1 Subtotal:			**131**
Lower Level			
Business	4,946	150 G	33
Exercise	1,471	50 G	30
S/ME	2,681	300 G	9
Roll Call (A-3, Unconc.)	842	15 N	57
Intake & Holding (I-3)	946	240 G	4
Lower Level Subtotal:			**133**
TOTAL			**264 Occupants**

Table 503 Allowable Building Heights and Areas (based on Occupancy Type A-3)

	Type 1A	Type 1B	Type 2A	Type 2B	Type 3A	Type 3B	Type 4HT	Type 5A	**Type 5B**
Height	UL	180 FT	85 FT	75 FT	85 FT	75 FT	85 FT	70 FT	**60 FT**
S	UL	12	6	4	6	4	6	4	**3**
A	UL	UL	112,500	69,000	85,500	57,000	108,000	54,000	**27,000**

A = Area
S = Stories

506 Building Area Modifications

Allowable Area = [Tabular Area + (Tabular Area x Area Increase for Frontage)]

Allowable Area = [27,000sf + (9,000 x 0.75)] = **33,750 SF**

Height & Area Summary

Allowable Building Height: 60 FT above grade plane, 3 story above grade plane

Actual Building Height: 34' - 5" above grade plane, 2 story above grade plane

Allowable Building Area (per story): **33,750 SF**

Table 601 Fire-Resistance Rating Requirements for Building Elements (Hours)

Building Element	**Construction Type 5B**
Primary structural frame	0
Bearing walls Exterior Interior	 0 0
Nonbearing walls and partitions Exterior	 0
Nonbearing walls and partitions Interior	 0
Floor Construction and associated secondary members (see Section 202)	0
Roof construction and associated secondary members (see Section 202)	0

CODE ANALYSIS – MUNICIPAL COURT & POLICE DEPARTMENT

803.1.1 Interior Wall and Ceiling Finish Material

Interior wall and ceiling finish materials shall be classified in accordance with ASTM E 84 or UL 723. Such interior finish materials shall be grouped in the following classes in accordance with their flame spread and smoke-developed indexes.

Class A = Flame spread index 0-25; Smoke-developed index 0-450

Class B = Flame spread index 26-75; Smoke-developed index 0-450

Class C = Flame spread index 76-200; Smoke-developed index 0-450

Table 803.9 Interior Wall and Ceiling Finish Requirements by Occupancy

	Sprinklered Buildings		
Occupancy Group	Interior Exit Stairways, Interior Exit Ramps, and Exit Passageways	Corridors and Enclosure for Exit Access Stairways and Exit Access Ramps	Rooms and Enclosed Spaces
A-3	**B**	**B**	**C**
B	**B**	**C**	**C**
S	**C**	**C**	**C**

Automatic Sprinkler Systems

Building will be equipped throughout with an automatic sprinkler system.

903.2.11.1.1 Opening dimensions and access

Openings shall have a minimum dimension of not less than 30 inches. Such openings shall be accessible to the fire department from the exterior and shall be accessible to the fire department from the exterior and shall not be obstructed in a manner that fire-fighting or rescue cannot be accomplished from the exterior

903.2.11.1.2 Openings on one side only

Where openings in a story are provided on only one side and the opposite wall of such story is more than 75 feet from such openings, the story shall be equipped throughout with an approved automatic sprinkler system, or openings as specified above shall be provided on at least two sides of the story.

Fire Alarm and Detection Systems – Required

907.2 Where Required—New Buildings and Structures

An approved fire alarm system installed in accordance with the provisions of this code and NFPA 72 shall be provided in new buildings and structures in accordance with Sections 907.2.23 and provide occupant notification in accordance with Section 907.5, unless other requirements are provided by another section of this code.

Not fewer than one manual fire alarm box shall be provided in an approved location to initiate a fire alarm signal for fire alarm systems employing automatic fire detectors or waterflow detection devices. Where other sections of this code allow elimination of fire alarm boxes due to sprinklers, a single fire alarm box shall be installed.

907.2.1 Group A

Manual fire alarm boxes are not required where the building is equipped throughout with an automatic sprinkler system installed in accordance with Section 903.3.1.1 and the occupant notification appliances will activate throughout the notification zones upon sprinkler water flow.

1003.2 Ceiling Height

The means of egress shall have a ceiling height of not less than 7'-6".

1005.3 Required capacity based on occupant load

Stairways: 0.2 inches/occupant

Non-stairways: 0.2 inches/occupant

1009.3 Exit Access Stairways

Floor openings between stories created by exit access stairways shall be enclosed.

Exceptions:

1. In other than Group I-2 and I-3 occupancies, exit access stairways that serve, or atmospherically communicate between, only two stories are not required to be enclosed.

1009.3.1.2 Fire Resistance Rating of Exit Access Stairway

Exit access stairway enclosures shall have a fire-resistance rating of not less than 2 hours where connecting four stores or more, and not less than 1 hour where connecting less than four stories. The number of stories connected by the exit access stairway enclosures shall include any basements, but not any mezzanines. Exit access stairway enclosures shall have a fire-resistance rating not less than the floor assembly penetrated, but need not exceed 2 hours.

1009.4 Width (Stairways)

The width of stairways shall be determined as specified in Section 1005.1, but such width shall not be less than 44 inches. See Section 1007.3 for accessible means of egress stairways.

Exceptions:

1. Stairways serving and occupant load of less than 50 shall have a width of not less than 36 inches.

CODE ANALYSIS – MUNICIPAL COURT & POLICE DEPARTMENT

Table 1017.2 Exit Access Travel Distance

OCCUPANCY	W/O SPRINKLER SYSTEM	W/ SPRINKLER SYSTEM
B	200 feet	**300 feet**
A-3	200 feet	**250 feet**
S-2	300 feet	**400 feet**

1018.2 Minimum Corridor Width

Any facility not listed in Table 1018.2: **44" minimum**

2902 Minimum Plumbing Facilities

Occupancy Group	A-3	B	I-3	S	TOTAL	RQD. FIXTURES	PROVIDED FIXTURES	
Occupant Load	85	158	4	17	264			
Male Occupants	43	79	2	9	133			
Female Occupants	43	79	2	9	133			
Male Water Closets	0.34	2.58	0.13	0.09	3.15	**4**	**11**	**Men's Toilet or Urinal**
Female Water Closets	0.66	2.58	0.13	0.09	3.46	**4**	**10**	**Women's Toilets**
Male Lavatories	0.22	1.98	0.13	0.09	2.41	**3**	**9**	**Men's Hand Sinks**
Female Lavatories	0.22	1.98	0.13	0.09	2.41	**3**	**9**	**Women's Hand Sinks**
Drinking Fountains	0.17	1.58		0.04	0.02	**2**	**2**	**Drinking Fountains***
Service Sinks	1	1		1	1	**1**	**4**	**Janitor Sinks**

* Where drinking fountains are required, not fewer than two drinking fountains shall be provided. One drinking fountain shall comply with the requirements for people who use a wheelchair and one drinking fountain shall comply with the requirements for standing persons.

IFC 2012

505.1 Address Identification

New and existing buildings shall be provided with approved address identification. The address identification shall be legible and placed in a position that is visible from the street or road fronting the property. Address identification characters shall contrast with their background. Address numbers shall be Arabic numbers or alphabetical letters. Numbers shall not be spelled out. Each character shall be not less than 4 inches (102 mm) high with a minimum stroke width of ½ inch (12.7 mm). Where required by the fire code official, address identification shall be provided in additional approved locations to facilitate emergency response. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure. Address identification shall be maintained.

SITE NARRATIVE - PHASE 1 & 2 - CITY HALL & MUNICIPAL COURT ADDITION / PD RENOVATION

SITE CONCEPT

The project site consists of two building sites, the New City Hall (Phase 1) and the Municipal Court Renovation and Addition / Police Department Renovation (Phase 2). The projects are located on the existing site of the Prairie Village Municipal Office Complex along Mission Road to the east, west of 77th Street. The Municipal Court Renovation and Addition will be developed on the north half of the existing building, leaving the Police Department largely in existing condition. The New City Hall will be developed on the south portion of the site where public parking is currently located.

The site layout is largely dependent on the existing site and current programming. The existing skate park and Community Center will remain, and the current connecting roadway will be improved to provide accessible and ample parking. The roadway will need to be partially regraded to make up for the finished elevation of the New City Hall. The use of retaining walls throughout the site will help retain this grade while preserving the existing buildings and amenities. Along the south side of the New City Hall, a 6-8’ tall segmental retaining wall will be constructed with a 4’ tall decorative aluminum fence acting as a guardrail. A lower 2’ high cast-in-place concrete retaining wall will be used on either side of the trash enclosure, and a taller 3’ high cast-in-place concrete retaining wall will be used on the west side of the gated police parking.

The site design for both projects will focus on providing welcoming entrance ways to the public. This will be accomplished by providing plenty of parking, accessible routes for pedestrians, visually interesting signage, and landscape to provide natural beauty and shade opportunities. Beyond the public realm, the sites will also prioritize the experience of staff and their ease of utilizing the site.

The plaza of the Municipal Court Renovation and Addition will preserve existing signage and amenities. The signage and three flagpoles with surrounding plantings will remain, but the plaza entrance will be expanded for the new accessible path. A half circular lawn will also continue along the proposed radius addition to the Municipal Court. The Police Department’s improvements will include a new, secured parking lot and an addition of an exercise yard in the back lot of the building. The exercise yard is proposed to be a rubber athletic surface.

The New City Hall will have a large plaza space that also serves as the public entrance. The plaza amenities will include space for gathering, bollards for lighting and security, three flag poles, public bike racks, benches, and potential for an art installation. Perforated metal panels will also act as creative signage and screening to utilities and a staff patio area. This same screening will be used around the generator south of the building, around the electrical transformer, and east of the surface parking lot, east of the New City Hall. The staff patio will be located near the east staff entrance and will provide outdoor leisure and gathering through multiple seating options.

LANDSCAPE

Plant materials will play an important part in the site design and how the two new buildings will relate to one another. Existing trees will be protected and preserved where possible, and the removal of trees will be mitigated through Prairie Village’s tree replacement requirements. The addition of large and ornamental trees throughout the site will meet these requirements, and provide shade to parking lots and pedestrian pathways. Ornamental trees will also be planted to softly frame the new buildings and provide seasonal interest.

Evergreen and flowering shrubs will be planted around building foundations for year-round visual interest. Shrubs will also be utilized to help screen utilities, retaining walls, and parking lots. Ornamental grasses will be used continually throughout site to tie both buildings together. These grasses will be a prairie and perennial mix to provide different textures that change throughout the seasons. These plantings will give an ode to the “prairie” in Prairie Village.

PEDESTRIAN & VEHICULAR CIRCULATION

The existing roadway will continue to be the main circulation path for vehicular traffic. The roadway will remain as one way traffic, with vehicular access entering at the north entrance off Mission Road, and exit on the south end of the site, back onto Mission Road. The sidewalk will continue along the roadway to provide pedestrian access to new and existing buildings and site amenities.

At the Municipal Court, reinforced geogrid grass pavers adjacent to the roadway will give vehicle access to the cell enclosure. This will require the existing parking in this area to be removed and the sidewalk will be repaved to connect to the existing sidewalk from Shawnee Mission East High School’s parking lot. A sidewalk adjacent to the grass pavers will be added to lead to the gated entrance to the cell enclosure and Police Department’s exercise yard. A sidewalk from the new ADA stalls near the Municipal Court entrance will provide an accessible connection to the entrance plaza and existing sidewalks and stair entrances.

Both the cell enclosure and exercise yard will need cast-in-place retaining walls to make up the difference in grade. The screening around the cell enclosure will be reconstructed as a 6’ tall cast-in-place concrete retaining wall, with a 6’ tall perforated panel on top. Where the retaining wall is not needed, a taller 12’ perforated panel will aid in screening the cell tower equipment. Surrounding the exercise yard, a 2’ tall cast-in-place retaining wall will be constructed, with a 4-6’ tall black chain link fence on top. An additional small amount of black chain link fence helps connect to the existing fencing within this area.

A part of the Police Department’s south entrance sidewalk will remain, but will also be repaved to run adjacent to the existing roadway. The sidewalk will also be a connection to the new trash enclosure within the New City Hall parking lot. Access to the Community Center stalls will also be provided by a new sidewalk where parking is being repaved in this area.

A sidewalk located adjacent to the New City Hall parking lot and west of the site will allow access to the Skate Park while also providing a connection for church overflow parking. This sidewalk will also give access to utilities south of New City Hall. To make up the difference in grade in this area, a cast-in-place concrete retaining wall with a decorative formliner, similar to the wall in front of the municipal court will be constructed. A 4’ tall decorative aluminum fence will be used as a guardrail along the wall. A sidewalk will also be provided along the new parking lot, parallel to the New City Hall, and lead the to large front plaza space. The staff entrance to the east will be accessible from a sidewalk added north of the parking lot. This sidewalk will also lead to the staff patio space.

PARKING

The north roadway will be repaved to remove the north 4 parking spaces and the planting buffer to shift the existing parking spaces to be adjacent to the Municipal Court and Police department. This will provide 28 stalls that include 2 ADA stalls, electric vehicle stalls, and police public stalls. Nine Community Center stalls will remain along the existing roadway, with some stalls being repainted. Two Internet Exchange Stalls will be included.

The secured Police Department parking will include 5 existing PD parking stalls that will remain behind the existing Police Department building. The rest of the parking lot will be expanded and repainted to include a total of 59 secure police stalls. These stalls will be secured with an arm gate for vehicular access, and a sliding gate for pedestrian access. A 6’ tall, decorative aluminum black picket fence will surround the parking lot. Solar panel canopies will also provide shade over these stalls.

The south parking lot will be repaved to include 33 parking stalls for the New City Hall. Two ADA stalls, 4 electric vehicle stalls, and 10 stalls for the skate park will be included within this parking lot. This parking lot will also include vehicular access to the new trash enclosure location. Staff parking for the New City Hall will be developed directly east of the site. This parking lot will be secured with an Arm Gate, and include 21 stalls with 1 ADA parking stall.

CIVIL NARRATIVE - PHASE 1 & 2 - CITY HALL & MUNICIPAL COURT ADDITION / PD RENOVATION

LAMP RYNEARSON

STORMWATER MANAGEMENT

Proposed City Hall improvements will increase the impervious site area. Underground stormwater detention is proposed to limit post development peak discharge rates to pre-development peak discharge rates in accordance with City regulations. A chamber or perforated pipe system is proposed underneath the City Hall visitor parking lot. The overall project site drains from the north to the south. Runoff will continue to be collected in enclosed storm sewer systems and routed to the proposed underground detention system. The underground detention will discharge to enclosed storm sewer that routes the runoff along the west and south sides of the building to the existing storm infrastructure in the fire station access drive.

The Municipal Court improvements will decrease impervious site area therefore no stormwater management improvements are required for this phase.

STORMWATER WATER QUALITY TREATMENT

As the proposed City Hall improvements increase impervious site area, water quality treatment is required in accordance with City regulations. The percent increase in impervious area requires a 5.0 Level of Service and a Value Rating of 9.27. With the larger upstream drainage area from the City's municipal complex, treating existing impervious areas and portions of new improvement areas are proposed to optimize the best management practices to limit construction and long-term maintenance costs. Several curb inlet filters and one hydrodynamic separator (HDS) unit are proposed to provide water quality treatment.

The Municipal Court improvements will decrease impervious site area therefore no stormwater water quality BMP improvements are required for this phase.

SANITARY SEWER

An existing Johnson County Wastewater 8" VCP (vitrified clay pipe) sanitary sewer is located to the east of the proposed City Hall building. JCW regulations require the easement width to be twice the depth of the main at the deepest point on the main segment between manholes. Proposed site grades will increase the cover over the existing main to nearly 15-feet, necessitating a wider 30-ft easement and sanitary sewer replacement due to the existing main material. Replacing the sewer main to the east of the building with 8" DIP (ductile iron pipe) allows for a narrower 20-ft total easement width that will not conflict with the proposed building. Cage Reinforced Concrete Encasement (CRCE) is required where the sanitary sewer crosses the proposed large block retaining wall to the south of City Hall. A new service line stub to serve City Hall will be provided with the main extension.

Bypass pumping will be required for the sanitary sewer construction to maintain existing sewer flows from the existing municipal complex. The existing 10-ft sanitary sewer easement, which is east of the existing sanitary sewer, will need to get vacated and a new 20-ft easement will need to be dedicated.

The Municipal Court improvements are served by an existing sanitary sewer service through the existing police station therefore no sanitary sewer service line or main improvements are required for this phase.

WATER MAIN

An existing WaterOne 6" water main is located near the northeast corner of proposed City Hall. The proposed building also encroaches into the existing water easement. The 6" water main would need to be relocated by WaterOne, or a designated contractor.

It appears less than 10-feet of clear horizontal separation is provided between the existing/proposed 8" sanitary sewer main and 12" water main, to the east of the building. The water main may need to be relocated further to the east to provide KDHE required separation. The existing 12" water main also crosses the proposed retaining wall, necessitating a relocation at that location. The mains are in dedicated easements therefore any relocation costs would be the responsibility of the project owner.

An existing water service meter and service line runs north, east of the skate park and west of proposed City Hall. Proposed site grading will cut grades in this area, necessitating a water service line relocation. The water service and fire line for City Hall can likely be served by the existing 6" water main to the north of the building. All service line and meter sizes will be reviewed by WaterOne.

No modifications to the existing water service line or fire line entrances are anticipated for the Municipal Court improvements.

POWER

Power extends from Mission Road along the private drive to the south of the City Hall site, and on the south side of the one way exit from the municipal complex site. It is assumed Evergy can extend primary power from one of these locations to a new transformer, located east of proposed City Hall adjacent to the employee parking lot.

AT&T

The service provider has infrastructure to the northeast of proposed City Hall. Proposed site grades will leave the infrastructure low, and the potential 12" water main relocation may further necessitate relocations. AT&T indicates they have a dedicated easement. Infrastructure could be raised in the existing location, or potentially relocated to the east of the employee parking lot access drive. Most relocation costs would be the responsibility of the project owner. Some equipment may not meet current City regulations for aesthetics, which may make the utility partially responsible for adjustments.

GAS

A gas service line is needed to serve the proposed backup generators on the south side of City Hall. Kansas Gas Service has a gas main on the east side of Mission Road. It is anticipated that a service line could be provided by the utility across Mission Road to the proposed generator location.

Modifications to the existing gas service will be needed for the Municipal Court improvements, as a gas meter is located on the north side of the existing facility. A gas meter is also provided on the south side of the Police station, so it is unclear if one meter could serve the renovated and reconstructed facility.

ARCHITECTURAL NARRATIVE - PHASE 1 & 2 - CITY HALL & MUNICIPAL COURT ADDITION / PD RENOVATION

CITY HALL

The new city hall is a 18,148 SF single-story building at grade level, with a target of achieving a LEED Platinum certification. The building is oriented east-west with a main public entrance off the north façade and a private staff entry on the east façade. The north entry opens into a large public lobby with adjacent art corridor and looks toward the city clerk administration public-facing counter. City staff offices and support spaces make up the majority of the southeast portion of the plan, with offices and conference space lining the south and southeast exterior walls. Interior open office areas are daylit from large clerestory windows extending above the roof.

Directly off the staff entry in the northeast corner of the building is a Wellness room and Break area with lockers for employees, as well as a screened outdoor eating area off the northeast corner of the building.

The council chambers comprise a majority of the west side of the building and are supported by an adjacent dedicated council member conference room, kitchenette, council restrooms, and a multi-purpose space for meeting overflow and community gathering. The multi-purpose space contains moveable partitions and can be divided into two smaller meeting spaces or open up to the council chambers. The council chambers is a two-story volume space with high clerestory windows to bring in natural daylight and sloped seating for community participants.

Exterior construction materials are as follows:

- Exterior opaque walls are comprised of metal stud framing, gypsum sheathing, and polyiso rigid insulation to meet code-required R-values and specific implications from the building energy model analysis.
- Exterior opaque wall materials include:
- Brick Masonry
- Fiber Cement rainscreen paneling over galvanized steel girts and/or thermal rainscreen panel girts.
- High Pressure Laminate rainscreen paneling with wood grain finish over galvanized steel girts and/or thermal rainscreen panel girts.
- Exterior glazing materials include:
- Aluminum framed storefront and curtainwall glazing systems with 1” clear insulated glass with a low-e coating.
- Some glazing systems may contain triple-pane glass, as required to meet LEED energy-reduction goals and specific implications from the building energy model analysis.
- Some areas of glazing contain fritted patterns to create a translucent effect.
- Glazing above the public entry contains a logo graphic.
- Exterior roofing materials include:
- The majority of roof area will be white single-ply TPO membrane with a high solar reflectance index over gypsum cover board and 5 inches of rigid roof insulation to meet code-required R-values and specific implications from the building energy model analysis.
- A small area of roofing over the main public entry may be standing seam metal.
- Internal roof drains will be utilized for stormwater management, along with prefinished scuppers to drain from some higher roof volumes down to lower roof volumes.

Interior construction materials are as follows:

- Steel stud walls clad with painted gypsum board will comprise the majority of interior walls.
- Solid wood doors with glass vision lights and sidelights as determined through a design development process
- Suspended acoustic grid panel ceiling systems will be used in office spaces
- Portions of some spaces may be open to structure
- Portions of some spaces may utilize a suspended gypsum board ceiling.
- High-performing acoustic baffles and wall panels will be utilized in lobby and council chamber spaces as needed.
- Polished concrete is being considered for Lobby flooring areas.

MUNICIPAL COURT ADDITION & PD RENOVATION

The municipal court addition is a 6,648 SF single-story building at grade level, with a target of achieving a LEED Gold or Silver certification. It is designed with a curving glass and brick façade to compliment the language of the adjacent Police Department and complete the half-circle outdoor courtyard. The main entry to the building faces into the courtyard, similar to the adjacent Police Department building. The existing circular ramp and plaza outside of the complex will remain and a second accessible path will be created from parking along the main drive further north of the building. The interior spaces abutting the courtyard include the main public lobby and court reception counter, as well as staff break space to be shared by court and police personnel. Small meeting rooms directly east of the public entry accommodate virtual court appointments. The main courtroom comprises the northeast corner of the plan with staff offices and open workspace in the central area, and building support spaces and restrooms in the northwest corner.

The new addition connects to both the existing “MPR” wing that will be renovated to accommodate police programming, as well as the existing police building itself.

