



City of Smithville, Missouri

Board of Aldermen - Work Session Agenda

January 18, 2022

6:00 p.m. – City Hall Council Chambers and Via Videoconference

Anyone who wishes to view the meeting may do so in real time as it will be streamed live on the city's FaceBook page through FaceBook Live.

For Public Comment via Zoom, please email your request to the City Clerk at ldrummond@smithvillemo.org prior to the meeting to be sent the meeting Zoom link.

1. Call to Order
2. Discussion of Parks/Public Works Facility Design – Bartlett and West
3. Adjourn

Join Zoom Meeting
<https://us02web.zoom.us/j/88230878627>
ID: 882 3087 8627
Passcode: 583030



	STAFF REPORT
Date:	January 18, 2022
Prepared By:	Charles F. Soules, PE – Director of Public Works
Subject:	Parks & Recreation/Public Works Operations Facility

Qualification statements for engineering services for a combined Parks and Recreation/Public Works Operations Facility were received May 4, 2021. Twelve firms submitted their experience, qualifications, similar projects and ideas. A selection committee consisting of Alderman Atkins, Matt Denton, Allan Jensen, and Chuck Soules reviewed the submittals and interviewed four firms. The Board of Aldermen approved a contract with the team of Bartlett and West and WSK on July 19, 2021.

Several on-site visits were conducted by the consulting team. Staff and the consultant visited a couple operation facilities for ideas, efficiencies and site development. The consultant also met with operations staff to understand the operations of both departments and what the staff saw as needs for the departments. Staff then held several meetings with the consultant team looking at facility and site layouts and concepts as well as access and yard operations.

The current streets facilities are not sufficient. There is not adequate storage for salt and the current structure is open to the elements. Staff is separated from the division manager. Sanitary facilities and employee areas are not satisfactory. Most of the equipment and vehicles are stored outside in all weather conditions. This leads to more maintenance to keep equipment running and reduces the useful life of some very expensive equipment. Additionally, in a few years the water plant will need to expand and the Street Division will need to be relocated.

The Parks and Recreation Department recently completed the Parks Master Plan. The plan includes significant development of Smith Fork Park including a baseball complex, additional soccer/football fields, boy/girl scout use areas, sport courts, playground areas and trails. The current parks and recreation facilities similar to the public works – street facilities are not adequate to support the master plan vision. The current facilities lack garage space for equipment and areas for staff.

For a community such as Smithville to provide the recreational opportunities of the master plan and the street maintenance services desired by our residents, a combined operations facility is necessary to be efficient. The combined facility will provide appropriate facilities for staff, allow for equipment sharing, combine administrative duties, have meeting areas available for staff training, public meetings, and coach/

team meetings, provide space for growth and allow parks and recreation to add additional services like bike/kayak rentals. The location provides good access for the street division, sufficient room for maintenance operations and plans for additional services in the future such as salt brine liquid pretreatment for snow and ice control.

The proposed facility has taken into account areas for expansion in the future and Park Master Plan development with parking areas, improved entrance road and a trail connection from DD Highway to the proposed ballfield complex.

In previous discussions with the Corps, no issues or concerns were expressed. As we developed the site layout, we provided it to the Corps for review. The Corps has had some change in leadership and have expressed that the Corps property is primarily meant to be for recreational uses and want to further understand the public works aspect of the combined facility. Staff has sent the Corps a report on the uses of the facility including the need for the facility for the development of the Park Master Plan.

Action Requested:

- Board discussion, comments and feedback on proposed facility
- The 2022 CIP includes \$250,000 for engineering design of this facility. The engineering/ architecture fees are \$430,000. Staff desires to complete the design work pending confirmation from the Corps that our lease can be updated to include this facility. Having the design complete would put the City in a good position to be prepared to bid the project once funding is secured. As this may include a referendum, we would have the plan to show and discuss with the public.
- Discussion of timing and funding for this project.