Exterior construction materials are as follows:

- Exterior opaque walls are comprised of metal stud framing, gypsum sheathing, and polyiso rigid insulation to meet code-required R-values and specific implications from the building energy model analysis.
- Exterior opaque wall materials include:
- Brick Masonry
- Fiber Cement rainscreen paneling over galvanized steel girts and/or thermal rainscreen panel girts.
- Exterior glazing materials include:
- Aluminum framed storefront and curtainwall glazing systems with 1” clear insulated glass with a low-e coating.
- Some glazing systems may contain triple-pane glass, as required to meet LEED energy-reduction goals and specific implications from the building energy model analysis.
- Some areas of glazing contain fritted patterns to create a translucent effect.
- Exterior roofing materials include:
- The majority of roof area will be white single-ply TPO membrane with a high solar reflectance index over gypsum cover board and 5 inches of rigid roof insulation to meet code-required R-values and specific implications from the building energy model analysis.
- The roof over the sloping curved corridor along the courtyard will be standing seam metal roofing.
- Internal roof drains will be utilized for stormwater management, along with prefinished gutters and downspouts at metal seam roofing locations.

Interior construction materials are as follows:

- Steel stud walls clad with painted gypsum board will comprise the majority of interior walls.
- Solid wood doors with glass vision lights and sidelights as determined through a design development process.
- Suspended acoustic grid panel ceiling systems will be used in office spaces.
- Portions of some spaces may be open to structure.
- Portions of some spaces may utilize a suspended gypsum board ceiling.
- High-performing acoustic baffles and wall panels will be utilized in lobby and court spaces as needed.
- Polished concrete is being considered for Lobby flooring areas.

STRUCTURAL NARRATIVE - PHASE 1 & 2 - CITY HALL & MUNICIPAL COURT ADDITION / PD RENOVATION

DESIGN CODES

The structural design is based on the following design criteria:

- IBC 2018, International Building Code 2018
- ASCE 7-16, American Society of Civil Engineers – Minimum Design Loads For Buildings And Other Structures
- ACI 318-14, American Concrete Institute – Building Code Requirements for Structural Concrete
- ACI 530-16, American Concrete Institute – Building Code Requirements for Masonry Structures
- AISC 360-16, American Institute of Steel Construction – Specification for Structural Steel Buildings
- AISC 341-16, American Institute of Steel Construction – Seismic Provisions for Structural Steel Buildings
- AISI S100-16, American Iron and Steel Institute – North American Specification for Design of Cold-Formed Steel Structural Members
- AWS D1.1-2010, American Welding Society – Structural Welding Code – Steel
- SJI 100-15, Steel Joist Institute – Standard Specification Load Tables and Weight Tables for Steel Joists and Joist Girders K-Series, LH-Series, DHL-Series, Joist Girders

DESIGN CRITERIA

The design loads applied in the structural analysis are as follows:

A. Dead Loads = Self Weight of Framing plus any Superimposed Dead Loads

B. Live Load from IBC 2018 and Chapter 4 of ASCE 7-16

1)	Roof	=	25 psf
2)	Floors and Stairs on Grade	=	200 psf
3)	Mechanical Floors	=	125 psf
5)	First Level Lobbies and Corridors	=	100 psf

C. Wind Loads from IBC 2018, ICC 500 and Chapter 26 of ASCE 7-16

Exposure Category	=	B
Basic Wind Speed, V	=	110 mph

D. Snow Loads from IBC 2018 and Chapter 7 ASCE 7-16

Importance Factor	=	1.0
Ground Snow Load, Pg	=	20 psf
Minimum Roof Snow Load	=	20 psf
Thermal Factor, Ct	=	1.0
Exposure Factor, Ce	=	1.0

E. Seismic Loads from IBC 2018 and Chapters 11& 12 of ASCE 7-16

Importance Factor	=	1.0
SS (Short Period Response Acceleration)	=	0.096
S1 (1 Second Period Response Acceleration)	=	0.069
Site Classification	=	D (Anticipated)
Risk Category	=	II
Seismic Design Category (Short Period Response)	=	A
Seismic Design Category (1 Second Response)	=	B

STRUCTURAL MATERIALS

A. Concrete – ASTM C150 cement type I or type III

Footings, Grade Beams, Piles & Pile Caps	=	4500 psi
Topping Slabs, Slabs-On-Grade, Mech. Pads, Sitework	=	4500 psi
Slabs-On-Deck	=	4500 psi

B. Masonry

Concrete Masonry Units:	ASTM C90, normal weight	=	1900 psi
Mortar:	ASTM C270 Type S	=	1800 psi
Grout:	ASTM C476	=	2000 psi

C. Concrete & Masonry Reinforcement

Bars:	ASTM A615, deformed	=	60 ksi
Welded Wire Mesh:	ASTM A185, flat sheets	=	65 ksi
Masonry Joint Reinf.:	ASTM A951, ladder-type, galv.	=	70 ksi

D. Steel

W-Shapes:	ASTM A992	=	50 ksi
Channels, Angles, Plates:	ASTM A36	=	36 ksi
Structural Tubing :	ASTM A500, Grade B	=	46 ksi
Pipe:	ASTM A53, Type E or S, Grade B	=	35 ksi
Cold-Formed Framing:	ASTM A1003, ST50H	=	50 ksi

STRUCTURAL NARRATIVE - PHASE 1 & 2 - CITY HALL & MUNICIPAL COURT ADDITION / PD RENOVATION (CONT.)

FOUNDATIONS

A site-specific soils investigation should be conducted prior to the analysis and determination of any structural foundation system. But based on our preliminary review of site conditions, soils investigations for adjacent structures and building construction we anticipate the building will be founded on shallow foundations. This system would consist of pad footings at column locations, grade beams, or short retaining walls below exterior walls. New column will be located such that the new foundation loads will not impart additional load to existing building foundations.

The slab-on-grade is expected to be a 4-inch thick reinforced concrete slab bearing on at least 4 inches of free draining granular material. A sheet vapor retarder will be installed above the granular base with the slab concrete poured directly on top. The floor slab will be isolated from the main building structure with expansion joints to reduce the possibility of floor slab cracking due to differential movements and settlements.

The actual foundation and flooring systems are subject to change pending the recommendations of the geotechnical engineer after completing the soils investigation.

STRUCTURAL SYSTEMS

ROOF FRAMING

The roof areas will be primarily framed with wide flange steel girders and open-web steel joists. Open-web steel joists will be utilized as much as possible in order to save weight and cost of steel. This traditional post and beam system will be comprised of open-web steel joists bearing on wide flange steel beam girders which are in turn supported by hollow tube steel columns.

Areas of the roof structure will be reinforced as necessary to support the proposed solar panel arrays and roof mounted mechanical units as required. 1 1/2-inch deep wide rib steel roof decking will span between all roof framing members to complete the roof structural system.

LATERAL LOAD RESISTING SYSTEM

Wind and seismic forces will be transferred to the foundations by a lateral load resisting system composed of horizontal diaphragms and a combination of steel ordinary concentrically braced frames and ordinary reinforced concrete shear walls. The elevated concrete slabs and steel roof deck will act as rigid horizontal diaphragms to transfer lateral forces over to the braces and concrete shear walls.

MISCELLANEOUS STRUCTURAL

Portions of the steel framed floor in the existing MPR building will require analysis to determine if they are capable of supporting loads from a high density file storage system. Typically standard floor framing is not designed with this of level of loading in mind so additional structural support may be required to allow for the safe installation of such a system. This additional framing could include new steel columns and foundations in the basement area as well as new steel beams below first floor to help strengthen the existing floor framing.

MECHANICAL NARRATIVE - PHASE 1 - CITY HALL

GENERAL REQUIREMENTS

The mechanical design for this project will include the following:

- Site utilities within 5’ of the facility.
- Air Handling Systems
- Exhaust Systems
- Heat Recovery Systems
- Building Automation System
- Water Systems
- Sanitary Waste System
- Storm Drainage System

The design and installation of all mechanical systems will be in accordance with relevant portions of the following codes, standards, and publications:

- American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Handbooks and Standards
- American National Standards Institute (ANSI) Standards
- Americans with Disabilities Act Accessibility Guidelines (ADAAG)
- National Fire Protection Association (NFPA) Codes
- Underwriter’s Laboratories, Inc. (UL)
- Sheet Metal and Air Conditioning Contractor’s National Association (SMACNA) Duct Construction Standards
- International Building Codes (IBC) – 2018 Edition
- International Mechanical Code (IMC) – 2018 Edition
- International Plumbing Code (IPC) – 2018 Edition
- International Fire Code – 2018 Edition
- International Fuel Gas Code – 2018 Edition
- 2018 International Energy Conservation Code w/ reference to ASHRAE 90.1-2016

It should be noted that the system descriptions listed in this narrative are contingent upon owner review and/or budget constraints. Also, the equipment capacities listed are approximate and preliminary. Exact capacities will be determined during the subsequent design phases of this project.

TEMPERATURE AND HUMIDITY PARAMETERS

The following temperature, ventilation, and noise parameters will be used as the basis for the design of the building HVAC systems (specific rooms not listed may have special temperature or humidity requirements):

Outdoor Design Conditions (based on ASHRAE Foundamentals 2021 – Johnson County Executive):

- Winter Dry Bulb Temperature: 4.2 Deg. F (ASHRAE 99.6%)
- Summer Design Dry Bulb Temperature: 95.3 Deg. F (ASHRAE 0.4%)
- Summer Coincident Wet Bulb Temperature: 75.8 Deg. F (ASHRAE 0.4%)

Indoor Design Conditions:

Summer Dry Bulb Temperature:

- Office/general areas 75 Deg. F
- General Assembly areas 75 Deg. F
- Mechanical/electrical areas 85 Deg. F
- Telecomm areas 75 Deg. F
- Storage areas 80 Deg. F
- All other areas 75 Deg. F

Winter Dry Bulb Temperature:

- Office/general areas 70 Deg. F
- General assembly areas 70 Deg. F
- Mechanical/electrical areas 60 Deg. F
- Telecomm areas 60 Deg. F
- Storage areas 65 Deg. F
- All other areas: 70 Deg. F

Relative Humidity:

- Summer 30-60% RH
- Winter 30-40% RH

Minimum Ventilation Rates:

- Office/general use areas IMC/ASHRAE requirements
- Mechanical areas IMC/ASHRAE requirements
- All other areas IMC/ASHRAE requirements

Noise Criteria Conditions:

- Office/general use areas NC<35

SITE UTILITIES

Water Service – The new water and fire sprinkler service will be brought from the existing water main to the north of the building.

Natural Gas – Natural gas will be routed to the building from the north to serve the water heater and DOAS heating coil.

Storm Sewer – Internal storm drainage will be routed through the facility and will terminate at several exit points. The majority of the roof will drain to a rainwater collection tank north of the building.

Sanitary Sewer – At this time, it is planned to have all the sanitary exits from the building to the south. This exit will be confirmed in subsequent design phases with the civil engineer.

AIR HANDLING SYSTEMS

Variable Refrigerant Flow (VRF): Anticipated total load: 50 ton

MECHANICAL NARRATIVE - PHASE 1 - CITY HALL (CONT.)

The building's HVAC system will be made up of multiple, independent, modular systems based on occupancy and specific to building functionality. Each system will include an array of roof mounted, DX heat pumps for use with variable refrigerant volume (VRF) technology.

Each array of heat pumps will provide the energy for the heating and cooling requirements of each individual system. Electronic expansion valves along with variable speed compressors and variable speed condenser fans allow for system modulation with the building loads. This tracking of the system load leads to increased efficiency particularly during part load conditions.

Refrigerant piping systems will be routed throughout the building to transfer the heating and cooling medium to each individual indoor terminal unit. The piping system is made up of 3 separate lines, one high temperature/pressure vapor, one high temperature/pressure liquid and one low temperature low pressure vapor service line.

A dedicated outdoor air supply system will provide 100% outside air to each space in the building. The packaged unit will include an air-to-air heat recovery desiccant heat wheel, variable speed outside air and exhaust air fans. The unit will dehumidify the outside air and provide neutral 65 to 75 degree supply air. The unit will sit in the mechanical room on the first floor and pull outside air from the north building wall face. The unit will be sized for 3,500 to 4,000 CFM. The cooling will be provided by a DX coil and compressors, while the heating will be provided by natural gas.

The systems will all operate in a variable air volume (VAV) mode.

EXHAUST SYSTEMS

Anticipated Airflows:

Restrooms: 1,000 CFM

Additional general exhaust: 750 CFM

The restrooms will require continuous exhaust by code, and will be routed as feasible through the energy recovery systems mentioned above for the DOAS unit.

All exhaust discharge from the building will be located as far as feasible from fresh air intakes and from other buildings to help prevent air recirculation into the building.

HEAT RECOVERY SYSTEM

A desiccant heat wheel will be provided with the DOAS unit as noted above.

SUPPLY AND EXHAUST AIR DISTRIBUTION SYSTEMS

Each VAV box and VRF fan coil will be located in an accessible portion of the ceiling space. Low-pressure ductwork downstream of the boxes will serve the occupied spaces via diffusers and/or registers.

The system will utilize the ceiling plenums and transfer ducts as the pathway for return air back to the DOAS unit and VRF fan coil units. Dampers will be provided on the return air ductwork to allow for proper balancing of the return air system.

All other ancillary spaces, such as vestibules and shop areas, that require heating-only operation will be served by electric unit heaters.

The electrical and server rooms will be served by DX mini-split units with roof- or grade-mounted condensing units and condensate pumps as required. Per further conversations with the city, these units may also be VRF fan coils in order to save on additional equipment costs and maintenance.

BUILDING AUTOMATION SYSTEM (BAS)

A new Building Automation System (BAS) will be installed to serve the facility. The new system will utilize direct digital controls (DDC). The BAS will have the capability to adjust setpoints and system operation to match changing facility functions. Further discussion between design team and the building owner will be required to ensure that energy optimization through BAS controls including functions prescribed by ASHRAE 90.1 required to meet owner's project requirements are acceptable.

Distributed controllers will be used where possible. Air handlers will have dedicated distributed controllers. VAV boxes will have electronic damper and will be controlled via a DDC box controller.

Demand Control Ventilation (DCV) will be provided in all densely occupied spaces (40 people / 1000 SF) larger than 500 SF per ASHRAE requirements.

WATER SYSTEMS

A new water entry service will be provided with backflow preventer(s), water meter, and necessary valves.

A new high efficiency gas-fired, instantaneous domestic water heater will be installed in the mechanical space to support the restrooms, janitor's closets, and general areas requiring a 299,000 BTUH natural gas input. A recirculating pump and piping will be installed on the hot water systems to ensure continuous hot water supply at each point of use.

A water softener will be provided to reduce the hardness of all water feeding the water heaters. The need for a softener will be discussed with the owner during subsequent design phases.

A temperature mixing valve will be provided on the hot water system to eliminate legionella concerns.

SANITARY WASTE SYSTEMS

Waste and vent piping will be installed to all required plumbing fixtures. Graywater will be provided to the flushing fixtures through the rainwater collection system.

STORM DRAINAGE SYSTEMS

Storm piping will be routed through internal drains to a rainwater collection system north of the building. The rainwater collection system will serve all flushing fixtures, including water closets and urinals. A pump and set of filters will be provided to clean the water as it enters the building. Overflow drains and downspouts will be provided as required by code.

NATURAL GAS SYSTEM

Anticipated Loads: 600,000 CFH

Natural gas will be routed to the new DOAS unit and water heater.

MECHANICAL NARRATIVE - PHASE 1 - CITY HALL (CONT.)

PLUMBING SYSTEMS (LEED)

As the design progresses, several LEED options will be evaluated to reach the City's sustainable goals. On the plumbing side, these options include: domestic hot water metering, irrigation system metering, and low-flow plumbing fixtures.

FIRE PROTECTION

For the new facility, a new wet-pipe sprinkler system will be installed. Quick-response sprinklers will be used throughout the building. Offices will be classified as light hazard. Storage rooms, custodial closets, and mechanical rooms will be classified as Ordinary Hazard, Group 1 or Group 2, depending on specific requirements.

Code-required fire dampers, smoke dampers, and fire/smoke dampers will be installed as necessary.

Design of the fire protection systems is subject to review by the Authority Having Jurisdiction (AHJ) and may require modifications in subsequent design phases.

MECHANICAL NARRATIVE - PHASE 2 - MUNICIPAL COURT ADDITION & PD RENOVATION

GENERAL

The mechanical design for this project will include the following:

- Site utilities within 5' of the facility.
- Air Handling Systems
- Exhaust Systems
- Heat Recovery Systems
- Building Automation System
- Water Systems
- Sanitary Waste System
- Storm Drainage System

The design and installation of all mechanical systems will be in accordance with relevant portions of the following codes, standards, and publications:

- American Society of Heating, Refrigeration and Air Conditioning Engineers (ASHRAE) Handbooks and Standards
- American National Standards Institute (ANSI) Standards
- Americans with Disabilities Act Accessibility Guidelines (ADAAG)
- National Fire Protection Association (NFPA) Codes
- Underwriter's Laboratories, Inc. (UL)
- Sheet Metal and Air Conditioning Contractor's National Association (SMACNA) Duct Construction Standards
- International Building Codes (IBC) – 2018 Edition
- International Mechanical Code (IMC) – 2018 Edition
- International Plumbing Code (IPC) – 2018 Edition
- International Fire Code – 2018 Edition
- International Fuel Gas Code – 2018 Edition
- 2018 International Energy Conservation Code w/ reference to ASHRAE 90.1-2016

It should be noted that the system descriptions listed in this narrative are contingent upon owner review and/or budget constraints. Also, the equipment capacities listed are approximate and preliminary. Exact capacities will be determined during the subsequent design phases of this project.

TEMPERATURE AND HUMIDITY PARAMETERS

The following temperature, ventilation, and noise parameters will be used as the basis for the design of the building HVAC systems (specific rooms not listed may have special temperature or humidity requirements):

Outdoor Design Conditions (based on ASHRAE Foundamentals 2021 – Johnson County Executive):

- Winter Dry Bulb Temperature: 4.2 Deg. F (ASHRAE 99.6%)
- Summer Design Dry Bulb Temperature: 95.3 Deg. F (ASHRAE 0.4%)
- Summer Coincident Wet Bulb Temperature: 75.8 Deg. F (ASHRAE 0.4%)

Indoor Design Conditions:

Summer Dry Bulb Temperature:

- Office/general areas 75 Deg. F
- General Assembly areas 75 Deg. F
- Mechanical/electrical areas 85 Deg. F
- Telecomm areas 75 Deg. F
- Storage areas 80 Deg. F
- All other areas: 75 Deg. F

Winter Dry Bulb Temperature:

- Office/general areas 70 Deg. F
- General assembly areas 70 Deg. F
- Mechanical/electrical areas 60 Deg. F
- Telecomm areas 60 Deg. F
- Storage areas 65 Deg. F
- All other areas: 70 Deg. F

Relative Humidity:

- Summer 30-60% RH
- Winter 30-40% RH

Minimum Ventilation Rates:

- Office/general use areas IMC/ASHRAE requirements
- Mechanical areas IMC/ASHRAE requirements
- All other areas IMC/ASHRAE requirements

Noise Criteria Conditions:

- Office/general use areas NC<35

SITE UTILITIES

Water Service – A new fire sprinkler service will be brought from the existing water main that is east of the building.

Natural Gas – Natural gas service will be modified from the existing entrance as required to serve a new water heater in the basement.

Storm Sewer – Internal storm drainage will be routed through the facility and will terminate at several exit points to the east and south.

Sanitary Sewer – At this time, it is planned to have all the sanitary exits from the building to the south. This exit will be confirmed in subsequent design phases with the civil engineer.

MECHANICAL NARRATIVE - PHASE 2 - MUNICIPAL COURT ADDITION & PD RENOVATION (CONT.)

AIR HANDLING SYSTEMS

Ground source heat pumps (geothermal):

An existing ground source heat exchanger made up boreholes (wells) provides a heat sink with the earth. During the summer, excess heating hot water is redirected to the ground source heat exchanger. During the winter months, excess chilled water is redirected to the ground source heat exchanger. During spring and fall months, simultaneous heating and cooling is provided with either hot or chilled water redirected to the ground source heat exchanger, depending on the needs of the building.

Geothermal condenser water will be extended to the addition / renovation from the ground source heat exchanger using an existing pumping system located in the basement of the police station. This condenser water will be routed to water-source heat pump fan coil units located throughout the new facility.

A dedicated outdoor air supply system will provide 100% outside air to each space in the building. The packaged unit will include an air-to-air heat recovery desiccant heat wheel, variable speed outside air and exhaust air fans. The unit will dehumidify the outside air and provide neutral 65 to 75 degree supply air. The unit will sit in the mechanical room on the first floor and pull outside air from the north building wall face. The unit will be sized for 1,500 to 2,000 CFM. The cooling will be provided by a DX coil and compressors, while the heating will be provided by natural gas.

EXHAUST SYSTEMS

Anticipated Airflows:

Restrooms: 500 CFM

Additional general exhaust: 500 CFM

The restrooms will require continuous exhaust by code, and will be routed as feasible through the energy recovery systems mentioned above for the DOAS unit.

All exhaust discharge from the building will be located as far as feasible from fresh air intakes and from other buildings to help prevent air recirculation into the building.

HEAT RECOVERY SYSTEM

A desiccant heat wheel will be provided with the DOAS unit as noted above.

SUPPLY AND EXHAUST AIR DISTRIBUTION SYSTEMS

Each water-source heat pump fan coil will be located in an accessible portion of the ceiling space or in the mechanical room. Low-pressure ductwork downstream of the boxes will serve the occupied spaces via diffusers and/or registers.

The system will utilize the ceiling plenums and transfer ducts as the pathway for return air back to the DOAS unit and water source heat pump units. Dampers will be provided on the return air ductwork to allow for proper balancing of the return air system.

All other ancillary spaces, such as vestibules and shop areas, that require heating-only operation will be served by electric unit heaters.

The electrical and server rooms will be served by DX mini-split units with roof- or grade-mounted condensing units and condensate pumps as required. Per further conversations with the city, these units may also be WSHP to save on additional exterior equipment.

BUILDING AUTOMATION SYSTEM (BAS)

A new Building Automation System (BAS) will be installed to serve the facility. The new system will utilize direct digital controls (DDC). The BAS will have the capability to adjust setpoints and system operation to match changing facility functions. Further discussion between design team and the building owner will be required to ensure that energy optimization through BAS controls including functions prescribed by ASHRAE 90.1 required to meet owner's project requirements are acceptable.

Distributed controllers will be used where possible. Air handlers will have dedicated distributed controllers. VAV boxes will have electronic damper and will be controlled via a DDC box controller.

Demand Control Ventilation (DCV) will be provided in all densely occupied spaces (40 people / 1000 SF) larger than 500 SF per ASHRAE requirements.

WATER SYSTEMS

The existing water service serving the facility will be repurposed for our new restrooms and other fixtures.

A new high efficiency gas-fired, instantaneous domestic water heater will be installed in the mechanical space to support the restrooms, janitor's closets, and general areas requiring a 299,000 BTUH natural gas input. A recirculating pump and piping will be installed on the hot water systems to ensure continuous hot water supply at each point of use.

A water softener will be provided to reduce the hardness of all water feeding the water heaters. The need for a softener will be discussed with the owner during subsequent design phases.

A temperature mixing valve will be provided on the hot water system to eliminate legionella concerns.

SANITARY WASTE SYSTEMS

Waste and vent piping will be installed to all required plumbing fixtures.

STORM DRAINAGE SYSTEMS

Storm piping will be routed through internal drains and to the storm main on the east/south of the building. Overflow drains and downspouts will be provided as required by code.

NATURAL GAS SYSTEM

Anticipated Loads:

500,000 CFH

Natural gas will be routed to the new DOAS unit and water heater.

MECHANICAL NARRATIVE - PHASE 2 - MUNICIPAL COURT ADDITION & PD RENOVATION

PLUMBING SYSTEMS (LEED)

As the design progresses, several LEED options will be evaluated to reach the City's sustainable goals. On the plumbing side, these options include: domestic hot water metering, irrigation system metering, and low-flow plumbing fixtures.

FIRE PROTECTION

For the new facility, a new wet-pipe sprinkler system will be installed. Quick-response sprinklers will be used throughout the building. Offices will be classified as light hazard. Storage rooms, custodial closets, and mechanical rooms will be classified as Ordinary Hazard, Group 1 or Group 2, depending on specific requirements.

Code-required fire dampers, smoke dampers, and fire/smoke dampers will be installed as necessary.

Design of the fire protection systems is subject to review by the Authority Having Jurisdiction (AHJ) and may require modifications in subsequent design phases.

ELECTRICAL NARRATIVE - PHASE 1 - CITY HALL

GENERAL REQUIREMENTS

The electrical design for this project will include the following:

- New primary electrical service to the facility.
- Electrical distribution systems throughout the facility.
- A new pad-mounted, natural gas standby generator system to supply back-up power to optional standby loads throughout the facility.
- LED Lighting systems throughout the facility and site.
- Receptacle layouts to support office equipment, technology systems, meeting room power, and general-purpose needs throughout the facility.
- Electrical rough-ins to support voice and data needs throughout the facility.
- Necessary electrical service to HVAC equipment.
- Building electrical grounding system.
- A complete, master labeled, lightning protection system.
- Electrical rough-ins to support access control systems, video surveillance security systems, audio visual systems and any other special systems.
- Integral battery or local inverter systems to provide code required life safety egress lighting throughout the facility.
- A digital, addressable fire alarm system.
- Sustainability measures in order to reach the City's LEED certification goals.
- As a baseline--energy saving technologies will be provided as required in order to meet the applicable adopted energy code. These technologies include but may not be limited to occupancy/vacancy sensors, dimming, multi-zone lighting control, plug-load control, and daylight harvesting control systems. Additionally, highly efficient LED fixtures will be used throughout the project in order to not exceed maximum allowable lighting power densities.

The design and installation of all electrical systems and devices will be in accordance with relative portions of the following codes, standards, and publications:

- National Electrical Code; NFPA #70
- National Fire Protection Association (NFPA) Standards
- National Electrical Safety Code (NESC)
- International Building Code (IBC)
- ASHRAE Standards for the design of energy efficient buildings
- International Energy Conservation Code (IECC)
- International Fire Code
- American National Standards Institute (ANSI) Standards
- National Electrical Manufacturer's Association (NEMA) Standards
- Underwriter's Laboratories, Inc. (UL)
- Illuminating Engineering Society (IES) Lighting Handbook
- Americans with Disabilities Act Accessibility Guidelines (ADAAG)

The codes and standards listed above ensure that at a minimum, fire and life safety protection are provided to occupants of the building. In addition to these codes, standards established by the Authority Having Jurisdiction (AHJ) and the City of Prairie Village will be adhered to.

PRIMARY ELECTRICAL SERVICE

Primary electrical service to the facility will be fully and completely coordinated with Evergy (formerly Kansas City Power & Light). Necessary underground conduits to support the installation of primary service cabling to the facility will be provided, as required. A concrete pad will be provided to support the installation of a new pad-mounted service transformer. The final location for the service transformer will be coordinated with the owner and Evergy. Preliminarily, the transformer is planned to be located on the South side of the building. The secondary voltage for the service transformer will be 480Y/277 volt, 3-phase, 4-wire. Service entrance cabling will be copper and will be routed underground from the service transformer to a 480Y/277V volt, 3-phase, 4-wire, 1000A main service distribution panel located in the main electrical room.

ELECTRICAL DISTRIBUTION SYSTEM

The primary electrical distribution system service voltage will be 480Y/277 volt, 3-phase, 4-wire. This service voltage is appropriate for a facility of this size and type and will reduce electrical losses due to voltage drop in feeders and branch circuits. Dry type transformers and panelboards will be provided as required to support the necessary 208Y/120 volt, 3-phase, 4–wire distribution system throughout the facility. In general, HVAC equipment and other large equipment loads will be served at 480 volts, 3-phase. LED lighting throughout the facility and on site will be served at 277 volts, single phase. Office equipment, meeting room receptacles, and other general-purpose receptacle circuits will be served at 120 volts, single phase. All other equipment and devices will be served by the appropriate distribution system voltage.

Additional electrical distribution system details for the new facility include the following:

- Transient voltage surge suppression (TVSS) equipment will be provided for the main service distribution panel.
- Distribution panels and branch panelboards will make use of circuit breakers for overcurrent protection of feeders and branch circuits.
- Copper bussing will be provided for all electrical distribution system equipment.
- Digital customer metering equipment will be provided at the main service distribution panel.
- Separate panelboards will be used to support facility lighting, general-purpose receptacles, and mechanical equipment electrical loads in order to meet LEED requirements. Each individual panel will be a measurement and verification type panel with each breaker metered in order to achieve the corresponding LEED point.
- Roof mounted Photovoltaic System with connection to the electrical distribution system will be provided. Requirements to be fully coordinated with Evergy.

Additional electrical distribution details will be developed in subsequent design phases. The electrical distribution system as described above will allow for the following:

- System capacity to accommodate present and future loads.
- Efficient service to building lighting, equipment and HVAC loads.

STANDBY GENERATOR SYSTEM

(2) new 200KW natural gas standby generators with weatherproof, sound-attenuated enclosures will be provided. The generators will be located on-grade, along the South side of the building. The system will be used to supply select optional standby loads as coordinated with the owner. 4-pole automatic transfer switches and emergency distribution panelboards will be provided throughout the facility to serve standby loads.

EMERGENCY/LIFE SAFETY POWER SYSTEMS

Battery powered egress and exit lighting systems will be provided in the project to satisfy Life Safety Code requirements. Centralized inverters will be provided where economically feasible or where required for ease of maintenance.

ELECTRICAL NARRATIVE - PHASE 1 - CITY HALL (CONT.)

LIGHTING SYSTEMS

Lighting systems throughout the facility will be designed in accordance with IES recommendations and applicable energy codes. All spaces, both interior and exterior, will be rendered and light levels calculated utilizing lighting calculation software, AGI32. Lighting power densities will be minimized by using highly efficient fixtures throughout the facility and site. Occupancy/vacancy sensors will be used throughout many spaces to provide automatic off of lighting loads during unoccupied times. In addition, where daylighting opportunities exist, the use of daylight harvesting control systems will be utilized. In general, lighting systems will be as follows:

- Private offices and other general office use spaces will be lit with 2'x 2' or 1' x 4', recessed, high efficiency, LED troffers. Fixtures will be enabled by local, manual dimming lighting controls in conjunction with vacancy sensors in order to provide automatic off. Photosensor control with continuous 0-10V dimming of fixtures in daylight zone will be incorporated where applicable.
- Lighting in corridors will be provided by 1'x4' or 2'x2', recessed, high efficiency, LED troffers. In areas with no ceilings, pendant mount, linear LED fixtures will be utilized. In high visibility spaces, LED downlights, linear fixtures, and wall wash fixtures will be provided as coordinated with the architect. A portion of these fixtures will be provided with emergency battery backup to provide Code required emergency egress lighting and night lighting. Occupancy-based control, dimming, and photosensor controls will all be investigated and applied where appropriate.
- Lighting in the mechanical rooms, electrical rooms, telecommunication rooms, custodial rooms and storage areas will be provided by industrial type, LED fixtures. A portion of the fixtures located in these spaces will be provided with integral emergency battery back-up. Room vacancy sensors or digital timer switches will be used to control fixtures in these spaces.
- Site lighting will be parking lot pole mounted, LED fixtures. Fixtures will be selected with a precise light output cutoff to minimize intrusion of light spillage onto neighboring property as well as vertically toward the sky. Lighting calculations will be performed in order to guarantee IESNA recommended foot candle levels for a safe environment are met. Wall mounted LED site fixtures will be investigated in order to provide additional site lighting as coordinated with the architect. All outdoor fixtures will be wet rated..

POWER/RECEPTACLE LAYOUTS

Receptacle layouts and circuiting to support office equipment, technology systems, meeting rooms, and general-purpose needs throughout the facility/site will be supplied in accordance with direction provided by building users and city personnel. Dedicated receptacles and circuits will be provided as required to support specific equipment locations throughout the facility. Floorboxes will be provided to serve portions of the office areas, meeting room, council chambers, and other spaces where power/low voltage is required and cannot be fed from a nearby wall. Strategies to minimize the number of floorboxes while still maintaining functionality and flexibility will be employed.

All electrical devices will be labeled with the panel source and circuit number. All receptacle branch circuits will be provided with equipment ground conductors. All branch circuit wiring will be copper and will be installed in concealed raceway systems. Ground fault interrupting type receptacles will be provided in all Code required locations, and in all designated "wet" locations throughout the facility.

ELECTRICAL SERVICE TO MECHANICAL (HVAC & PLUMBING) EQUIPMENT

Electrical service to all mechanical equipment will be provided, as required. All necessary starters, disconnect switches, control devices and VFD connections will be provided to ensure a complete and functional system installation. All feeder and branch circuit-wiring to mechanical equipment will be copper, and will be routed in conduit. Conduits will be routed concealed wherever possible.

LIGHTNING PROTECTION SYSTEM

A complete, master labeled, lightning protection system will be provided for the facility. The system will be designed and installed in accordance with NFPA, UL and LPI standards and guidelines.

TELECOMMUNICATIONS

On-site City fiber/telephone service will be extended to the new building. Design will be coordinated with City personnel.

A dedicated telecommunications room/closet will be provided to house the main telecommunication equipment/racks. Outlet boxes, conduit, and raceway distribution systems will be provided to support the installation and distribution of the telecommunications cabling system. Telecommunications device rough-in will be provided at locations directed by building users and city personnel.

SPECIAL SYSTEMS

Electrical rough-ins, including necessary receptacles and circuits will be provided to support the installation of audio/visual equipment, access control card reader system, and security camera system as required. Anticipated security system device locations will be fully and completely coordinated with City personnel. All requirements will be coordinated with the audio/visual supplier/installer and the security system integrator.

FIRE ALARM SYSTEM

A digital, addressable type, fire alarm control system will be provided to satisfy all Life Safety and Code requirements. The system will be designed in accordance with all current Codes and standards and will also satisfy all current accessibility guidelines. In addition, all necessary connections will be made for 24-hour fire alarm system monitoring.

ELECTRICAL NARRATIVE - PHASE 2 - MUNICIPAL COURT & PD RENOVATION

GENERAL REQUIREMENTS

The electrical design for this project will include the following:

- Demolition of existing electrical equipment and devices serving the existing building and areas of renovation.
- New primary electrical service to the municipal court addition/renovation.
- New electrical distribution systems throughout the facility.
- A new pad-mounted, natural gas standby generator system to supply back-up power to optional standby loads throughout the facility.
- LED Lighting systems throughout the facility and site.
- Receptacle layouts to support office equipment, technology systems, courtroom power, and general-purpose needs throughout the facility.
- Electrical rough-ins to support voice and data needs throughout the facility.
- Necessary electrical service to HVAC equipment.
- Building electrical grounding system.
- A complete, master labeled, lightning protection system.
- Electrical rough-ins to support access control systems, video surveillance security systems, audio visual systems and any other special systems.
- Integral battery or local inverter systems to provide code required life safety egress lighting throughout the facility.
- A digital, addressable fire alarm system.
- Sustainability measures in order to reach the City's LEED certification goals.
- As a baseline--energy saving technologies will be provided as required in order to meet the applicable adopted energy code. These technologies include but may not be limited to occupancy/vacancy sensors, dimming, multi-zone lighting control, plug-load control, and daylight harvesting control systems. Additionally, highly efficient LED fixtures will be used throughout the project in order to not exceed maximum allowable lighting power densities.

The design and installation of all electrical systems and devices will be in accordance with relative portions of the following codes, standards, and publications:

- National Electrical Code; NFPA #70
- National Fire Protection Association (NFPA) Standards
- National Electrical Safety Code (NESC)
- International Building Code (IBC)
- ASHRAE Standards for the design of energy efficient buildings
- International Energy Conservation Code (IECC)
- International Fire Code
- American National Standards Institute (ANSI) Standards
- National Electrical Manufacturer's Association (NEMA) Standards
- Underwriter's Laboratories, Inc. (UL)
- Illuminating Engineering Society (IES) Lighting Handbook
- Americans with Disabilities Act Accessibility Guidelines (ADAAG)

The codes and standards listed above ensure that at a minimum, fire and life safety protection are provided to occupants of the building. In addition to these codes, standards established by the Authority Having Jurisdiction (AHJ) and the City of Prairie Village will be adhered to.

PRIMARY ELECTRICAL SERVICE

Primary electrical service to the facility will be fully and completely coordinated with Evergy (formerly Kansas City Power & Light). Necessary underground conduits to support the installation of primary service cabling to the facility will be provided, as required. A concrete pad will be provided to support the installation of a new pad-mounted service transformer. The final location for the service transformer will be coordinated with the owner and Evergy. Preliminarily, the transformer is planned to be located on the North side of the new building addition. The secondary voltage for the service transformer will be 208Y/120 volt, 3-phase, 4-wire. Service entrance cabling will be copper and will be routed underground from the service transformer to a 208Y/120V volt, 3-phase, 4-wire, 800A main service distribution panel located in the basement main electrical room.

ELECTRICAL DISTRIBUTION SYSTEM

The primary electrical distribution system service voltage will be 208Y/120 volt, 3-phase, 4-wire. In general, HVAC equipment and other large equipment loads will be served at 208 volts, 3-phase. LED lighting throughout the facility and on site will be served at 120 volts, single phase. Office equipment, meeting room receptacles, court room receptacles and other general-purpose receptacle circuits will be served at 120 volts, single phase. All other equipment and devices will be served by the appropriate distribution system voltage.

Additional electrical distribution system details for the new facility include the following:

- Transient voltage surge suppression (TVSS) equipment will be provided for the main service distribution panel
- Distribution panels and branch panelboards will make use of circuit breakers for overcurrent protection of feeders and branch circuits.
- Copper bussing will be provided for all electrical distribution system equipment.
- Digital customer metering equipment will be provided at the main service distribution panel.
- Separate panelboards will be used to support facility lighting, general-purpose receptacles, and mechanical equipment electrical loads in order to meet LEED requirements. Each individual panel will be a measurement and verification type panel with each breaker metered in order to achieve the corresponding LEED point.
- Roof mounted Photovoltaic System with connection to the electrical distribution system will be provided. Requirements to be fully coordinated with Evergy.

Additional electrical distribution details will be developed in subsequent design phases. The electrical distribution system as described above will allow for the following:

- System capacity to accommodate present and future loads.
- Efficient service to building lighting, equipment and HVAC loads.

STANDBY GENERATOR SYSTEM

(1) new 200KW natural gas standby generator with a weatherproof, sound-attenuated enclosure will be provided. The generator will be located on-grade, along the North side of the new building addition. The system will be used to supply back-up power to the entire municipal court building addition/renovation. A 4-pole automatic transfer switch and subsequent emergency distribution panelboards will be provided throughout the facility to serve standby loads.

EMERGENCY/LIFE SAFETY POWER SYSTEMS

Battery powered egress and exit lighting systems will be provided in the project to satisfy Life Safety Code requirements. Centralized inverters will be provided where economically feasible or where required for ease of maintenance.

ELECTRICAL NARRATIVE - PHASE 2 - MUNICIPAL COURT & PD RENOVATION (CONT.)

LIGHTING SYSTEMS

Lighting systems throughout the facility will be designed in accordance with IES recommendations and applicable energy codes. All spaces, both interior and exterior, will be rendered and light levels calculated utilizing lighting calculation software, AGI32. Lighting power densities will be minimized by using highly efficient fixtures throughout the facility and site. Occupancy/vacancy sensors will be used throughout many spaces to provide automatic off of lighting loads during unoccupied times. In addition, where daylighting opportunities exist, the use of daylight harvesting control systems will be utilized. In general, lighting systems will be as follows:

- Private offices and other general office use spaces will be lit with 2'x 2' or 1' x 4', recessed, high efficiency, LED troffers. Fixtures will be enabled by local, manual dimming lighting controls in conjunction with vacancy sensors in order to provide automatic off. Photosensor control with continuous 0-10V dimming of fixtures in daylight zone will be incorporated where applicable.
- Lighting in corridors will be provided by 1'x4' or 2'x2', recessed, high efficiency, LED troffers. In areas with no ceilings, pendant mount, linear LED fixtures will be utilized. In high visibility spaces, LED downlights, linear fixtures, and wall wash fixtures will be provided as coordinated with the architect. A portion of these fixtures will be provided with emergency battery backup to provide Code required emergency egress lighting and night lighting. Occupancy-based control, dimming, and photosensor controls will all be investigated and applied where appropriate.
- Lighting in the mechanical rooms, electrical rooms, telecommunication rooms, custodial rooms and storage areas will be provided by industrial type, LED fixtures. A portion of the fixtures located in these spaces will be provided with integral emergency battery back-up. Room vacancy sensors or digital timer switches will be used to control fixtures in these spaces.
- Site lighting will be parking lot pole mounted, LED fixtures. Fixtures will be selected with a precise light output cutoff to minimize intrusion of light spillage onto neighboring property as well as vertically toward the sky. Lighting calculations will be performed in order to guarantee IESNA recommended foot candle levels for a safe environment are met. Wall mounted LED site fixtures will be investigated in order to provide additional site lighting as coordinated with the architect. All outdoor fixtures will be wet rated.

POWER/RECEPTACLE LAYOUTS

Receptacle layouts and circuiting to support office equipment, technology systems, meeting rooms, and general-purpose needs throughout the facility/site will be supplied in accordance with direction provided by building users and city personnel. Dedicated receptacles and circuits will be provided as required to support specific equipment locations throughout the facility. Floorboxes will be provided to serve portions of the office areas, meeting room, courtroom, and other spaces where power/low voltage is required and cannot be fed from a nearby wall. Strategies to minimize the number of floorboxes while still maintaining functionality and flexibility will be employed.

All electrical devices will be labeled with the panel source and circuit number. All receptacle branch circuits will be provided with equipment ground conductors. All branch circuit wiring will be copper and will be installed in concealed raceway systems. Ground fault interrupting type receptacles will be provided in all Code required locations, and in all designated "wet" locations throughout the facility.

ELECTRICAL SERVICE TO MECHANICAL (HVAC & PLUMBING) EQUIPMENT

Electrical service to all mechanical equipment will be provided, as required. All necessary starters, disconnect switches, control devices and VFD connections will be provided to ensure a complete and functional system installation. All feeder and branch circuit-wiring to mechanical equipment will be copper, and will be routed in conduit. Conduits will be routed concealed wherever possible.

LIGHTNING PROTECTION SYSTEM

A complete, master labeled, lightning protection system will be provided for the facility. The system will be designed and installed in accordance with NFPA, UL and LPI standards and guidelines.

TELECOMMUNICATIONS

On-site City fiber/telephone service will be extended to the new building. Design will be coordinated with City personnel.

A dedicated telecommunications room/closet will be provided to house the main telecommunication equipment/racks. Outlet boxes, conduit, and raceway distribution systems will be provided to support the installation and distribution of the telecommunications cabling system. Telecommunications device rough-in will be provided at locations directed by building users and city personnel.

SPECIAL SYSTEMS

Electrical rough-ins, including necessary receptacles and circuits will be provided to support the installation of audio/visual equipment, access control card reader system, and security camera system as required. Anticipated security system device locations will be fully and completely coordinated with City personnel. All requirements will be coordinated with the audio/visual supplier/installer and the security system integrator.

FIRE ALARM SYSTEM

A digital, addressable type, fire alarm control system will be provided to satisfy all Life Safety and Code requirements. The system will be designed in accordance with all current Codes and standards and will also satisfy all current accessibility guidelines. In addition, all necessary connections will be made for 24-hour fire alarm system monitoring. The fire alarm panel will tie-into the existing Police Department fire alarm system for communication of trouble, supervisory, and alarm conditions.

LOW-VOLTAGE NARRATIVE - PHASE 1 & 2 - CITY HALL & MUNICIPAL COURT ADDITION / PD RENOVATION

The following narrative outlines typical low voltage systems to support IT/Telecommunications, audiovisual (AV), and Electronic Security system elements for each building component, tailored to enhance functionality, accessibility, and security for the City's operations.

GENERAL CONSIDERATIONS

IT/Telecom Network infrastructure is the backbone of Telecommunications, AV, and Security systems across all facilities, requiring robust, secure, and flexible solutions to support wired and wireless connectivity. Accessibility features, such as Public Safety and Cellular Distributed Antenna systems, hearing loop systems in public areas, and assistive listening devices, ensure inclusivity. Energy efficiency and ease of use should be prioritized, with centralized control systems allowing for easy management of LV equipment.

IT/TELECOM NETWORK INFRASTRUCTURE

High-Speed Network Connectivity: The backbone of modern government operations is a high-speed and reliable network infrastructure that supports all data, voice, and video communications. Fiber optic cabling ensures high bandwidth capacity for internal and external communications, while wireless access points provide comprehensive coverage for mobile and fixed devices throughout the facilities.

Data Center and Server Rooms: Secure, climate-controlled environments house the servers and network hardware that support the City's operations, including public records, internal databases, and the integration of AV systems. Redundant power supplies and backup solutions ensure continuous operation. IDF Rooms should be located to provide a maximum 250-foot distance for any data cable run.