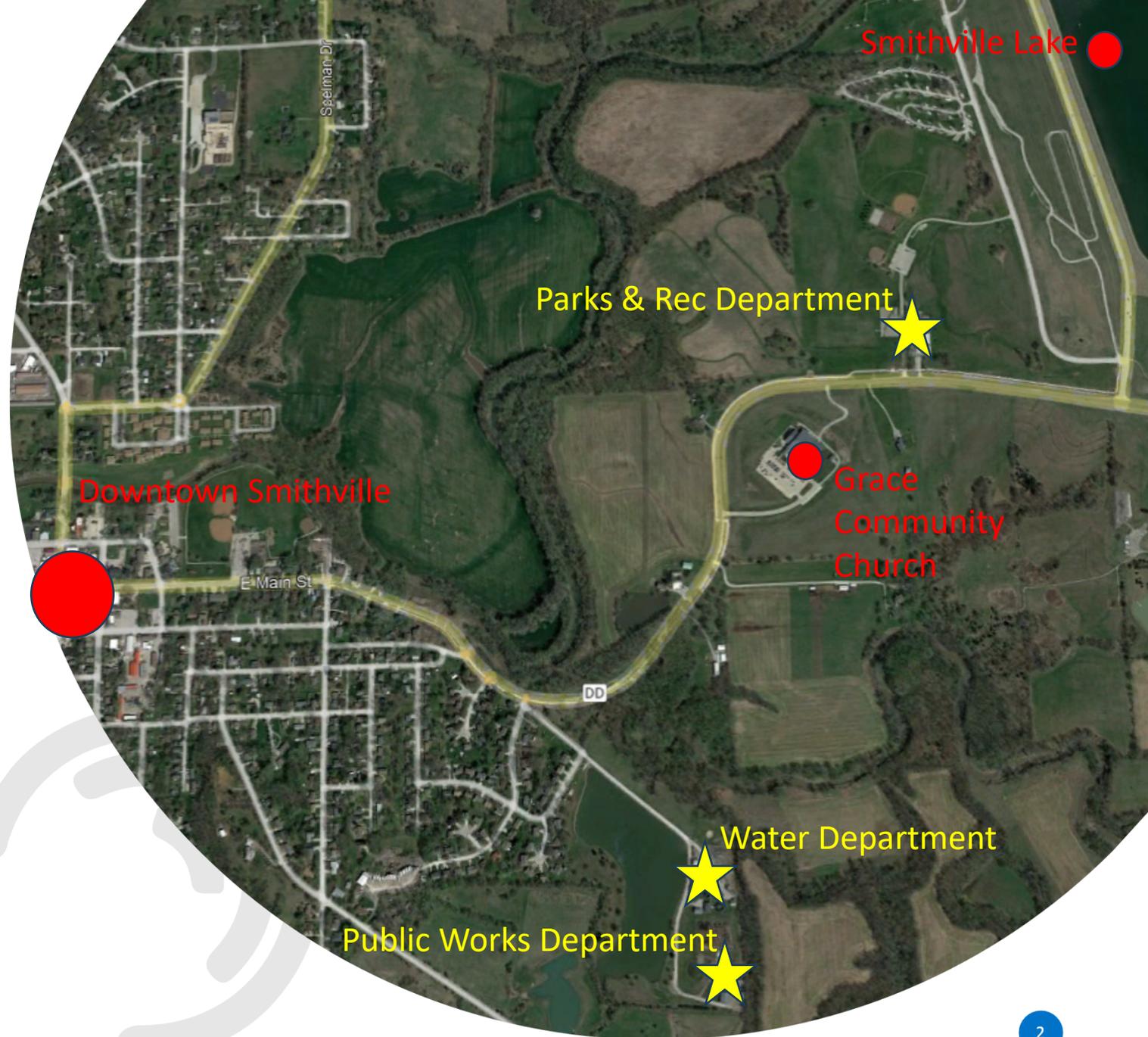
**Bartlett
& West**

CITY OF SMITHVILLE

**PARKS AND RECREATION/
PUBLIC WORKS
*COMBINED MAINTENANCE FACILITY
AND ADMINISTRATIVE OFFICES***

EXISTING FACILITY LOCATIONS

- Water Department
- Public Works Department
- Parks & Rec Department



PROPOSED FACILITY LOCATIONS

- Water Department
- Public Works Department
- Parks & Rec Department



WHY IS THIS NEEDED?