Unified Communications System: Integrating voice, video conferencing, email, and instant messaging, a unified communications system facilitates efficient collaboration among departments and external agencies. VoIP (Voice over Internet Protocol) technology reduces telecommunications costs while offering flexibility and scalability.

Network Security and Data Protection: Advanced cybersecurity measures, including firewalls, intrusion detection systems, and regular security audits, protect sensitive information from cyber threats. Encryption protocols for data transmission and access control systems safeguard against unauthorized access.

AUDIOVISUAL SYSTEMS

City Hall

City Council Chambers: At the heart of city governance, the council chambers require a robust AV system to support public meetings, presentations, and remote participation. A central feature is an automated camera system for live streaming and recording sessions, complemented by large LCD screens for agenda and presentation viewing. High-quality ceiling microphones and speaker systems ensure clear audio for participants and online viewers. An integrated voting system can streamline decision-making processes.

Public Lobby Areas: Digital signage solutions offer dynamic content management, displaying information about city services, upcoming events, and emergency notifications. Interactive kiosks can provide self-service options for residents to access information, submit requests, or schedule appointments.

Meeting and Conference Rooms: Flexible AV setups with easy-to-use video conferencing systems allow for hybrid meetings and connecting city officials with external partners or constituents. Wall-mounted LCD screens with wireless presentation systems support a range of multimedia presentations.

Court Facility

Courtrooms: Each courtroom should be equipped with an evidence presentation system, allowing for the digital display of documents, photos, and videos related to cases. A discreet yet comprehensive audio reinforcement system ensures all statements are heard, with individual microphones for the judge, attorneys, and witnesses. For record-keeping and transparency, digital recording systems capture audio and, where permissible, video of proceedings.

Jury Deliberation Rooms: Simple AV setups with secure video conferencing capabilities enable jurors to review evidence or hear additional instructions from the judge without leaving the room. Display screens should be provided for evidence examination.

Public Areas: Digital signage in lobbies and waiting areas informs and directs the public to the right courtroom or office.

Police Department

Command and Control Center: Central to operations, this area requires a sophisticated AV system for real-time monitoring of City-wide security cameras, emergency response coordination, and communication with field officers. A video wall display enables simultaneous viewing of multiple feeds, while specialized software integrates data from various sources for comprehensive situational awareness.

Training Rooms: Equipped with interactive training tools, including simulation systems and video playback capabilities, these rooms support ongoing officer education. Wireless microphone systems and ceiling speakers ensure clear audio for instructors and trainees alike.

Briefing Rooms: Daily briefings benefit from efficient AV solutions, such as large display screens for reviewing cases, maps, or surveillance footage, and audio systems for clear communication among officers.

Interview Rooms: These sensitive spaces require audio and video recording systems to document interrogations or witness statements, with secure storage and access controls for evidence integrity.

ELECTRONIC SECURITY SYSTEMS

Surveillance Cameras: High-definition, network-connected cameras monitor critical areas, including entrances, public spaces, lobbies, and perimeters. Features like motion detection, night vision, and remote access capabilities enhance the security team's ability to oversee the facilities 24/7.

Access Control Systems: Electronic access control systems manage entry to restricted areas using keycards, biometrics, or mobile credentials. Integration with the IT network allows for real-time monitoring and adjustments to access permissions based on roles or security levels.

Intrusion Detection Systems: These systems provide an additional layer of security by detecting unauthorized entry attempts and integrating door and window sensors, motion detectors, and glass break sensors. Alerts are immediately sent to security personnel and, if necessary, local law enforcement.

Emergency Communication Systems: Mass notification systems enable the rapid dissemination of alerts and instructions during emergencies, using a combination of text messages, emails, public address systems, and digital signage. Integration with local emergency services ensures a coordinated response to incidents.

Public Address and Intercom Systems: Essential for day-to-day operations and emergencies, these systems allow for live or pre-recorded announcements throughout the facilities. Intercom stations in secure areas facilitate communication with security personnel.

Video Analytics and AI: Advanced surveillance systems equipped with video analytics can automatically identify unusual activities or behaviors, assisting in proactive security measures. Facial recognition technology can enhance security in sensitive areas while used judiciously and complying with privacy laws.

SUMMARY

Incorporating these IT/Telecom network infrastructure, AV systems, and electronic security systems into the schematic design ensures that the new city hall, court facility, and police department headquarters are equipped with state-of-the-art technology to support their functions efficiently, securely, and resiliently. The integration of these systems enhances operational capabilities, improves public services, and provides a safe environment for employees and visitors alike

3.0 PROJECT PLANS & RENDERINGS

CLARK & ENERSEN

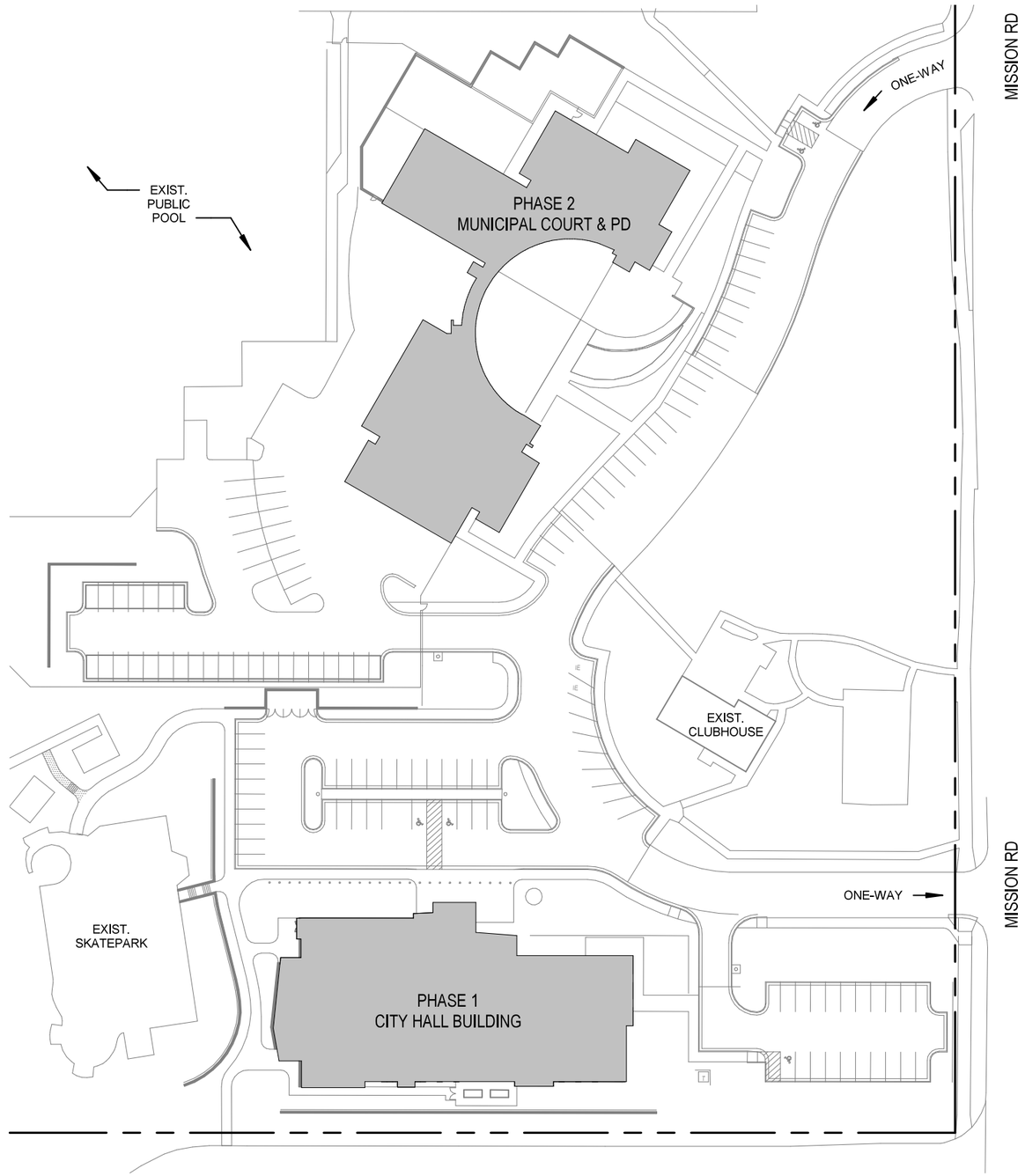
The City Of
Prairie Village, Kansas

A. CITY HALL

CLARK & ENERSEN

The City Of
Prairie Village, Kansas

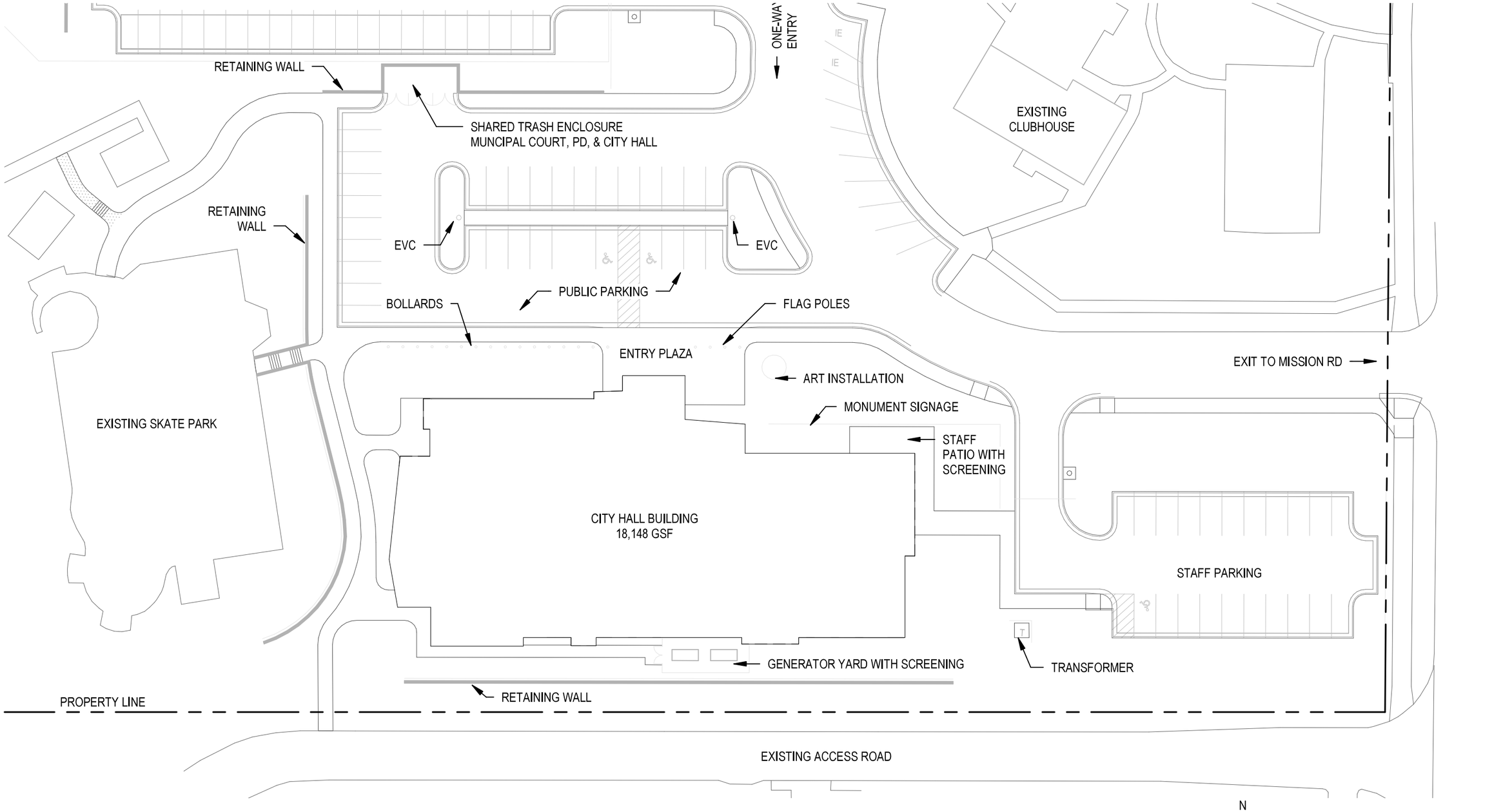
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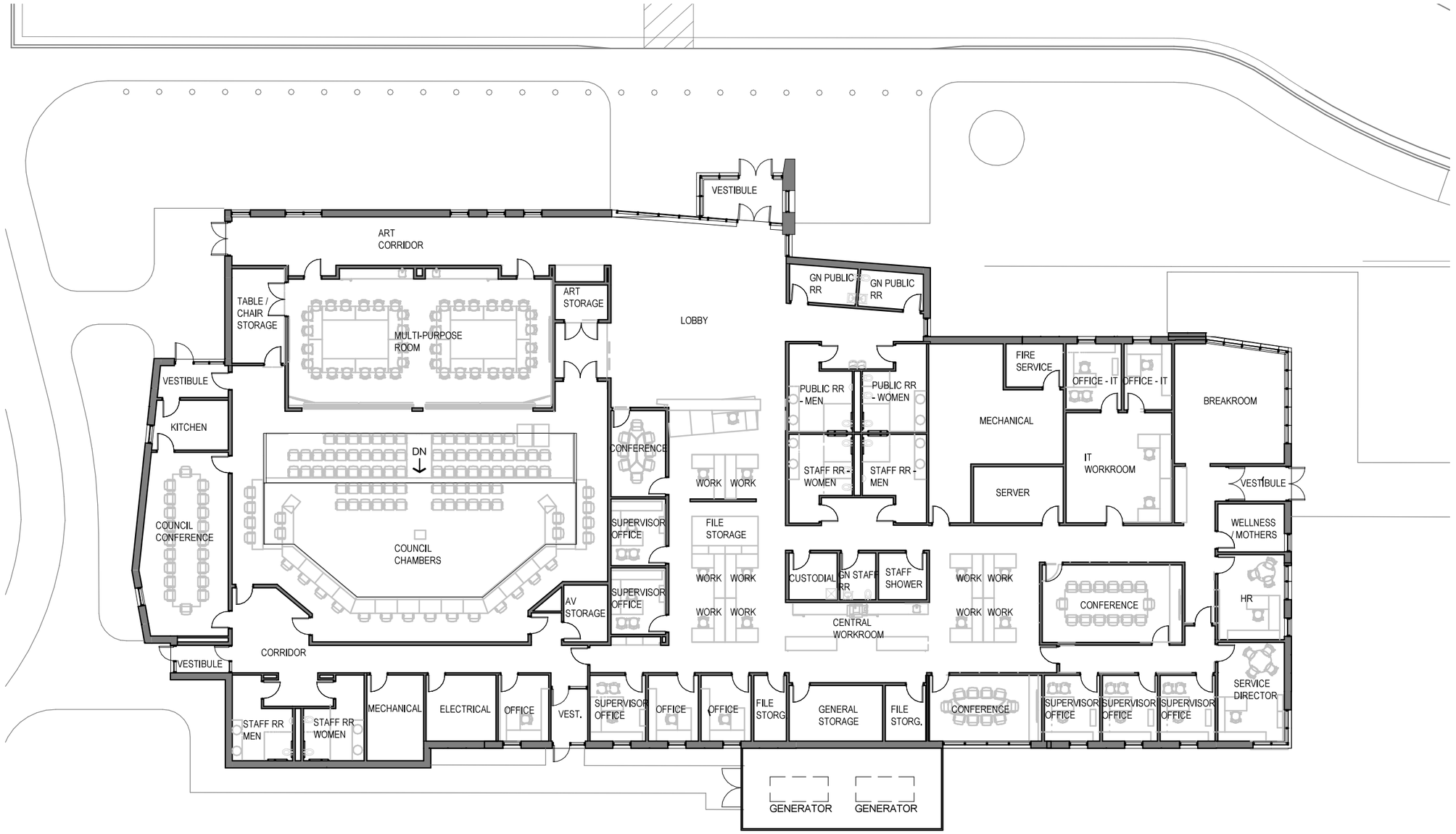
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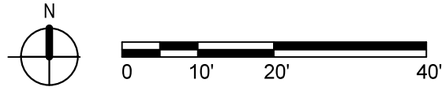
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NEW CITY HALL - ARCHITECTURAL SITE PLAN