- Water plant reconstruction 2023/24 will require street division to relocate
- Inadequate staff facilities
 - Lack of break areas
 - No areas for meetings or training
 - Deficient sanitary facilities
- Need additional salt storage
- Improved efficiency of staff & facilities
 - Shared equipment resources
 - Shared administrative staff resources
- Longevity of equipment
- Parks & Rec Master Plan implementation
 - Public / coaches / team meetings
 - Additional services (ie bikes and kayak rentals)
 - Park and trail development



SMITH'S FORK PARK MASTER PLAN



Smith's Fork Park
Conceptual Master Plan | March 2021

PROCESS

- Site Visits / Documentation
- Programming Analysis
- Schematic Design
- Phasing Consideration
- Cost Estimating



PROPOSED BUILDING

- 7,350 SF Office Space
- 12,800 SF Vehicle Storage
- Pre-Engineered Metal Building



ISOMETRIC VIEWS



ISOMETRIC VIEWS



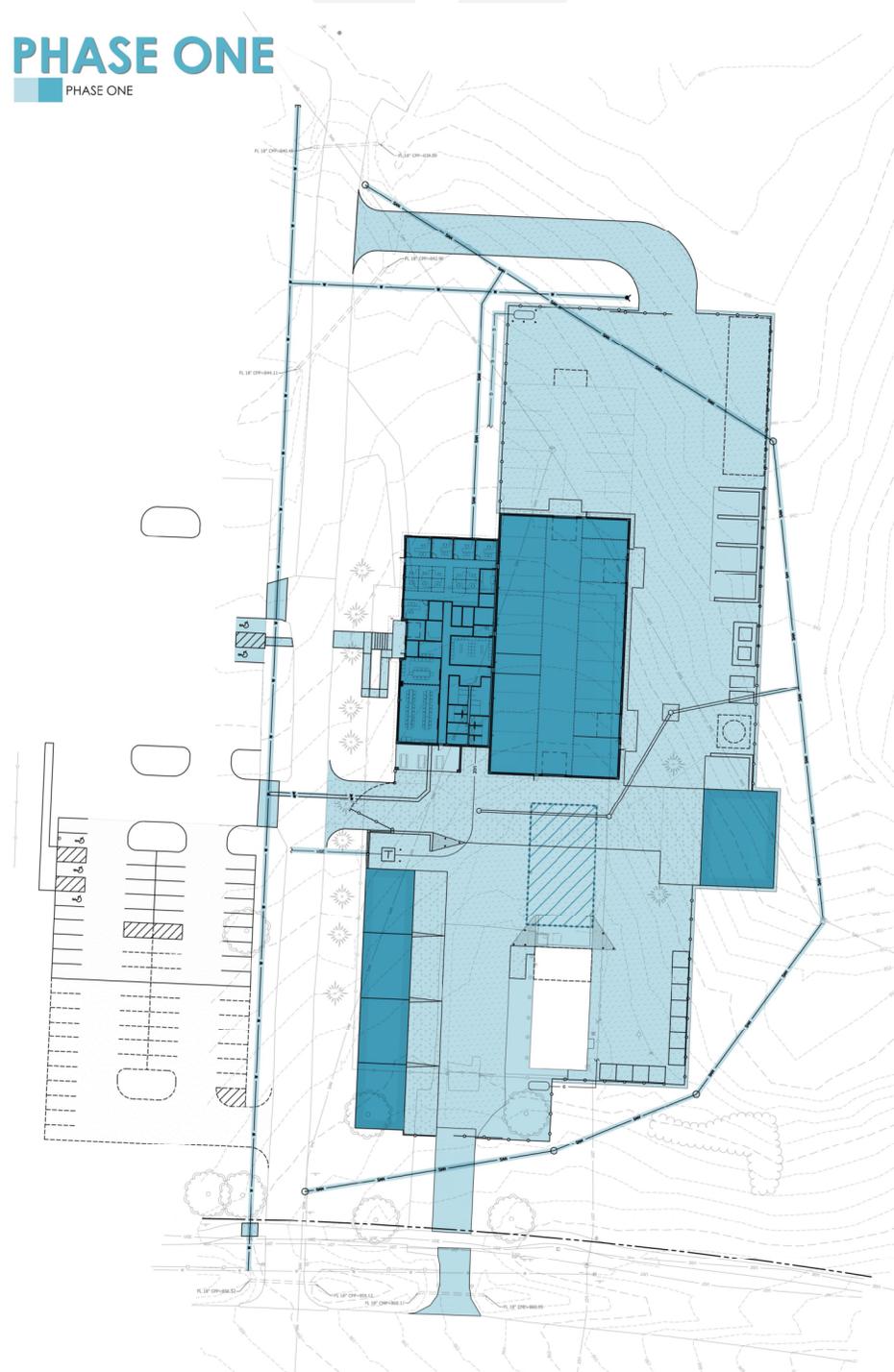
PHASE ONE

- New Combined Facility
- New Covered Parking Structure
- New Salt Storage Structure
- All site work for new main facility location
- Demolish Existing Parks & Rec Storage Structure
- Constr. Estimate: \$7,432,230
- Design Fees: \$430,000*

* All fees listed throughout the powerpoint presentation are to be finalized in detail and exclude Construction Administration costs, which will be handled Hourly Plus Expenses



PHASE ONE



PHASE TWO

- Add Covered Parking to Main Building
- Renovate Existing Parks & Rec Office & Shop
- Add (north half) additional parking lot west of new facility
- Add islands to existing west parking lot
- Constr. Estimate: \$1,572,733
- Design Fees: \$150,000*

PHASE TWO

PHASE ONE
PHASE TWO



PHASE THREE

- New Spreader Racks
- New Salt Brine Tank
- Paving upgrades for remaining site areas that were gravel
- Add (south half) additional parking lot west of new facility
- Constr. Estimate: 1,044,505
- Design Fees: \$19,000*

PHASE THREE



ESTIMATED CONSTRUCTION COSTS

1/5/2022

Smithville Public Works/Parks Rec Estimate of Probable Cost

Bartlett West
WSKF Architects

OVERALL PRELIMINARY COST ESTIMATE

PHASE ONE, *estimated for 2023*

Buildings	Overhead	Fee	P&P Bond	Contingency	Escalation	Subtotal	\$/SF
\$ 3,515,027	\$ 140,685	\$ 219,343	\$ 46,501	\$ 784,311	\$ 282,352	\$ 4,988,218	\$ 247.31

Site	Overhead	Fee	P&P Bond	Contingency	Escalation	Subtotal	\$/SF
\$ 1,731,826	\$ 69,315	\$ 108,068	\$ 22,911	\$ 386,424	\$ 139,113	\$ 2,457,656	\$ 121.85

Total	\$ 5,246,853	\$ 210,000	\$ 327,411	\$ 69,411	\$ 1,170,735	\$ 421,465	\$ 7,445,875	\$ 369.16
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ADMINISTRATION (MAIN BUILDING)	\$ 1,722,354	\$ 333.00
INDOOR VEHICLE STORAGE (MAIN BUILDING)	\$ 1,468,076	\$ 163.43
COVERED OUTDOOR PARKING BUILDING	\$ 310,290	\$ 92.11

PHASE TWO, *estimated for 2024*

Buildings	Overhead	Fee	P&P Bond	Contingency	Escalation	Subtotal	\$/SF
\$ 873,938	\$ 84,926	\$ 57,532	\$ 12,197	\$ 205,719	\$ 157,004	\$ 1,391,316	\$ 187.38

Site	Overhead	Fee	P&P Bond	Contingency	Escalation	Subtotal	\$/SF
\$ 113,955	\$ 11,074	\$ 7,502	\$ 1,590	\$ 26,824	\$ 20,472	\$ 181,417	\$ 24.43

Total	\$ 987,893	\$ 96,000	\$ 65,034	\$ 13,787	\$ 232,543	\$ 177,477	\$ 1,572,733	\$ 211.82
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COVERED OUTDOOR PARKING (MAIN BLDG)	\$ 500,434	\$ 165.98
EXISTING PARKS & REC BUILDING RENO	\$ 373,504	\$ 226.52

PHASE THREE, *estimated for 2025*

Buildings	Overhead	Fee	P&P Bond	Contingency	Escalation	Subtotal	\$/SF
\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

Site	Overhead	Fee	P&P Bond	Contingency	Escalation	Subtotal	\$/SF
\$ 628,820	\$ 48,000	\$ 40,609	\$ 8,609	\$ 145,208	\$ 173,259	\$ 1,044,505	\$ -

Total	\$ 628,820	\$ 48,000	\$ 40,609	\$ 8,609	\$ 145,208	\$ 173,259	\$ 1,044,505	\$ -
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OVERALL TOTAL: \$ 10,063,113 *