NEW CITY HALL - FLOOR PLAN





NEW CITY HALL - EXTERIOR VIEWS



FRONT APPROACH



ENTRY CLOSE-UP AT NIGHT



NORTH AERIAL WITH SOLAR PANELS & MONUMENT SIGNAGE



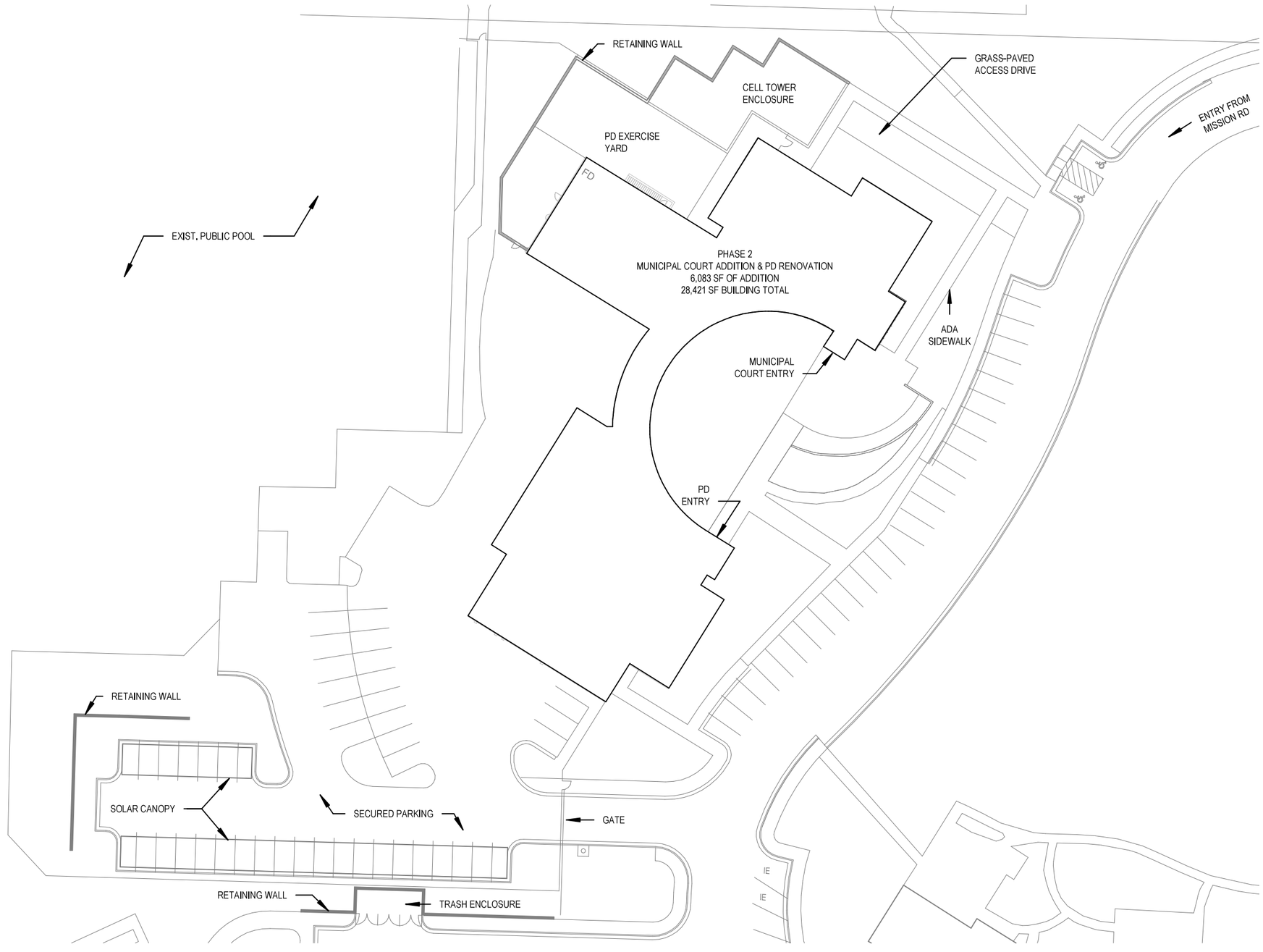
SOUTH AERIAL WITH GENERATOR YARD AND ROOF SCREENING

B. MUNICIPAL COURT & PD

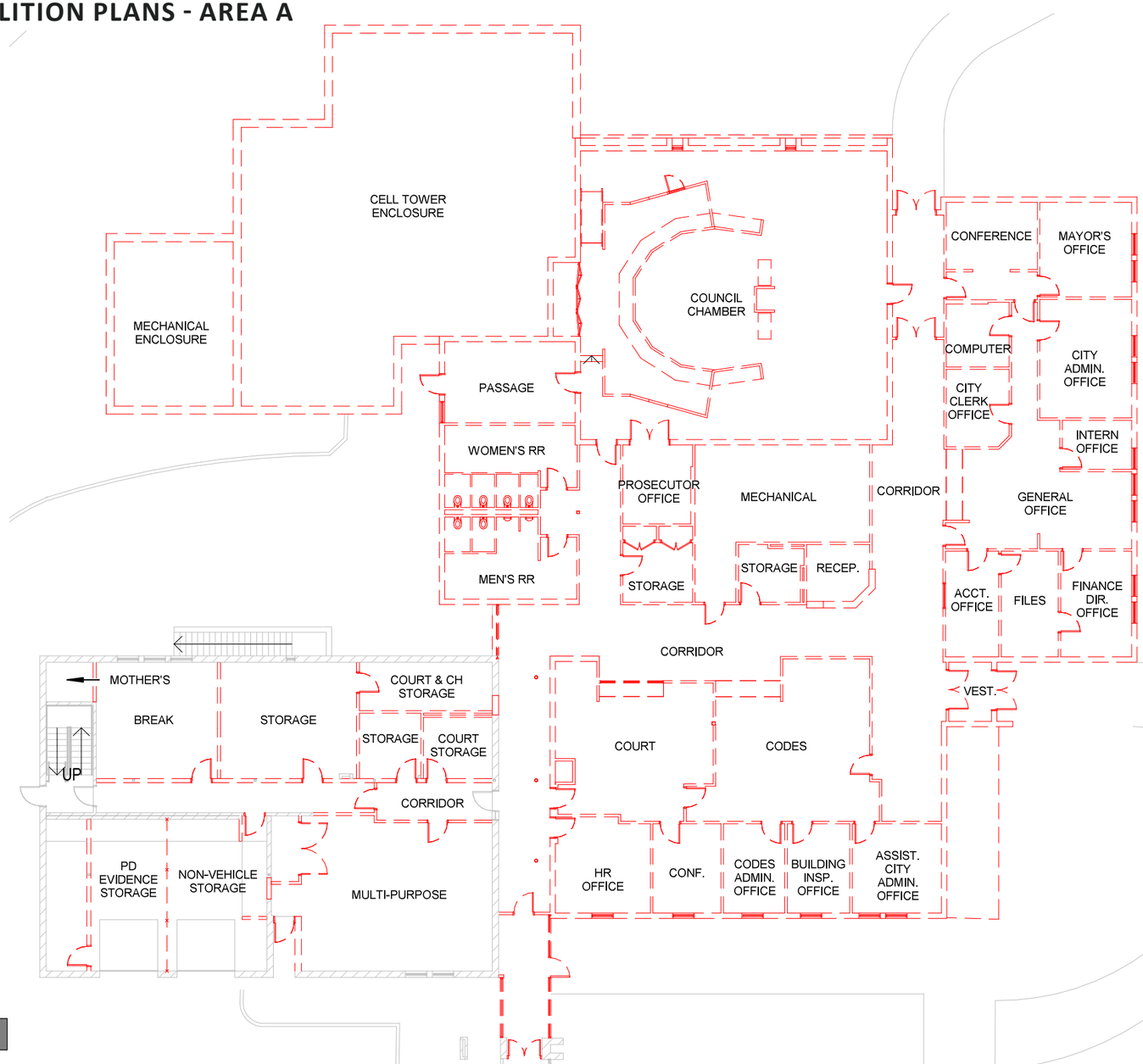
CLARK & ENERSEN

The City Of Prairie Village, Kansas

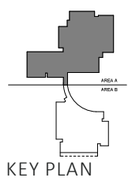
SITE PLAN

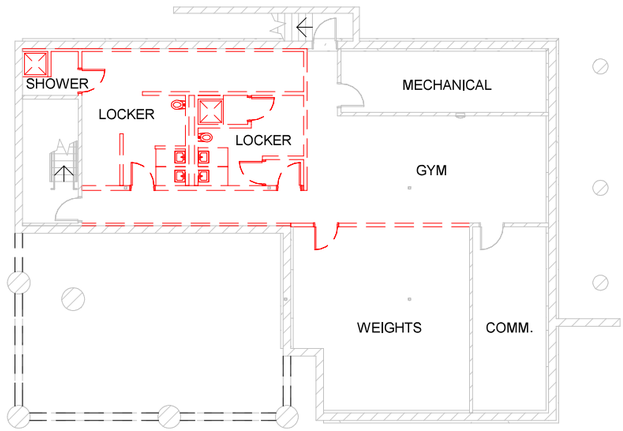

RETAINING WALL
CELL TOWER ENCLOSURE
GRASS-PAVED ACCESS DRIVE
ENTRY FROM MISSION RD
PD EXERCISE YARD
FD
EXIST. PUBLIC POOL
PHASE 2
MUNICIPAL COURT ADDITION & PD RENOVATION
6,083 SF OF ADDITION
28,421 SF BUILDING TOTAL
ADA SIDEWALK
MUNICIPAL COURT ENTRY
PD ENTRY
RETAINING WALL
SOLAR CANOPY
SECURED PARKING
GATE
RETAINING WALL
TRASH ENCLOSURE
IE
IE
N
0
10'
50'
100'

DEMOLITION PLANS - AREA A

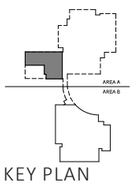


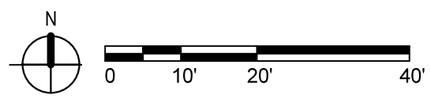
DEMOLITION PLAN - LEVEL 1 -



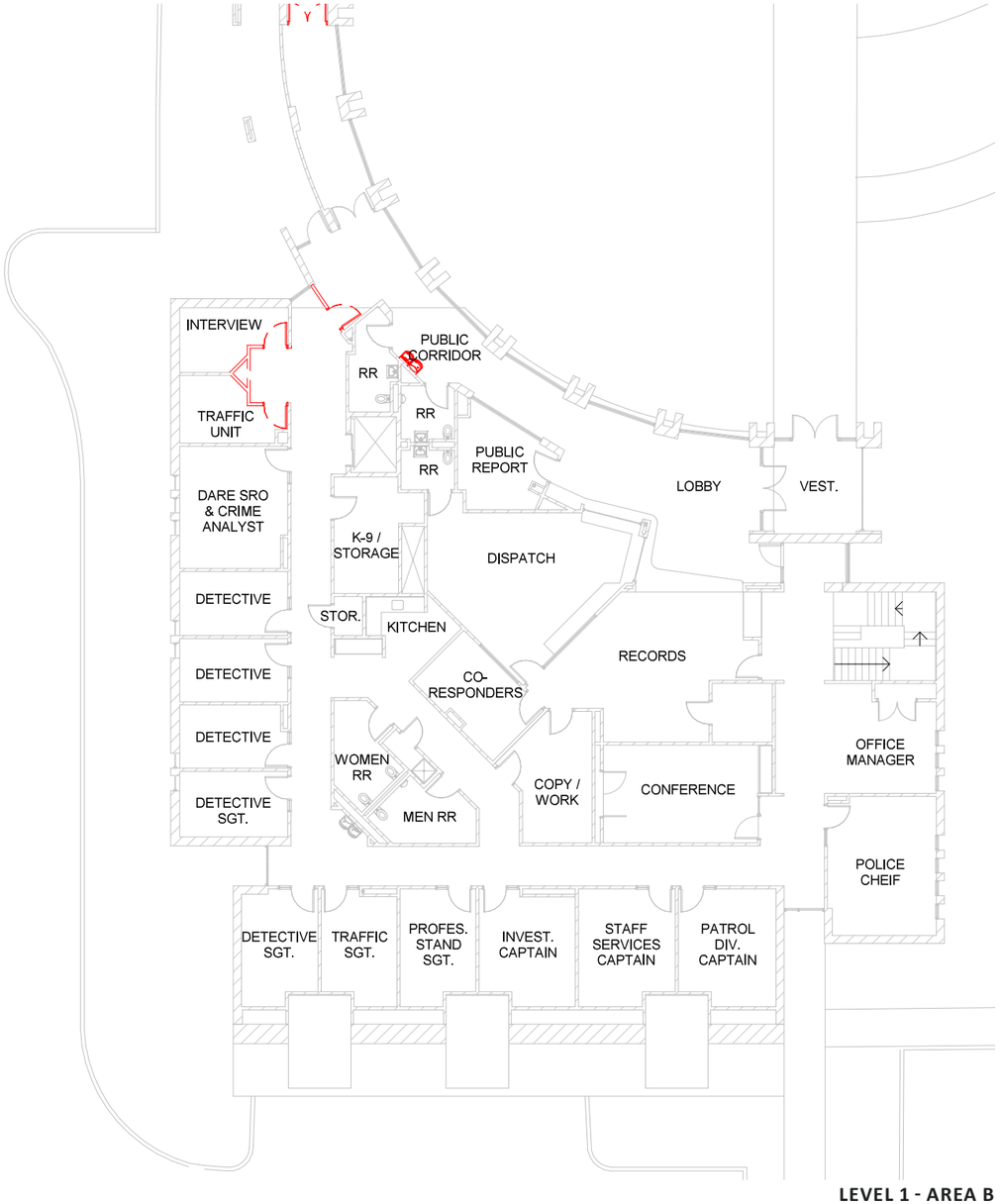


DEMOLITION PLAN - LOWER LEVEL -

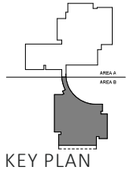




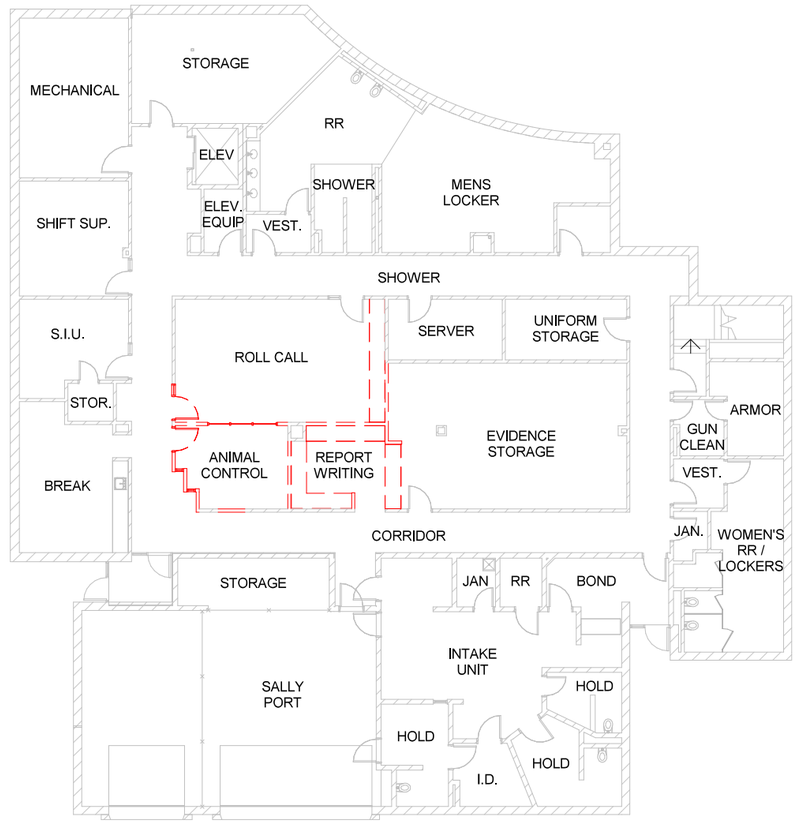
DEMOLITION PLANS - AREA B



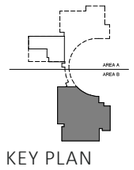
LEVEL 1 - AREA B



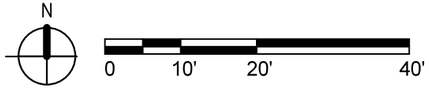
KEY PLAN



LOWER LEVEL - AREA B



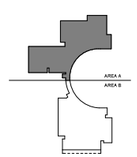
KEY PLAN



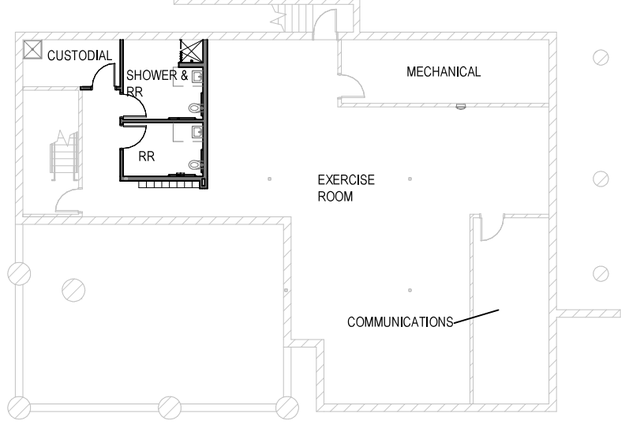
ADDITION & RENOVATION - AREA A



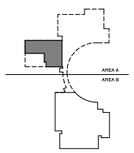
LEVEL 1 - AREA A



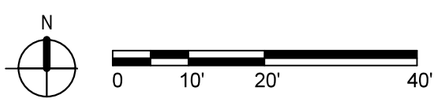
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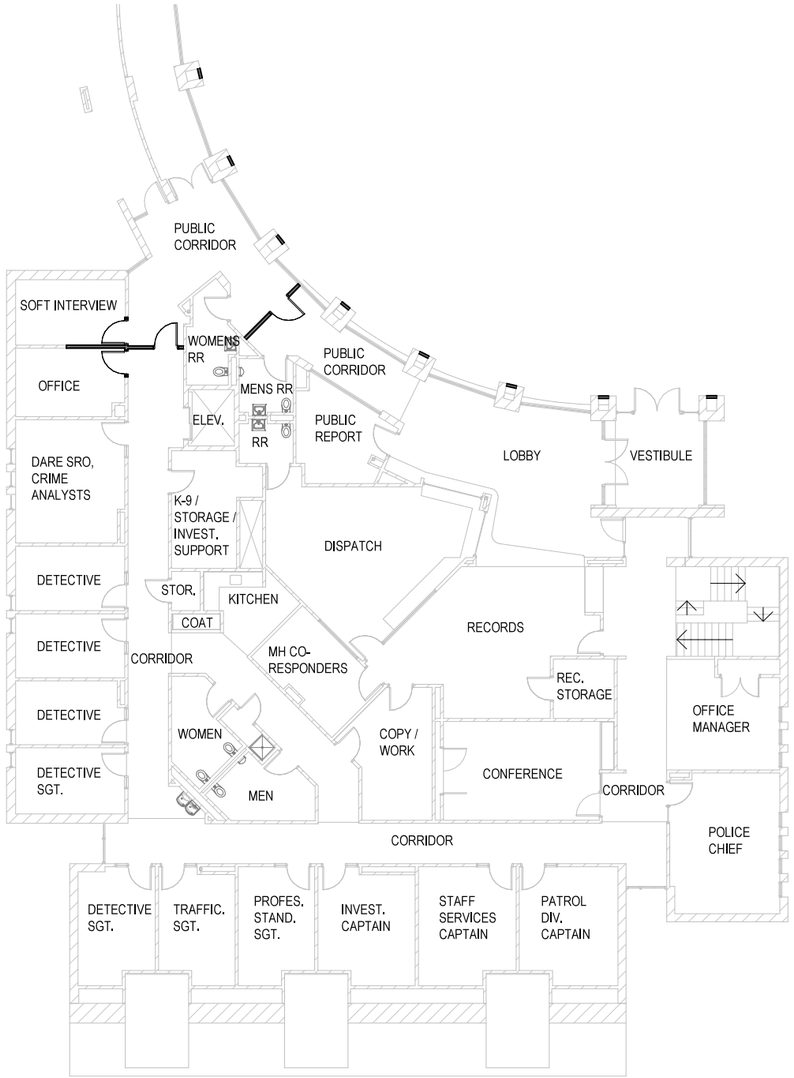
LOWER LEVEL - AREA A



KEY PLAN



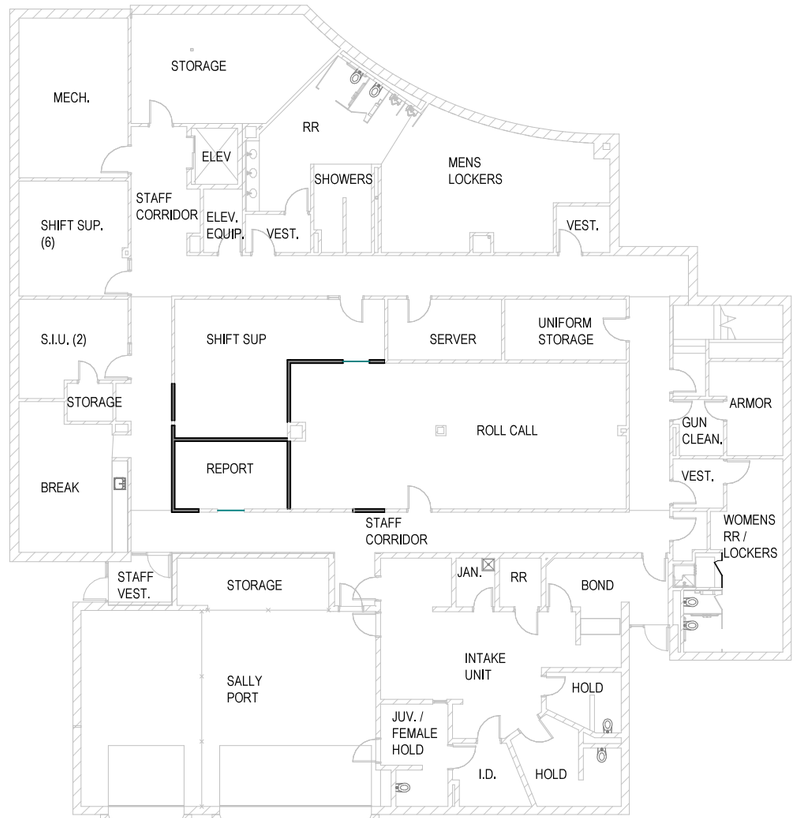
RENOVATION - AREA B

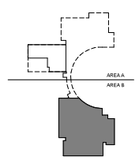




KEY PLAN

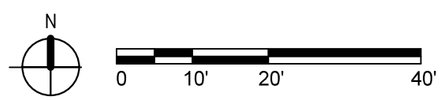
LEVEL 1 - AREA B





KEY PLAN

LOWER LEVEL - AREA B



MUNICIPAL COURT ADDITION & PD RENOVATION- EXTERIOR VIEWS



EAST - FRONT ENTRY



WEST - EXERCISE YARD AND NEW CELL TOWER ENCLOSURE



OVERALL BUILDING AERIAL

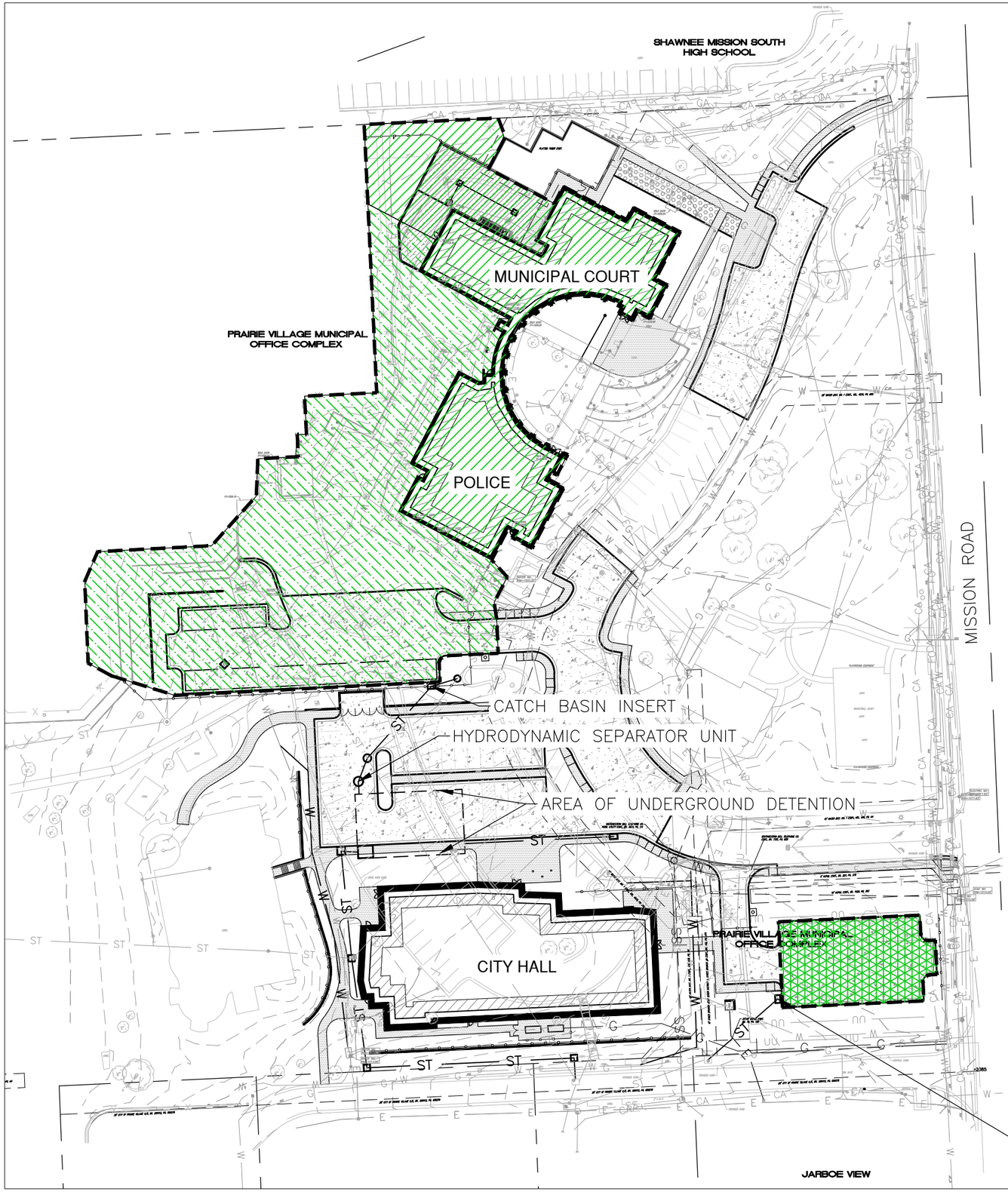


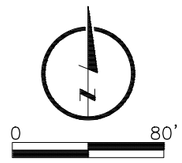
NORTH - ENTRY TO SITE FROM MISSION RD

4.0 APPENDIX

CLARK & ENERSEN

The City Of
Prairie Village, Kansas





LEGEND:

- DRAINAGE AREA TO BMPS
- CATCH BASIN INSERT TO HYDRODYNAMIC SEPARATOR
- CATCH BASIN INSERT
- HDS UNIT

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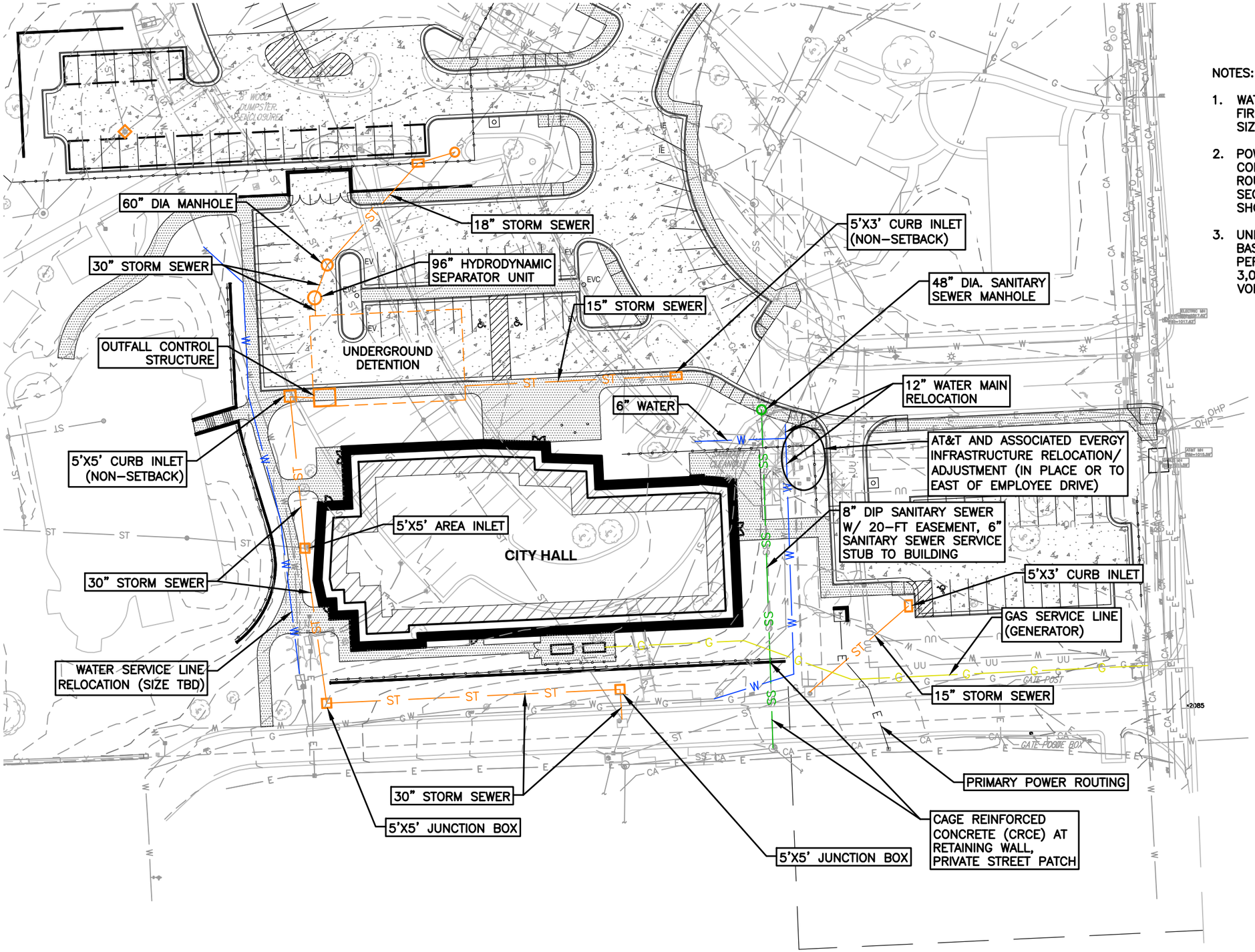
Fort Collins, Colorado
Lawrence, Kansas
Kansas City, Missouri
Lincoln, Nebraska
Omaha, Nebraska
Portland, Oregon
Charleston, South Carolina

LAMP RYNEARSON

Prairie Village City Hall &
Municipal Court
Prairie Village, KS
CE No.: 185-008-22
Lamp Rynearson No: 0323156

BMP DRAINAGE MAP
Date: 3/6/24

4.01



0 50'

NOTES:

1. WATER SERVICE LINE AND FIRE LINE TO BE PROVIDED. SIZES TBD.
2. POWER TO BE PROVIDED. CONCEPTUAL CONDUIT ROUTING SHOWN. SECONDARY ROUTING NOT SHOWN.
3. UNDERGROUND DETENTION BASIN TO BE CHAMBER OR PERFORATED PIPE SYSTEM. 3,000 CF OF STORAGE VOLUME ANTICIPATED.

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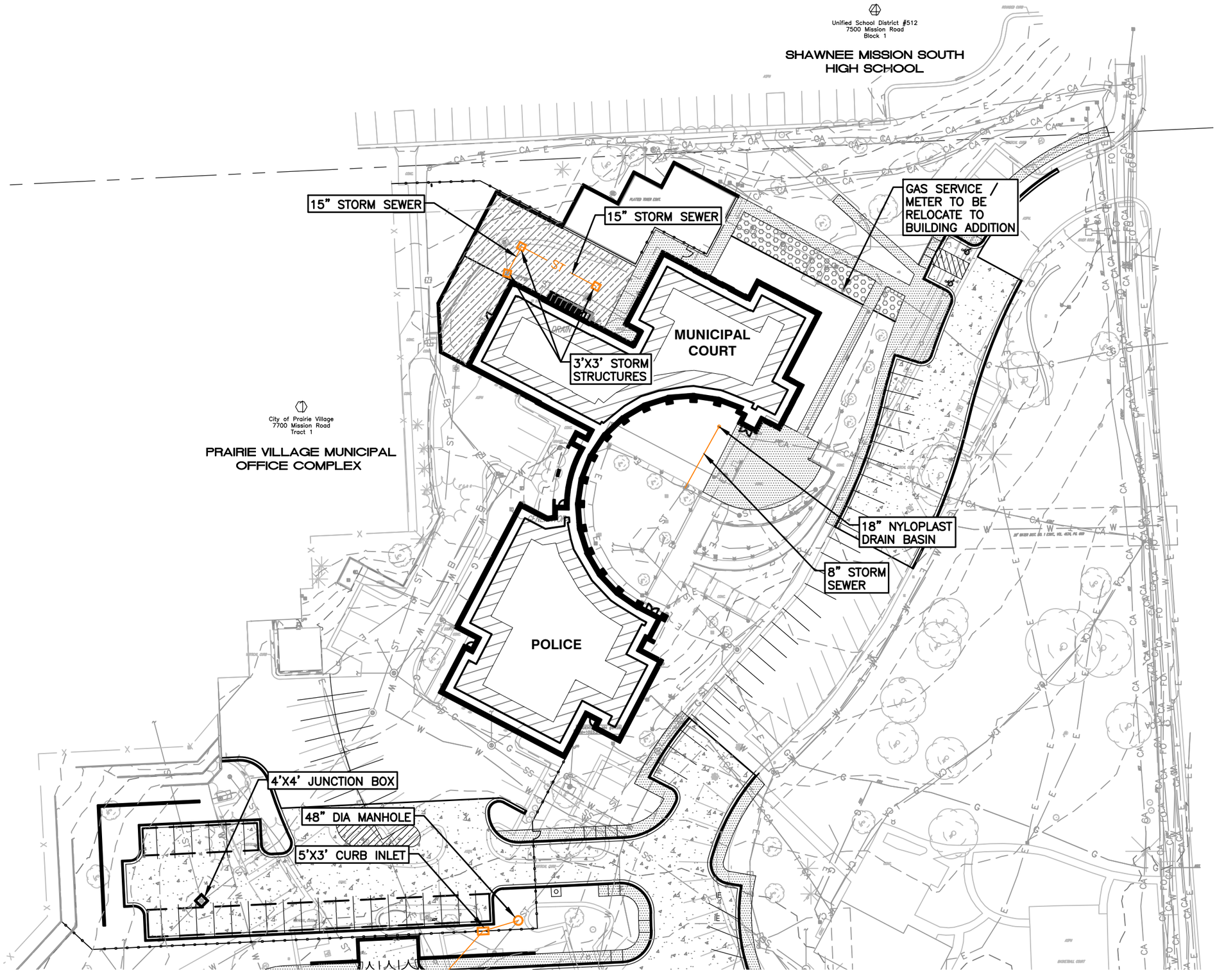
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Lincoln, Nebraska
Omaha, Nebraska
Portland, Oregon
Charleston, South Carolina

LAMP RYNEARSON

Prairie Village City Hall & Municipal Court
Prairie Village, KS
CE No.: 185-008-22
Lamp Rynearson No: 0323156

City Hall Utility Plan
Date: 3/6/24



0 50'

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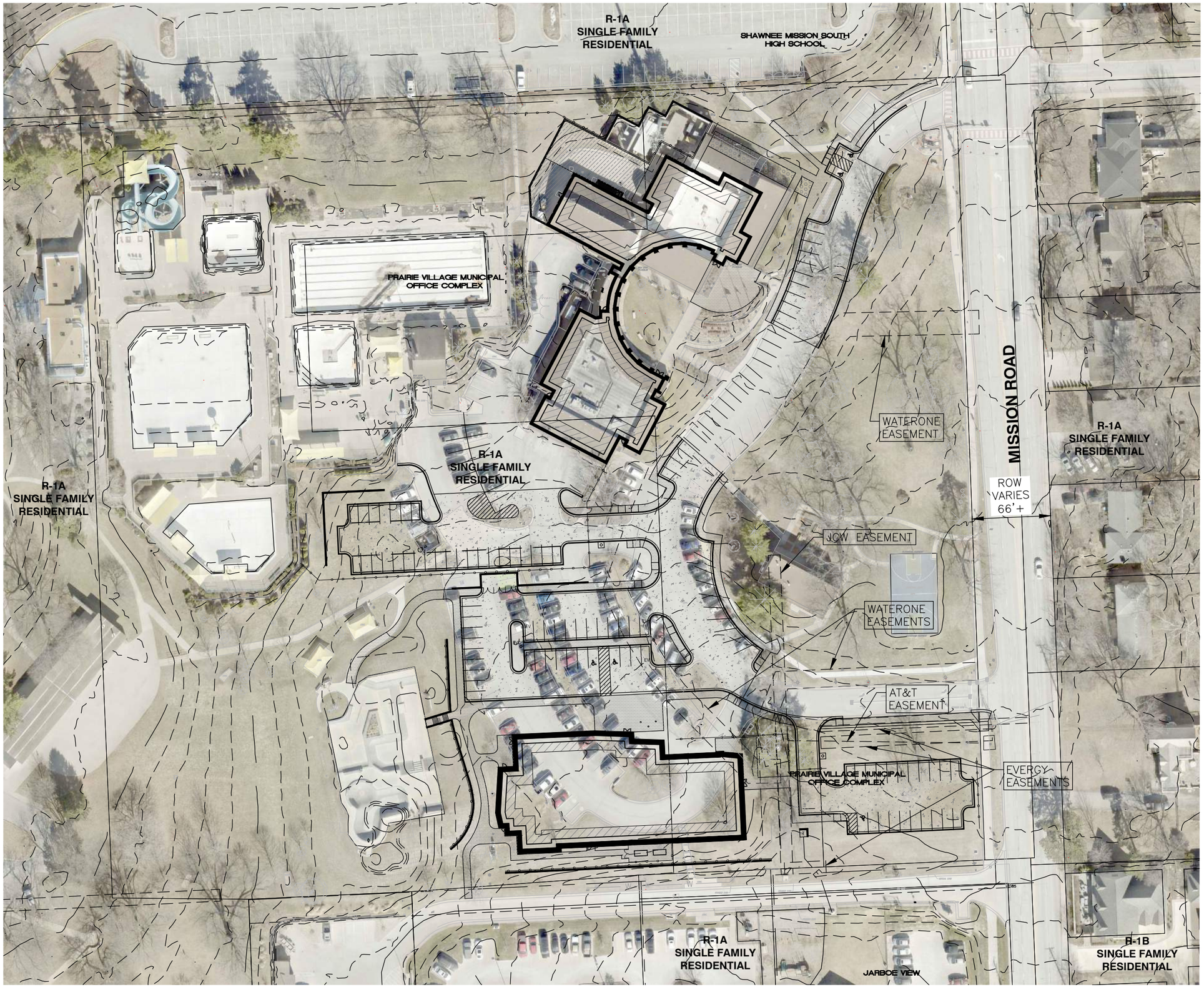
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Lawrence, Kansas
Kansas City, Missouri
Lincoln, Nebraska
Omaha, Nebraska
Portland, Oregon
Charleston, South Carolina

LAMP RYNEARSON

Prairie Village City Hall &
Municipal Court
Prairie Village, KS
CE No.: 185-008-22
Lamp Rynearson No: 0323156

Municipal Court Utilities
Date: 3/6/24



0 80'

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Fort Collins, Colorado
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Lincoln, Nebraska
Omaha, Nebraska
Portland, Oregon
Charleston, South Carolina

LAMP RYNEARSON

Prairie Village City Hall &
Municipal Court
Prairie Village, KS
CE No.: 185-008-22
Lamp Rynearson No: 0323156

Zoning and Easements
Date: 3/6/24

CLARK & ENERSEN

LEED v4 for BD+C: New Construction & Major Renovation
Project: Prairie Village City Hall
Date: 3/6/2024

POINTS Y	?	N		CATEGORY / CREDIT		RESPONSIBLE PARTY	REQUIREMENTS / COMMENTS	PVPW
1			Credit	Integrative Process	1	Design Team	Fill out integrative process worksheet	1
6	**3**	**7**		**LOCATION & TRANSPORTATION**	**16**			**8**
			Credit 1	LEED for Neighborhood Development Location	0	N/A		N/A
1			Credit 2	Sensitive Land Protection	1	Owner / Design Team	Previously developed site	1
		2	Credit 3	High Priority Site	2	N/A	Brownfield Remediation	0
2	3		Credit 4	Surrounding Density and Diverse Uses	5	Arch	Connected to services, high density neighborhoods;	4
		5	Credit 5	Access to Quality Transit	5	Arch	Verify site location	0
1			Credit 6	Bicycle Facilities	1	Owner / Arch	On-site showers, access to bike network, and storage	1
1			Credit 7	Reduced Parking Footprint	1	Owner / Arch / Site	Reduce parking by 30% (v4.1) from base ratios	1
1			Credit 8	Green Vehicles	1	Owner	Alternative fueling station that can serve up to 2% of the parking	1
4	**4**	**2**		**SUSTAINABLE SITES**	**10**			**4**
			Prereq 1	Construction Activity Pollution Prevention	Required	Contractor / Design Team		RQ
1			Credit 1	Site Assessment	1	Design Team	Fill out worksheet	1
		2	Credit 2	Site Development - Protect or Restore Habitat	2	Owner / Design Team		0
	1		Credit 3	Open Space	1	Civil / Site / Arch	Open space equal to 30% of site; 25% must be vegetated.	0
	3		Credit 4	Rainwater Management	3	Civil / Site		0
2			Credit 5	Heat Island Reduction	2	Civil / Site / Arch	Specify high SRI roofing and pavement	2
1			Credit 6	Light Pollution Reduction	1	Elec		1
9	**2**	**0**		**WATER EFFICIENCY**	**11**			**9**
			Prereq 1	Outdoor Water Use Reduction	Required	Design Team	30% reduction from baseline	RQ
			Prereq 2	Indoor Water Use Reduction	Required	Design Team	20% reduction from baseline	RQ
			Prereq 3	Building-Level Water Metering	Required	Owner / Design Team	Meter total potable water use	RQ
2			Credit 1	Outdoor Water Use Reduction	2	Site	100% using non-potable sources or no irrigation	2
6			Credit 2	Indoor Water Use Reduction	6	Mech	25-50% reduction from baseline	6
	2		Credit 3	Optimize Process Water Use (v4.1 upgrade)	2	Owner / Mech.	Conduct potable water analysis or use min 30% recycled alternative water to meet process water demand	0
1			Credit 4	Water Metering	1	Owner / Design Team	Provide water meters for two or more water systems	1

30	**3**	**2**	**ENERGY & ATMOSPHERE**		**35**			**30**
			Prereq 1	Fundamental Commissioning and Verification	Required	CxA	OPR, BOD, follow basic commissioning procedures	**RQ**
			Prereq 2	Minimum Energy Performance	Required	Energy Modeler		**RQ**
			Prereq 3	Building-Level Energy Metering	Required	Owner / Design Team	Install building-level meter	**RQ**
			Prereq 4	Fundamental Refrigerant Management	Required	Mech	No CFC based refrigerants	**RQ**
6			Credit 1	Enhanced Commissioning	6	CxA	Enhanced (3 pts), Monitoring-based (4 pts); and/or Envelope (2 pts)	**6**
18			Credit 2	Optimize Energy Performance	18	Energy Modeler	Additional improvement over baseline	**18**
	1		Credit 3	Advanced Energy Metering	1	Owner / Design Team	Install whole-building energy metering	**0**
1	**1**		Credit 4	Demand Response	2	Owner / Mech	Participate in Demand Response program	**1**
5			Credit 5	Renewable Energy Production	5	Owner / Design Team	Generate up to 20% offset with on-site renewables	**3**
	1		Credit 6	Enhanced Refrigerant Management	1	Mech		**0**
		2	Credit 7	Green Power and Carbon Offsets	2	Owner / Design Team		**2**

10	**3**	**0**	**MATERIALS & RESOURCES**		**13**			**10**
			Prereq	Storage and Collection of Recyclables	Required	Owner / Design Team		**RQ**
			Prereq	Constr. and Demo. Waste Management Planning	Required	Contractor		**RQ**
3	**2**		Credit 1	Building Life-Cycle Impact Reduction (v4.1 upgrade)	5	Design Team / Energy	Material Reuse (5 pts), Whole-Building Life-Cycle Assessment (4 pts)	**3**
2			Credit 2	BPDO - Environmental Product Declarations	2	Design Team / Contractor		**2**
1	**1**		Credit 3	BPDO - Sourcing of Raw Materials	2	Design Team / Contractor		**1**
2			Credit 4	BPDO - Material Ingredients	2	Design Team / Contractor		**2**
2			Credit 5	Construction and Demolition Waste Management	2	Contractor		**2**

11	**5**	**0**	**INDOOR ENVIRONMENTAL QUALITY**		**16**			**11**
			Prereq	Minimum Indoor Air Quality Performance	Required	Design Team		**RQ**
			Prereq	Environmental Tobacco Smoke Control	Required	Owner / Design Team		**RQ**
2			Credit 1	Enhanced Indoor Air Quality Strategies	2	Design Team	cross-contaminaton prevention; filtration; and/or monitoring	**2**
3			Credit 2	Low-Emitting Materials	3	Design Team / Contractor	Install Low-Emitting products per requirements	**3**
1			Credit 3	Construction Indoor Air Quality Management Plan	1	Contractor	Develop IAQ Management Plans; Protect materials during construction	**1**
2			Credit 4	Indoor Air Quality Assessment	2	Contractor	Flush out (1 pt) or Air Testing (2 pts)	**2**
1			Credit 5	Thermal Comfort	1	Design Team		**1**
2			Credit 6	Interior Lighting	2	Design Team	Lighting Control - 90% (1 pt); Lighting Quality (1 pt)	**2**
	3		Credit 7	Daylight	3	Design Team	Provide daylighted spaces for 55 (1pt) -75 (2pts)%	**0**
	1		Credit 8	Quality Views	1	Design Team	Provide **quality** views for 75% of spaces per requirement	**0**
	1		Credit 9	Acoustic Performance	1	Design Team	Meet requirements for HVAC noise, sound isolation, reverb, STC, etc.	**0**

6	**0**	**0**	**INNOVATION / PILOT/ EXEMPLARY PERFORMAN**	**6**	***Can only achieve 6 Innovation Credits Total***	**6**
1			Credit	Enhanced IAQ Strategies (Exemplary Performance)		**1**
1			Credit	Green Building Education (Innovation)		**1**
1			Credit	Occupant Comfort Survey (Innovation)		**1**
1			Credit	Exemplary Performance - EPD		**0**
1			Credit	Pilot Credit - Integrative Analysis of Building Materials		**2**
1			Credit	LEED Accredited Professional		**1**

4	**0**	**0**	**REGIONAL PRIORITY**	**4**		**4**
1			Credit	Surrounding Density and Diverse Uses	1	must get at least 2 points from credit LT4	**1**
1			Credit	Bicycle Facilities	1		**1**
1			Credit	Green Vehicles	1		**1**
1			Credit	Building Life-Cycle Impact Reduction	1	must get at least 3 points from credit MR1	**1**

Y	**?**	**N**				
81	**20**	**11**	**TOTALS**	Possible Points: **112**		**83**

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

CLARK & ENERSEN

LEED v4 for BD+C: New Construction & Major Renovation
Project: Prairie Village Municipal Court
Date: 3/6/2024

POINTS Y	?	N		CATEGORY / CREDIT		RESPONSIBLE PARTY	REQUIREMENTS / COMMENTS	PVPW
1			Credit	Integrative Process	1	Design Team	Fill out integrative process worksheet	1
6	**3**	**7**		**LOCATION & TRANSPORTATION**	**16**			**8**
			Credit 1	LEED for Neighborhood Development Location	0	N/A		**N/A**
1			Credit 2	Sensitive Land Protection	1	Owner / Design Team	Previously developed site	1
		2	Credit 3	High Priority Site	2	N/A	Brownfield Remediation	0
2	3		Credit 4	Surrounding Density and Diverse Uses	5	Arch	Connected to services, high density neighborhoods;	4
		5	Credit 5	Access to Quality Transit	5	Arch	Verify site location	0
1			Credit 6	Bicycle Facilities	1	Owner / Arch	On-site showers, access to bike network, and storage	1
1			Credit 7	Reduced Parking Footprint	1	Owner / Arch / Site	Reduce parking by 30% (v4.1) from base ratios	1
1			Credit 8	Green Vehicles	1	Owner	Alternative fueling station that can serve up to 2% of the parking	1
2	**6**	**2**		**SUSTAINABLE SITES**	**10**			**4**
			Prereq 1	Construction Activity Pollution Prevention	Required	Contractor / Design Team		**RQ**
1			Credit 1	Site Assessment	1	Design Team	Fill out worksheet	1
		2	Credit 2	Site Development - Protect or Restore Habitat	2	Owner / Design Team		0
	1		Credit 3	Open Space	1	Civil / Site / Arch	Open space equal to 30% of site; 25% must be vegetated.	0
	3		Credit 4	Rainwater Management	3	Civil / Site		0
	2		Credit 5	Heat Island Reduction	2	Civil / Site / Arch	Specify high SRI roofing and pavement	2
1			Credit 6	Light Pollution Reduction	1	Elec		1
6	**5**	**0**		**WATER EFFICIENCY**	**11**			**9**
			Prereq 1	Outdoor Water Use Reduction	Required	Design Team	30% reduction from baseline	**RQ**
			Prereq 2	Indoor Water Use Reduction	Required	Design Team	20% reduction from baseline	**RQ**
			Prereq 3	Building-Level Water Metering	Required	Owner / Design Team	Meter total potable water use	**RQ**
2			Credit 1	Outdoor Water Use Reduction	2	Site	100% using non-potable sources or no irrigation	2
3	3		Credit 2	Indoor Water Use Reduction	6	Mech	25-50% reduction from baseline	6
	2		Credit 3	Optimize Process Water Use (v4.1 upgrade)	2	Owner / Mech.	Conduct potable water analysis or use min 30% recycled alternative water to meet process water demand	0
1			Credit 4	Water Metering	1	Owner / Design Team	Provide water meters for two or more water systems	1