**Bartlett
& West**

* Alternates noted within this document are not included in the Overall Preliminary Cost Estimate

Estimate of Probable Cost

PHASED ALTERNATE CONSTRUCTION COSTS

DESIGN ALTERNATES

Div	Item/Material	Unit Cost	No. of Units		Item Total	Comments	Subtotal
PHASE ONE, estimated for 2023							
PH-1 ALTERNATE 1 VEHICLE EXHAUST SYSTEM							
	General Scope	\$	9	12,800 area	\$ 120,000	exhaust fan, vehicle connections, etc.	
							PH-1 ALTERNATE 1 TOTAL \$ 120,000
PH-1 ALTERNATE 2 SPREADER RACKS							
	General Scope	\$	9,540	11 ea	\$ 104,940	11 spreader racks	
	Footings, Spread	\$	600	46 cy	\$ 30,060	4'x4'x3' ea.	
							PH-1 ALTERNATE 2 TOTAL \$ 135,000
PH-1 ALTERNATE 3 SOUTH ENTRY DRIVE							
	10" Asphalt	\$	60	102 sy	\$ 6,120		
	6" Rock Base	\$	30	102 sy	\$ 3,060		
							PH-1 ALTERNATE 3 TOTAL \$ 9,180
PH-1 ALTERNATE 4 SANITARY SEWER EXTENSION							
	8" Sanitary Main	\$	250	102 lf	\$ 25,500		
	4' Manhole	\$	2,500	1 ea	\$ 2,500		
							PH-1 ALTERNATE 4 TOTAL \$ 28,000
PHASE TWO, estimated for 2024							
PH-2 ALTERNATE 1 ADD COOLING TO SERVICE BUILDING							
	General Scope	\$	8	2,625 SF	\$ 21,000		
							PH 2 - ALTERNATE 1 TOTAL \$ 21,000
PH-2 ALTERNATE 2 WELDING HOOD							
	General Scope	\$	25,000	1 unit	\$ 25,000	exhaust fan, ductwork, etc.	
							PH-2 - ALTERNATE 2 TOTAL \$ 25,000
PHASE THREE, estimated for 2025							
PH-3 ALTERNATE 1 CONCRETE IN LIEU OF ASPHALT FOR YARD AREA							
	8" Concrete, Non-Reinforced	\$	75	8176 SY	\$ 613,200		
	10" Asphalt (58,126 SF)	\$	60	8176 SY	\$ 490,560	(subtract asphalt for difference)	
							PH 3 - ALTERNATE 1 TOTAL \$ 122,640

ALTERNATE SCOPE – STREET REBUILD

- Would rebuild entrance road with curb & gutter, etc.
- Design Fees: \$45,000*

ADDITIONAL SCOPE

- PHASE ONE
- PHASE TWO
- PHASE THREE
- ADDITIONAL SCOPE



ADD - STREET CONSTRUCTION COSTS

ADDITIONAL SCOPE OF WORK

STREET REBUILD - ASPHALT REPLACEMENT

2' Curb & Gutter	\$	25	1,520	LF	\$	38,000	Type CG-1
10" Asphalt	\$	60	2,111	CY	\$	126,660	
6" Rock Base	\$	30	2,111	CY	\$	63,330	
10' Wide 5" Concrete Rec Path	\$	65	844	CY	\$	54,860	
Street Lighting	\$	10,000	2	EA	\$	20,000	2 poles
Erosion Control	\$	10,000	1	LSUM	\$	10,000	
Storm Sewer, 18" RCP	\$	100	760	LSUM	\$	76,000	
Storm Sewer Curb Inlets	\$	7,500	4	EA	\$	30,000	

STREET REBUILD - ASPHALT TOTAL \$ 418,850

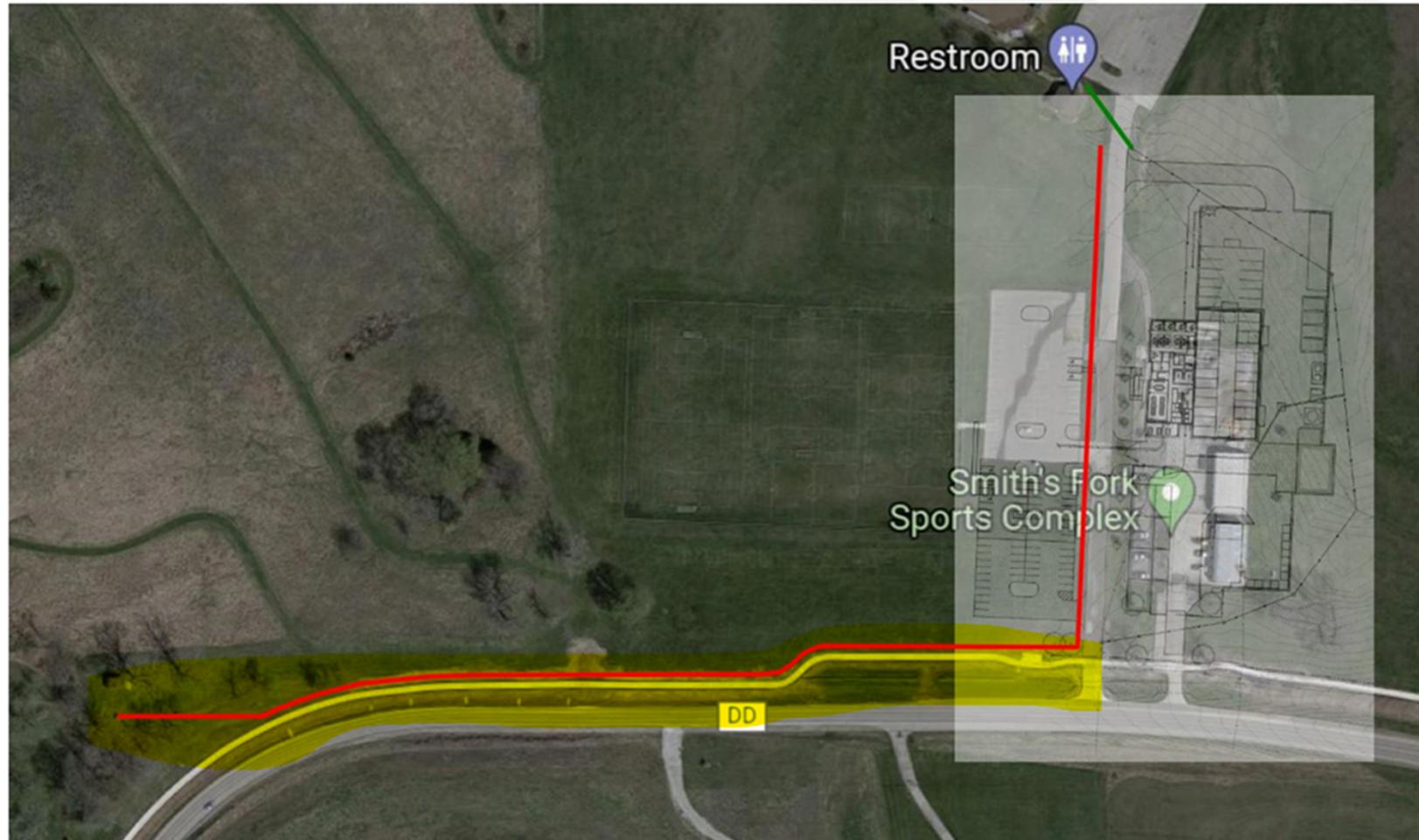
STREET REBUILD - CONCRETE REPLACEMENT

2' Curb & Gutter (Type CG-1)	\$	25	1,520	LF	\$	38,000	
8" Concrete, Non-Reinforced	\$	75	2,111	CY	\$	158,325	
6" Rock Base	\$	30	2,111	CY	\$	63,330	
10' Wide Concrete Rec Path (5")	\$	65	844	CY	\$	54,860	
Street Lighting	\$	10,000	2	EA	\$	20,000	2 poles
Erosion Control	\$	10,000	1	LSUM	\$	10,000	
Storm Sewer, 18" RCP	\$	100	760	LSUM	\$	76,000	
Storm Sewer Curb Inlets	\$	7,500	4	EA	\$	30,000	

STREET REBUILD - CONCRETE TOTAL \$ 450,515

ALTERNATE SCOPE - WATERMAIN

- Design and construct roughly 1,200 linear feet of new water main from existing city connection to bring thru site and to existing restroom location
- Additional Survey Work & Design Fee: \$27,750*
- Construction Cost: \$84,000



QUESTIONS?