22 11 2 ENERGY & ATMOSPHERE — 35 — 30

			Prereq 1	Fundamental Commissioning and Verification	Required	CxA	OPR, BOD, follow basic commissioning procedures	RQ
			Prereq 2	Minimum Energy Performance	Required	Energy Modeler		RQ
			Prereq 3	Building-Level Energy Metering	Required	Owner / Design Team	Install building-level meter	RQ
			Prereq 4	Fundamental Refrigerant Management	Required	Mech	No CFC based refrigerants	RQ
6			Credit 1	Enhanced Commissioning	6	CxA	Enhanced (3 pts), Monitoring-based (4 pts); and/or Envelope (2 pts)	6
10	8		Credit 2	Optimize Energy Performance	18	Energy Modeler	Additional improvement over baseline	18
	1		Credit 3	Advanced Energy Metering	1	Owner / Design Team	Install whole-building energy metering	0
1	1		Credit 4	Demand Response	2	Owner / Mech	Participate in Demand Response program	1
5			Credit 5	Renewable Energy Production	5	Owner / Design Team	Generate up to 20% offset with on-site renewables	3
	1		Credit 6	Enhanced Refrigerant Management	1	Mech		0
		2	Credit 7	Green Power and Carbon Offsets	2	Owner / Design Team		2

9 4 0 MATERIALS & RESOURCES — 13 — 10

			Prereq	Storage and Collection of Recyclables	Required	Owner / Design Team		RQ
			Prereq	Constr. and Demo. Waste Management Planning	Required	Contractor		RQ
2	3		Credit 1	Building Life-Cycle Impact Reduction (v4.1 upgrade)	5	Design Team / Energy	Material Reuse (5 pts), Whole-Building Life-Cycle Assessment (4 pts)	3
2			Credit 2	BPDO - Environmental Product Declarations	2	Design Team / Contractor		2
1	1		Credit 3	BPDO - Sourcing of Raw Materials	2	Design Team / Contractor		1
2			Credit 4	BPDO - Material Ingredients	2	Design Team / Contractor		2
2			Credit 5	Construction and Demolition Waste Management	2	Contractor		2

11 5 0 INDOOR ENVIRONMENTAL QUALITY — 16 — 11

			Prereq	Minimum Indoor Air Quality Performance	Required	Design Team		RQ
			Prereq	Environmental Tobacco Smoke Control	Required	Owner / Design Team		RQ
2			Credit 1	Enhanced Indoor Air Quality Strategies	2	Design Team	cross-contaminaton prevention; filtration; and/or monitoring	2
3			Credit 2	Low-Emitting Materials	3	Design Team / Contractor	Install Low-Emitting products per requirements	3
1			Credit 3	Construction Indoor Air Quality Management Plan	1	Contractor	Develop IAQ Management Plans; Protect materials during construction	1
2			Credit 4	Indoor Air Quality Assessment	2	Contractor	Flush out (1 pt) or Air Testing (2 pts)	2
1			Credit 5	Thermal Comfort	1	Design Team		1
2			Credit 6	Interior Lighting	2	Design Team	Lighting Control - 90% (1 pt); Lighting Quality (1 pt)	2
	3		Credit 7	Daylight	3	Design Team	Provide daylighted spaces for 55 (1pt) -75 (2pts)%	0
	1		Credit 8	Quality Views	1	Design Team	Provide **quality** views for 75% of spaces per requirement	0
	1		Credit 9	Acoustic Performance	1	Design Team	Meet requirements for HVAC noise, sound isolation, reverb, STC, etc.	0

4	**2**	**0**	**INNOVATION / PILOT/ EXEMPLARY PERFORMAN**		**6**	***Can only achieve 6 Innovation Credits Total***		**6**
	1		Credit	Enhanced IAQ Strategies (Exemplary Performance)				**1**
1			Credit	Green Building Education (Innovation)				**1**
1			Credit	Occupant Comfort Survey (Innovation)				**1**
1			Credit	Exemplary Performance - EPD				**0**
	1		Credit	Pilot Credit - Integrative Analysis of Building Materials				**2**
1			Credit	LEED Accredited Professional				**1**

3	**1**	**0**	**REGIONAL PRIORITY**		**4**			**4**
1			Credit	Surrounding Density and Diverse Uses	1	must get at least 2 points from credit LT4		**1**
1			Credit	Bicycle Facilities	1			**1**
1			Credit	Green Vehicles	1			**1**
	1		Credit	Building Life-Cycle Impact Reduction	1	must get at least 3 points from credit MR1		**1**

Y	**?**	**N**				
64	**37**	**11**	**TOTALS**	Possible Points:	**112**	**83**

Certified: 40 to 49 points, **Silver:** 50 to 59 points, **Gold:** 60 to 79 points, **Platinum:** 80 to 110

CLARK & ENERSEN

Opinion of Probable Construction Costs

Project: Prairie Village City Hall
By: Clark & Enersen
Date: March 6, 2024
GSF: 18,148

Item			Cost	Cost / GSF
General Construction				
Division 1	General Requirements	$	212,148	$11.69
Division 2	Existing Conditions	$	-	$0.00
Division 3	Concrete	$	359,980	$19.84
Division 4	Masonry	$	197,370	$10.88
Division 5	Steel	$	528,858	$29.14
Division 6	Carpentry	$	120,730	$6.65
Division 7	Thermal And Moisture Protection	$	1,399,764	$77.13
Division 8	Openings	$	983,450	$54.19
Division 9	Finishes	$	999,578	$55.08
Division 10	Specialties	$	376,750	$20.76
Division 11	Equipment	$	150,000	$8.27
Division 12	Furnishings	$	215,476	$11.87
Division 13	Special Construction	$	20,000	$1.10
Division 14	Conveying Equipment	$	-	$0.00
Division 21	Fire Suppression	$	102,938	$5.67
Division 22	Plumbing	$	543,308	$29.94
Division 23	Heating Ventilating And Air Conditioning	$	1,129,968	$62.26
Division 26	Electrical	$	1,488,136	$82.00
Division 27	Telecommunications	$	-	$0.00
Division 28	Electronic Safety And Security	$	-	$0.00
Division 31	Earthwork	$	-	$0.00
Division 32	Site Improvements	$	-	$0.00
Division 33	Utilities	$	-	$0.00
	Subtotal - General Construction Costs	**$**	**8,828,454**	**$486.47**
Gen. Cond.	General Conditions (5%)	$	441,423	$24.32
OH&P	Contractor Overhead and Profit (2.5%)	$	220,711	$12.16
	Total - General Construction Costs	**$**	**9,490,588**	**$522.96**

Contingency & Escalation				
Contingency	Design Contingency (7.5%)	$	711,794	$39.22
Escalation	Escalation over 9 months (4.5%)	$	459,107	$25.30
	Total - Contingency & Escalation	**$**	**1,170,901**	**$64.52**

	Total - Construction Costs	**$**	**10,661,489**	**$587.47**

CLARK & ENERSEN

Opinion of Probable Construction Costs

Project: Prairie Village Police Department Renovation
By: Clark & Enersen
Date: March 6, 2024
GSF: 2,323

Item			Cost	Cost / GSF
General Construction				
Division 1	General Requirements	$	2,323	$1.00
Division 2	Existing Conditions	$	17,550	$7.55
Division 3	Concrete	$	-	$0.00
Division 4	Masonry	$	-	$0.00
Division 5	Steel	$	700	$0.30
Division 6	Carpentry	$	34,460	$14.83
Division 7	Thermal And Moisture Protection	$	113,325	$48.78
Division 8	Openings	$	65,000	$27.98
Division 9	Finishes	$	62,577	$26.94
Division 10	Specialties	$	4,280	$1.84
Division 11	Equipment	$	-	$0.00
Division 12	Furnishings	$	-	$0.00
Division 13	Special Construction	$	-	$0.00
Division 14	Conveying Equipment	$	-	$0.00
Division 21	Fire Suppression	$	-	$0.00
Division 22	Plumbing	$	-	$0.00
Division 23	Heating Ventilating And Air Conditioning	$	-	$0.00
Division 26	Electrical	$	126,604	$54.50
Division 27	Telecommunications	$	-	$0.00
Division 28	Electronic Safety And Security	$	-	$0.00
Division 31	Earthwork	$	-	$0.00
Division 32	Site Improvements	$	-	$0.00
Division 33	Utilities	$	-	$0.00
	Subtotal - General Construction Costs	**$**	**426,819**	**$183.74**
Gen. Cond.	General Contractor General Conditions (5%)	$	21,341	$9.19
OH&P	Contractor Overhead and Profit (2.5%)	$	10,670	$4.59
	Total - General Construction Costs	**$**	**458,830**	**$197.52**

Contingency & Escalation				
Contingency	Design Contingency (7.5%)	$	34,412	$14.81
Escalation	Escalation over 16 months (12%)	$	59,189	$25.48
	Total - Contingency & Escalation	**$**	**93,601**	**$40.29**

	Total - Construction Costs	**$**	**552,431**	**$237.81**

CLARK & ENERSEN

Opinion of Probable Construction Costs

Project: Prairie Village MPR Renovation
By: Clark & Enersen
Date: March 6, 2024
GSF: 5,753

Item			Cost	Cost / GSF
General Construction				
Division 1	General Requirements	$	93,877	$16.32
Division 2	Existing Conditions	$	44,278	$7.70
Division 3	Concrete	$	3,080	$0.54
Division 4	Masonry	$	1,280	$0.22
Division 5	Steel	$	5,224	$0.91
Division 6	Carpentry	$	3,792	$0.66
Division 7	Thermal And Moisture Protection	$	17,435	$3.03
Division 8	Openings	$	65,500	$11.39
Division 9	Finishes	$	154,030	$26.77
Division 10	Specialties	$	27,300	$4.75
Division 11	Equipment	$	20,000	$3.48
Division 12	Furnishings	$	4,530	$0.79
Division 13	Special Construction	$	-	$0.00
Division 14	Conveying Equipment	$	-	$0.00
Division 21	Fire Suppression	$	-	$0.00
Division 22	Plumbing	$	-	$0.00
Division 23	Heating Ventilating And Air Conditioning	$	-	$0.00
Division 26	Electrical	$	447,664	$77.81
Division 27	Telecommunications	$	-	$0.00
Division 28	Electronic Safety And Security	$	-	$0.00
Division 31	Earthwork	$	-	$0.00
Division 32	Site Improvements	$	-	$0.00
Division 33	Utilities	$	-	$0.00
	Subtotal - General Construction Costs	**$**	**887,989**	**$154.35**
Gen. Cond.	General Conditions (5%)	$	44,399	$7.72
OH&P	Contractor Overhead and Profit (2.5%)	$	22,200	$3.86
	Total - General Construction Costs	**$**	**954,588**	**$165.93**

Contingency & Escalation				
Contingency	Design Contingency (7.5%)	$	71,594	$12.44
Escalation	Escalation over 16 months (12%)	$	123,142	$21.40
	Total - Contingency & Escalation	**$**	**194,736**	**$33.85**

Total - Construction Costs	**$**	**1,149,324**	**$199.78**

CLARK & ENERSEN

Opinion of Probable Construction Costs

Project: Prairie Village Municipal Court Addition
By: Clark & Enersen
Date: March 6, 2024
GSF: 6,648

Item			Cost	Cost / GSF
General Construction				
Division 1	General Requirements	$	94,324	$14.19
Division 2	Existing Conditions	$	338,503	$50.92
Division 3	Concrete	$	125,980	$18.95
Division 4	Masonry	$	109,200	$16.43
Division 5	Steel	$	151,710	$22.82
Division 6	Carpentry	$	35,268	$5.31
Division 7	Thermal And Moisture Protection	$	500,315	$75.26
Division 8	Openings	$	333,720	$50.20
Division 9	Finishes	$	285,078	$42.88
Division 10	Specialties	$	27,700	$4.17
Division 11	Equipment	$	30,000	$4.51
Division 12	Furnishings	$	39,450	$5.93
Division 13	Special Construction	$	-	$0.00
Division 14	Conveying Equipment	$	-	$0.00
Division 21	Fire Suppression	$	63,338	$9.53
Division 22	Plumbing	$	343,777	$51.71
Division 23	Heating Ventilating And Air Conditioning	$	492,990	$74.16
Division 26	Electrical	$	578,376	$87.00
Division 27	Telecommunications	$	-	$0.00
Division 28	Electronic Safety And Security	$	-	$0.00
Division 31	Earthwork	$	-	$0.00
Division 32	Site Improvements	$	-	$0.00
Division 33	Utilities	$	-	$0.00
	Subtotal - General Construction Costs	**$**	**3,549,728**	**$533.95**
Gen. Cond.	General Conditions (5%)	$	177,486	$26.70
OH&P	Contractor Overhead and Profit (2.5%)	$	88,743	$13.35
	Total - General Construction Costs	**$**	**3,815,958**	**$574.00**

Contingency & Escalation				
Contingency	Design Contingency (7.5%)	$	286,197	$43.05
Escalation	Escalation over 16 months (12%)	$	492,259	$74.05
	Total - Contingency & Escalation	**$**	**778,455**	**$117.10**

Total - Construction Costs	**$**	**4,594,413**	**$691.10**

CLARK & ENERSEN

PUBLIC WORKS DEPARTMENT

Council Meeting Date: June 3, 2024

COU2024-38 CONSIDER PROFESSIONAL SERVICES SUPPLMENTAL NO. 2 WITH CLARK & ENERSEN FOR MUNICIPAL COMPLEX IMPROVEMENTS

RECOMMENDATION

Move to approve the professional services supplemental number two with Clark & Enersen for the Municipal Complex Improvements (BG510003) in the amount of $2,049,000.

SELECTION OF ARCHITECT

Clark and Enersen was chosen by the Selection Committee in August 2022. Clark and Enersen was the architect of record for the Public Works Facility. They have shown the ability to lead a large group through discussions and keep the project on the proposed time schedule.

The original agreement was executed at the September 6, 2022 council meeting in the amount of $130,000 with supplemental number one approved in the amount of $360,000 at the August 2023 council meeting for a total of $490,000. Supplemental No. 2 for the project includes the design development phase, construction documents, bidding and construction administration for a fee of $2,049,000 which raises the maximum fee to $2,539,000

BACKGROUND

The City Hall Improvements Project started in 2020 with a feasibility study and has progressed per the following phases:

Feasibility Study (2020)

Facility Assessment (2022)

Programming (2022)

Concept Development (July 2023) – Three concepts were presented, Option 1 renovation in existing footprint, Option 2 renovation with addition and Option 3 new construction. The Governing Body approved staff to move forward with development of concepts for new construction as recommended by the Finance Committee.

Concept Development (November 2023) – Five concepts derived from Option 3 were presented with costs to the Governing Body for selection.

Schematic Design (April 2024) – The Schematic Design went to a public meeting March 26, 2024 and before the Planning Commission on April 2, 2024.

Project Updates and past presentation can be found on the website at www.pvkansas.com.

PREPARED BY

Melissa Prenger, City Engineer May 29, 2024

FUNDING SOURCE

Approximately $1,500,000 of funding is available in the existing ARPA funds. Due to the timing requirements of when these funds must be obligated, these funds will be spent first for this agreement. The 2024 Budget also included a $1,150,000 transfer that was planned for Municipal Complex improvement expenses. Out of this available funding, the remaining $549,000 for this supplemental agreement will be transferred to the CIP Fund for project tracking purposes.

Original Agreement	CIP Funding	$130,000	City Hall: Building Assessment, Programming and Renovation Concepts Police Department: Programming and Renovation Concept
Supplement No. 1	CIP Funding ARPA	$300,000 $60,000	City Hall: New Construction Concepts (5) and Schematic Design Police Department: Renovation Concept and Schematic Design Site Work: Concepts
Supplement No. 2	ARPA CIP Funding (transfer)	$1,500,000 $549,000	Municipal Complex Improvements (City Hall, Police Department, Court): Design Development, Construction Documents, Bidding and Construction Administration.
Total Per Source	CIP Funding ARPA	$979,000 $1,560,000	
Total for Project	All Funding Sources	$2,539,000	

ATTACHMENTS

1. Professional Services Supplemental No. 2 with Clark & Enersen

PREPARED BY

Melissa Prenger, City Engineer May 29, 2024

Supplemental Agreement No. 2
for
Professional Architectural Services

BG51 0003 City Hall Improvements
(also known as Municipal Complex Improvements)

Prairie Village, Kansas

This Supplemental Agreement made this _____ day of, _____ 2024, by and between the City of Prairie Village, Kansas, hereinafter called the "City", and Clark & Enersen, hereinafter called the "Consulting Engineer/Architect."

WHEREAS, the City and the Consulting Engineer/Architect have previously entered into an Agreement, dated September 6, 2022 (the "Original Agreement") for design of BG510003 City Hall Improvements (the "Project"); and

WHEREAS, the City desires to receive and the Consulting Engineer/Architect desires to provide certain additional services related to the Project as further outlined in Exhibit A, attached hereto and incorporated by reference herein (the "Additional Services"); and

WHEREAS, the Supplemental Agreement No. 2 between the parties outlines the understanding of the parties regarding the provision of the Additional Services by the Consulting Engineer/Architect to the City; and

WHEREAS, the City is authorized and empowered to contract with the Consulting Engineer/Architect for the necessary Additional Services for the Project, and necessary funds for the payment of said Additional Services are available.

NOW THEREFORE, the parties hereby agree as follows:

PART A - BASIC CONSULTING ENGINEERING/ARCHITECT SERVICES

The Consulting Engineer/Architect will complete the Additional Services to the City's full satisfaction and in accordance with Exhibit A of this Supplemental Agreement No. 2.

PART B - SCHEDULE

The Consulting Engineer/Architect will complete the Design Development and Construction Documents by January 2025 to facilitate construction in 2025.

PART C - PAYMENT TO THE CONSULTING ENGINEER/ARCHITECT FOR SERVICES RENDERED

The Additional Services will be provided at an amount not to exceed $2,049,000 including reimbursables in accordance with Exhibit A, attached hereto and incorporated by reference herein.

This Supplemental Agreement No. 1 raises the maximum fee to $2,539,000 for the Project. This is the total of the fee from the Original Agreement of $130,000 plus $360,000 for Supplemental Agreement No. 1 plus $2,049,000 for Supplemental Agreement No. 2.

IN ALL OTHER RESPECTS, the terms and conditions of the Original Agreement shall remain in full force and effect, except as specifically modified by this Supplemental Agreement No. 2 including all policies of insurance which shall cover the work authorized by the Supplemental Agreements.

IN WITNESS WHEREOF, the parties hereto have caused this Supplemental Agreement No. 2 to be executed as of the day and year first above written.

THE CLARK ENERSEN PARTNERS	CITY OF PRAIRIE VILLAGE, KANSAS
Rick Wise Senior Principal	Eric Mikkelson, Mayor
APPROVED AS TO FORM:	ATTEST:
Alex Aggen, City Attorney	Adam Geffert, City Clerk

May 23, 2024

Melissa Prenger, PE
Sr. Project Manager
City of Prairie Village
3535 Somerset Drive
Prairie Village, Kansas 66208

Re: Prairie Village – New City Hall Fee Proposal
TCEP Proj. No.: 185-000-23

Dear Melissa,

Per your request we are providing this updated fee proposal to assist Prairie Village with the conceptual and full design/documentation for a new City Hall. Our proposal is based on previous studies and your direction regarding project scope. Note that some of the items listed are already complete (Conceptual Design and Schematic Design).

Please review this proposal and let me know if you have any questions. We are definitely excited for the opportunity to work with the City of Prairie Village on this project.

Sincerely,

Rick Wise, AIA, LEED
Director of Architecture
Senior Principal
The Clark Enersen Partners

CC: File

Scope of Services

General Project Information

1. The project proposes to build a new City Hall facility to replace the existing building. The new structure will house; public space, council chambers, office space, conference space, work space, and general support space. The project will also remove the existing City Hall structure and renovate limited areas of the existing police department. Sustainable design is very important to the City of Prairie Village. To that end, seeking Platinum level LEED Certification will be the project goal. The project will also include the addition of a municipal court area adjacent to the Police Department. It is proposed that the addition be no more than LEED Gold level certification.

2. We understand that the project has an overall project budget of $30 million to include all construction costs, professional fees, FF&E, inspections, testing and contingency.

3. Clark & Enersen will provide the following design services on the project: architecture, interior design, landscape architecture, structural engineering, mechanical engineering and electrical engineering. Civil engineering design services will be performed by Lamp Rynearson.

4. The professional services in this agreement are for the design, documentation and construction administration services associated with the new City Hall building, parking canopies for City Hall staff, and limited renovation of existing space to remain. The services also include the complete design of all associated project sitework and landscaping.

5. The drawings for this project will be developed using Building Information Modeling (BIM) software. The software utilized for this project will be the 2023 version of Revit. Electronic copies of the BIM documentation or AutoCAD downloads will be provided to the Owner.

6. We understand that this project will be built under a Construction Manager at Risk delivery method. McCown Gordon Construction has been hired.

7. It is the intent to enter into a formal contractual agreement using AIA Document B101-2007, "Standard Form of Agreement Between Owner and Architect."

The following is a brief description of the Basic Services to be provided within the scope of our contract.

Basic Services

Conceptual Design (already completed)

1. Utilizing information developed in a previous phase, we will work to develop two additional conceptual designs to include; a one-story solution and a two-story solution that eliminates the separate court room.
2. Present options to key project stakeholders to get feedback and direction.
3. Update concept design images to reflect feedback received
4. Develop project cost estimates for all design options
5. Present final options for approval.

Schematic Design (already completed)

1. Utilizing the selected conceptual design option, develop schematic plans to a level of detail illustrating scale and relationship of project components. These plans and details will fix and define the total scope of work required.
2. Conduct routine design meetings with Prairie Village representatives.
3. Develop enlarged plan layouts as necessary for some of the primary building spaces.
4. Prepare preliminary code analysis in accordance with Local and National Building Codes.
5. Develop concept structural plans.
6. Develop mechanical narrative and preliminary plans showing primary equipment and distribution concepts.
7. Develop electrical narrative and preliminary plans showing equipment locations, data closets, and power and lighting plans.
8. Develop schematic site layout plan showing extent of site improvements.
9. Present schematic design to Owner representatives, City Officials and Community groups as required for approval.
10. Prepare a basic design narrative outlining all design criteria and assumptions used in the development of the schematic drawings.
11. Develop Sustainable Design options for consideration to pursue LEED Certification level. (Platinum goal for City Hall and Gold goal for Municipal Court addition)
12. Maintain and update project schedule for all phases of programming and design.
13. Present Schematic Design Package to Owner for review.

Design Development Phase

1. Incorporate all review comments from the Schematic Design Submittal.
2. Further develop and supplement the Schematic Drawings with additional plan drawings and details necessary to specifically define the total scope of work required. These plans will fix and describe the size and character of the entire project and further define the architectural, structural, mechanical and electrical materials and other elements as may be appropriate and required.
3. Conduct routine design meetings with Prairie Village representatives.
4. Prepare outline specifications for materials and systems to be utilized on the project.
5. Update design narrative outlining design criteria used in the further development of the drawings in the Design Development Phase.
6. Update and modify renderings and other graphic images as required.
7. Update project schedule for the remainder of the design phases and the anticipated period of construction.
8. Continue development of Sustainable Design options for consideration to pursue LEED Certification level. (Platinum goal for City Hall and Gold goal for Municipal Court addition)
9. Work with the Construction Manager at Risk in the preparation of a detailed estimate of probable construction cost. Review and modify list of potential project alternates (if required).
10. Maintain and update project schedule (Work Plan) for all phases of design and the anticipated period of construction.
11. Submit Design Development Package to Owner for review.
12. Attend Design Development review meeting.

Construction Document Phase

1. Incorporate all comments from the Design Development Submittal.
2. Prepare detailed documents defining the scope of work to be used for bidding and constructing the project.
3. Conduct routine design meetings with Prairie Village representatives.
4. Prepare final project specifications.
5. Submit 50% construction documents review owner review and comments.
6. Finalize renderings and other graphic images as necessary.
7. Update and finalize project schedule (Work Plan).
8. Work with the Construction Manager at Risk in the preparation of a final estimate of probable construction cost. Finalize any project bid alternates (if required).
9. Submit Final Construction Documents to Owner for review.
10. Attend Construction Document Review meeting.
11. Receive all final review comments and modify drawings and specifications as necessary.
12. Submit final construction documents for printing and permitting.

Bidding Phase

1. Attend and lead scheduled pre-bid conference.
2. Clarify questions that arise during the bidding process.
3. Answer requests for information and product substitutions.
4. Preparation of any bid addenda for distribution.
5. Attend Bid Opening.
6. Assist the Owner in the review of all bids and advise on next steps.

Construction Administration

1. If necessary, revise the Construction Document drawings and specifications to incorporate Addenda items generated during the Bidding phase and permitting.
2. Attend bi-weekly Project Progress Meetings.
3. Review and provide comments on shop drawings.
4. Review and provide comments on product substitutions.
5. Clarify and provide written responses to questions during the entire Construction Phase.
6. Conduct Site Observation Visits during construction. (Two visits per month in basic services)
7. When necessary, we will inform the Owner in writing of any work by the Contractor and/or Subcontractors that does not conform to the Contract Documents.
8. When requested, we will provide interpretation of Contract Documents within 48 hours (excluding weekends and holidays).
9. We will provide the information necessary for the Construction Manager to prepare change orders.
10. Prepare a complete punch-list of corrective items at the Substantial Completion Phase.
11. We will work with the Owner and Construction Manager in determining the date of final completion.
12. Develop a record set of as-built drawings from information recorded by the Contractor during the construction phase.
13. Provide a post-occupancy walk through and evaluation at 10 months after occupancy.
14. Prepare a list of any warranty items requiring corrective measures.
15. We will provide Prairie Village with both a reproducible photographic 4 mil Mylar set of drawings and an electronic copy of all drawings and specifications within 30 days of receipt of the marked up as-built drawings from the Contractor.

Included Additional Services

Beyond basic services, we are including the following additional services:

Telecommunications Design:

Design and documentation of telecommunication systems including all cabling, wiring devices, date racks, and system routing. This does not include design and selection of servers.

Furnishing Selection and Procurement:

We propose a basic services fee of 9% of the furnishings cost for our design and documentation efforts to procure this work.

Building Commissioning:

To comply with LEED Certification requirements, we will provide both base line and enhanced commissioning.

Surveying and Geotechnical:

We will contract with Lamp Rynearson to provide a site survey. Geotechnical will be contracted separately by Owner

LEED Design:

We propose to partner with Prairie Village to develop a sustainable design to achieve LEED certification for the new City Hall building and municipal court addition. This effort will include all submittals to the USGBC, meetings to review sustainable concepts, energy modeling and associated submittal costs.

Professional Fees

Basic Services Fee Structure

For the purposes of our fee proposal, we have developed separate fees for the proposed project phases as follows:

Conceptual Design:	$60,000	(previously approved)
Schematic Design:	$300,000	(previously approved)
Design Development:	$512,250	

Construction Documents:	$1,024,500
Bidding:	$80,000
Construction Administration:	$432,250
Total Basic Services Fee:	$2,409,000
Amount previously approved:	$360,000
Remaining Fee to be approved:	$2,049,000

For additional services beyond those noted above and directed by the Owner, compensation shall be on an hourly basis in accordance with the Schedule of Hourly Rates shown below.

Schedule of Hourly Rates

Personnel	Rate/Hour
Senior Principal – Architecture	**$315.00**
Architect	**$165.00**
Senior Architectural Staff	**$125.00**
Architectural Staff	**$100.00**
Engineering Principal	**$240.00**
Senior Engineer	**$205.00**
Engineer (PE)	**$170.00**
Senior Engineering Staff	**$140.00**
Engineer (EI)	**$120.00**
Engineering Staff	**$90.00**
Senior Interior Designer	**$185.00**
Senior Construction Administrator	**$165.00**

Graphic Design	**$100.00**
Administrative Assistant	**$75.00**
Intern	**$65.00**

MAYOR'S ANNOUNCEMENTS
Monday, June 3, 2024

Board of Zoning Appeals	06/04/2024	6:30 p.m.
Planning Commission	06/04/2024	7:00 p.m.
Tree Board	06/05/2024	6:00 p.m.
Meadowbrook Park Festival	06/07/2024	4 – 9:00 p.m.
Diversity Committee	06/11/2024	4:00 p.m.
Arts Council strategic planning meeting	06/12/2024	5:30 p.m.
Juneteenth Freedom Festival	06/15/2024	4 – 8:30 p.m.
City Council	06/17/2024	6:00 p.m.
Juneteenth – City offices closed	06/19/2024	

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INFORMATIONAL ITEMS
June 3, 2024

1. Diversity Committee meeting minutes – April 9, 2024
2. Environmental Committee meeting minutes – April 24, 2024
3. JazzFest meeting minutes – May 21, 2024
4. VillageFest meeting minutes – May 23, 2024
5. June plan of action

Prairie Village Diversity Committee Minutes

April 9, 2023
4:00 p.m.

Prairie Village City Hall – MPR

- **Call to Order** – Ian
- **Attendance** – Chi, David, Hazel, Ian, Inga, Rachael, Tim, Captain Washington
- **Approval of Agenda**
  - Ian and Hazel with motion, all approved
- **Land Acknowledgment**
  - Chi provided presentation of acknowledgement/statement
- **Opening Remarks/Welcome** – Ian
- **Approval of Meeting Minutes** (3/12/23)
  - David and Hazel with motion, all approved
- **Presentations** – None
- **Public Participation**
  - Teen council attended
- **Committee Discussion Topics(s)**
  - Ian checking in with Lilian (name sp?)
  - Hazel shared fundraiser for Thursday – can provide info for anyone who'd like to go
  - KC Chamber DEI symposium coming up 5/2
- **Project/Event Updates**
  - **Panel updates** – David
    - Parks committee is looking at the interpretive panel design for a final review
- **Old Business**
  - April town hall – Civility
    - Coming up next week; moderator & panelists confirmed
    - Tim will get a Visa CG for the moderator
    - Everyone to help share/support attendance
- **New Business**
  - **Budget**
    - Adjust to allow for compensation for speakers/entertainers for town halls + increase to MLK Celebration; pulled in part from BIPOC Playdates (full LY budget not needed)

<u>Diversity Committee Budget - 2025</u>

Item/Activity

MLK Celebration	$2,500.00
BIPOC Playdates	$200.00
Town Hall Events	$5,000.00
Juneteenth Celebration	$15,000.00

JazzFest		$500.00
PV Art Fair		$0.00
VillageFest		$0.00
"One and Done" Projects		$1,800.00
Miscellaneous		$2,500.00
Total	**$27,500.00**	

        - Hazel and Inga with motion, all approved
    - **Proclamations**
        - Discussion to make these more meaningful/impactful
        - OP noted as a good example of a municipality doing more than just reading
        - Consider who is presenting, guest speakers, consider if things are actionable
        - Inga, Hazel, Chi formed sub-committee to work through this
    - For next meeting:
        - Add charter review + Review of website to next month (David)
        - JazzFest, create sub committee
        - Recap & next steps from meeting with the district
- **Adjournment**
    - Hazel and David with motion, all approved

The Prairie Village Environmental Committee met at 5:30 p.m. Wednesday, April 24, 2024, in the Prairie Village City Hall Multipurpose Room. The recording secretary was Nathan Kovac.

The meeting was called to order at 5:30 p.m.

Members in attendance: Greg Shelton (chair), Chi Nguyen (co-chair) Magda Born, Amy Brooks, Travis Carson, Johanna Comes, Nathan Kovac, Melinda Lewis, Piper Reimer, Rick Wohlfarth, Travis Wymore and Ashley Freburg (staff liaison).

Approval of the agenda: Rick moved to approve the agenda. Johanna seconded the motion. All in favor.

Approval of the March 2024 meeting minutes: Rick moved to approve the minutes. Nathan seconded the motion. All in favor.

Presentations

Greg introduced Johnson County Commissioner Becky Fast, who gave an update on landfill capacity in the area. There are seven landfills in the region, and the Shawnee landfill gets most of the refuse from Johnson County. Commissioner Fast talked about concerns with the landfills reaching capacity and the challenges with establishing new landfills. Commissioner Fast and the committee members talked about landfill diversion efforts, including recycling, yard waste composting, and food composting.

Greg introduced Community Garden liaison Linda Cosgrove, a gardener at Harmon Park gardens. Linda provided a spring update. The garden at Harmon Park and the Garden at Global Montessori are both full. Garden fees are $40 per plot. The garden attempts to be self-sustaining with its budget. Annual expenses include wood chips, mulch, water, meat for the summer solstice party, and hose repairs. Linda requested the gardens be considered for any old or extra supplies – hoses wands, fencing – that the city may have. The limited budget does not allow for larger needs like a new garden gate, or the development of three additional garden beds as previously approved by the Environmental Committee and the Parks and Recreation Committee.

Ashley noted that the aging Siberian Elm tree that shades the garden would be removed in the next 30 days. Urban Forestry Specialist Bridget Tolle had been monitoring the tree and recommended removal because it had become a safety issue with multiple large limbs falling from the tree onto the garden beds.

Piper made a motion to allocate $500 from the 2024 Environmental Committee Budget to the community garden to be used for a new gate for the fence. Nathan seconded the motion. All

were in favor. The committee also agreed to annually discuss budget allocations for community garden purposes.

Old Business:

Village Fest
A SignUpGenius form has been created and circulated to arrange for volunteers to help with VillageFest. The signup should first be circulated amongst EC members and their friends and family. If that doesn't yield enough support the committee will then consider a public solicitation for additional volunteers.

Supplies for the craft project have been ordered. The Tree Board is interested in participating. Plugin KC may also be interested.

Johanna and Piper explained monarch waystations. A waystation is a place that provides monarch butterflies with the resources they need to survive and reproduce. Milkweed is the host plant for monarch larvae, and nectar plants provide energy for adults. The Mayor's Monarch Pledge subcommittee proposed giving away a waystation (plants to make up the garden as well as funds for an official waystation registration and sign) at Village Fest this year. The winner must be a Prairie Village resident.

Piper made a motion to commit $300 of the Environmental Committee's budget for a monarch waystation giveaway at Village Fest. Travis Carson seconded the motion. All were in favor.

New Business

Go Green Environmental Fair
In order to be a partner city for the Go Green Environmental Fair, the Environmental Committee needs to delegate someone to serve on the steering committee. The Go Green Environmental Fair Steering Committee meets once a month. Without a committee member, we will not be participating in the event in 2024.

Recycling Stickers
At the committee's request, Ashley solicited quotes to turn the Recycle Spot's "recycle better" flyers into vinyl stickers that can be given away at events and stuck to recycle bins. Moss Printing was the best price. Magda made a motion to purchase stickers in an amount not to exceed $800. Johnanna seconded the motion. All were in favor.

Announcements
The next EC meeting is on May 22. It will be a working meeting for Village Fest.

The deadline for the July/August Village Voice is May 31.

There will be no guest speaker at the May meeting.

Waivers/Code of conduct acknowledgements are due.

Piper requested adding a parks update to a future Environmental Committee agenda.

Adjourn: Melinda made a motion to adjourn the meeting. Nathan seconded the motion. All in favor. The meeting adjourned at 7:11 p.m.

Prairie Village Jazz Fest 2024
Committee Meeting
Tuesday May 21, 2024, 5:30 p.m.
Council Chambers

Attendees

Elissa Andre	Marketing Chair
David Hassett	Food and Beverage Chair
Amanda Hassett	VIP and Hospitality Chair
J.D. Kinney	Special Events Coordinator, Committee Chair
Kyle Vanlanduyt	Master of Ceremonies
John Wilinski	Artist Relations and Backstage Chair
Brooke Morehead	Committee Member at Large
Joyce Hagen Mundy	Volunteer Chair

Committee Chair's Report

Talent

Contract proposals for 4 of 5 artists, including the headline act, have been submitted and 4 of 5 have returned them signed. Deposits have been issued to all.

F&B

The food truck agreement was modified to remove the vendor fee, but trucks are now responsible to provide their own source of power. Trucks customarily travel with individual generators. The plan is to site them in the parking circle west of the Harmon Park Pavilion. Any generator sound should be sufficiently removed so as not to interfere with the musical performances.
The Ice Hut truck needs to leave the park immediately after the close of the Festival.

VIP Area

The tent needed for the VIP seating and hospitality area will be driven by the number of VIPs invited as well as by the available space. A new assessment will be made when park construction is complete.

Infrastructure

Upcycle Piano will be supplying the piano for Jazz Fest 2024. They offered a discount in exchange for appearing in the marketing available. We agreed to place them on the lineup side of the fan, on the JazzFest FaceBook page, on the JoCo Post online ads, and be included in stage announcements.
We should be able to remove the rented generator from our SECT order due to the fact that the food trucks will be providing their own power. Will discuss with SECT whether that generator is needed elsewhere to power other needs.

Marketing

Need to set a date for the official release of the 2024 Jazz Fest lineup via Johnson County Press.

Would like to do fans to distribute at VillageFest (July 4). All but one of the acts are previous Jazz Fest performers so we should have most of what we need on previous fans to pull together the creative.
Inn at Meadowbrook confirms they want to use the same creative on their side of the fan as last year.
Should have enough to put together a small poster based on the KCPT Member Guide full page ad.
Target order is for 1,000 can koozies at a price less than $1 each. We are investigating whether we can get 500 each of two different material colors or if they all have to be the same.
Yard signs quote requested for 100 signs and 75 stakes.
Need to contact KCUR to price and schedule on-air promos.

Master of Ceremonies
Kyle Vanlanduyt said that his contact at Monkey Brain Arts, an organization dedicated to helping veterans through art therapy, was interested to introduce his organization and their mission from the stage, and then introduce one of the musical acts. It was discussed that other sponsors and exhibitors, both paid and unpaid, should be offered the opportunity to do the same. The introduction of the headline act, however is reserved for the Mayor, should he wish to do it.

City Committees/Exhibitor Tents

The next JazzFest Committee meeting will be held Tuesday, June 25, 2024, in the Multipurpose Room at PV City Hall at 5:30 pm

The meeting concluded at 6:30 p.m.
Respectfully submitted: JD Kinney

VillageFest 2024

Meeting Information	
Location	Council Chambers - PV City Hall
Date & Time	Thursday May 23, 2024 5:30PM - 6:25PM
Attendees	• Amber Fletcher • JD Kinney • Alaina Wilby • Toby Fritz

Discussion Notes	
Committee Chair's Report	• Public Works reviewed the first draft of the site map and schedule/site needs. • Doug Gibson at CFD-2 is ready to provide bucket truck for the Mayor and have firehose games and selected equipment available for public access. The Mayor will use the pool megaphone to address the crowd from the bucket truck.
Pancake Breakfast	• Harmon Park Pavilion construction is expected to be completed June 1. The change in layout may affect how Chris Cakes trailer accesses the site. • Water access has been moved to a new washroom building. Overhead electric outlets at the pavilion have been removed. Once construction is complete we will revisit to finalize set-up.
Patriotic Program	• Many local politicians have been invited to attend.

Spirit Awards	• Nominations are open.
History Display	• Steve Noll has been emailed to see if we can have a similar display like last year.
Vendors and Exhibitors	• Waiting to hear from several vendors to see if they plan to return.
Live Entertainment	• Mr. Stinky Feet is confirmed. • Multiphonics is confirmed. • American Waste Systems (Stage) is confirmed. • Amazing Alex Balloon Twisting confirmed • Sterling Silver Sound confirmed. • Sister Act - confirmed and adding an additional face painter to reduce wait times. ○ 2 hair painters, 6 face painters, 1 bubble guy • Slip n Slide - Terrance Gallager confirmed his scouts will staff it again. • Bike Parade - TBD Sgt. Gray • Blitz Police Dog Demo - proposed to fence off an area north of the skate park and sidewalk adjacent to the PD lot for demonstration.
Pie Contest	• A few more pie judges have been added. • 10 submissions received as of 5/16/24
Activities	• Fun Services- working on site map to see where to put the rides that require electricity in relation to the DJ tent and Polar Oasis. • Petting Zoo and Pony Rides - Contract Signed and deposit issued. • Military Vehicles - Chuck Rau of Vietnam Veterans of America #243 will find out at their next meeting what vehicles are available in

	addition to the Huey. ● Children's Craft Area - The Environmental Committee is coordinating the children's craft area. They will make coffee filter butterflies and seed balls for the crafts. The committee will also have an information booth and be giving away recycling guidance stickers. The PV Tree Board will also have an information booth adjacent to the craft area and help with volunteering. An interactive butterfly exhibit, sample Monarch butterfly "way station," and an oversise Monarch wings photo op will also be available.
Giveaways	● Need to order candy for the Mayor to throw.
Infrastructure	● Shawnee Mission East, Mission Bible Road Church and Community of Christ Church have received requests for permission to use their parking lots for VillageFest attendees.
Info Tent/Lost & Found/First Aid	● Lori Sharp our new City Council Liaison will be at the info tent.
Marketing	● Sign Gypsies will put up a yard sign on the hill (near the info booth) that says "Happy 4th of July - VillageFest 2024." ● Mission Road Banners - Light pole banners go up after Junteenth. ● Park Vinyls to be installed after Junteenth. ● 75th Street banner should be good for many years without revision.
Next Meeting	● June 27, 2024 at 5:30pm

DATE: May 24, 2024

TO: Mayor Mikkelson
City Council

FROM: Wes Jordan

SUBJECT: JUNE PLAN OF ACTION

The following projects will be initiated during the month of June:

- 2025 Budget Process - Staff (05/24)
  - Council Presentation/Approval of Preliminary Budget - Jason/Nickie/Wes
  - Revenue Neutral Rate - Jason
- 2023 Audit Presentation/CAFR - Jason (06/24)
- Annual CID Report - Jason (06/24)
- Crossing Guard Contract - Chief Roberson (06/24)
- Pride Proclamation - Adam (06/24)
- Climate Action Plan, community phase – Meghan/Ashley (6/24)

In Progress

- June/July Village Voice – Ashley/Staff (6/24)
- Finalize 2023 Annual Comprehensive Financial Report - Jason (05/24)
- Kansas Gas Franchise Agreement - Adam/Alex (05/24)
- Legislative End of Session Update - Nickie (05/24)
- Juneteenth Celebration Event - Tim (05/24)
- Tornado Siren Replacement 79th & Roe - Tim (05/24)
- Property Transfer from JCPRD to PV - Alex (05/24)
- Summer Programs & Registration - Meghan (04/24)
- Zoning Code Update Process in R-2/R-3/R-4/Commercial - Nickie/Chris (04/24)
- 2024 Building Code Review Process – Nickie (04/24)
- 2025 Budget Process - Staff (03/24)
  - Finance Committee Budget Review
  - Mission Hills Budget
- Update City Employees Code of Ethics - Cindy/Tim (03/24)
- 2023 Financial Audit (03/24)
- Carbon Reduction/EV Charging Station – Wassmer Park - Keith (01/24)
- Safe Streets for All Grant/Citywide Traffic Study - Keith (01/24)
- Project Updates and Cleanup to Website - Staff (08/23)
- Update Design Guidelines in R1-B - Nickie/Chris (05/23)

- Short Term Rental Update - Nickie/Chris (05/23)
- Research Federal Infrastructure/Job Act Grants - Jason/Nickie/Keith (12/22)
- Subdivision Regulations Amendments/Easement Vacation - Nickie/Chris (04/22)
- Agenda Management Software Evaluation - Adam/Ashley (12/21)
- American Rescue Plan Act Fund Uses & Expiration - Staff (04/21)
- Research Viability of Interior Rental Inspections - Nickie (06/19)

Completed

- KOMA Refresher for Council - Alex (05/24)
- Community Center Update to Council - Keith (05/24)
- Lifeguard and Pool Operational Staff Hiring - Meghan (01/24)
- Pool Open Planning and Preparation - Meghan (03/24)
- 2024 Art of Photography Event – Nickie/Arts Council (05/24)
- City Council Headshots – Ashley (05/24)
- New Committee Member Orientation - Staff/Committee Chairs (03/24)
    - Waiver Form
    - Code of Conduct
    - Video of CP-001
    - Video of KOMA Requirements
    - Website Update
- 2025 Budget Process - Staff (04/24)
    - Decision Packages
    - Insurance Cost Assumptions
    - Equipment Reserve Fund - Dept. Heads
    - Healthcare/Benefit Costs - Cindy/Tim
    - Merit Pool - Staff
    - Personnel Assumptions
    - Finance Committee Budget Review
    - CIP Discussion and Road Assessment
    - Establish Solid Waste Fees

Ongoing

- KERMIDA Sustainability Program Implementation - Meghan/Ashley (03/23)
- City Hall/PD Project - Melissa/Staff (04/3/22)
- Disaster Recovery Plan - Dan/Tim (03/22)
- Community Center Project - Staff
- Recycle Right Initiative - Ashley (07/22)

Tabled initiatives

- Review & Update the City Code/Ordinances
- Review & update City Policies
- Single Use Plastic Bag Discussion - Staff (02/20) [pending Council direction]