



## City of Smithville, Missouri

### Board of Aldermen - Work Session Agenda

January 18, 2022

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

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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](mailto: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



	<div>STAFF</div> <div>REPORT</div>
<b>Date:</b>	January 18, 2022
<b>Prepared By:</b>	Charles F. Soules, PE – Director of Public Works
<b>Subject:</b>	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**

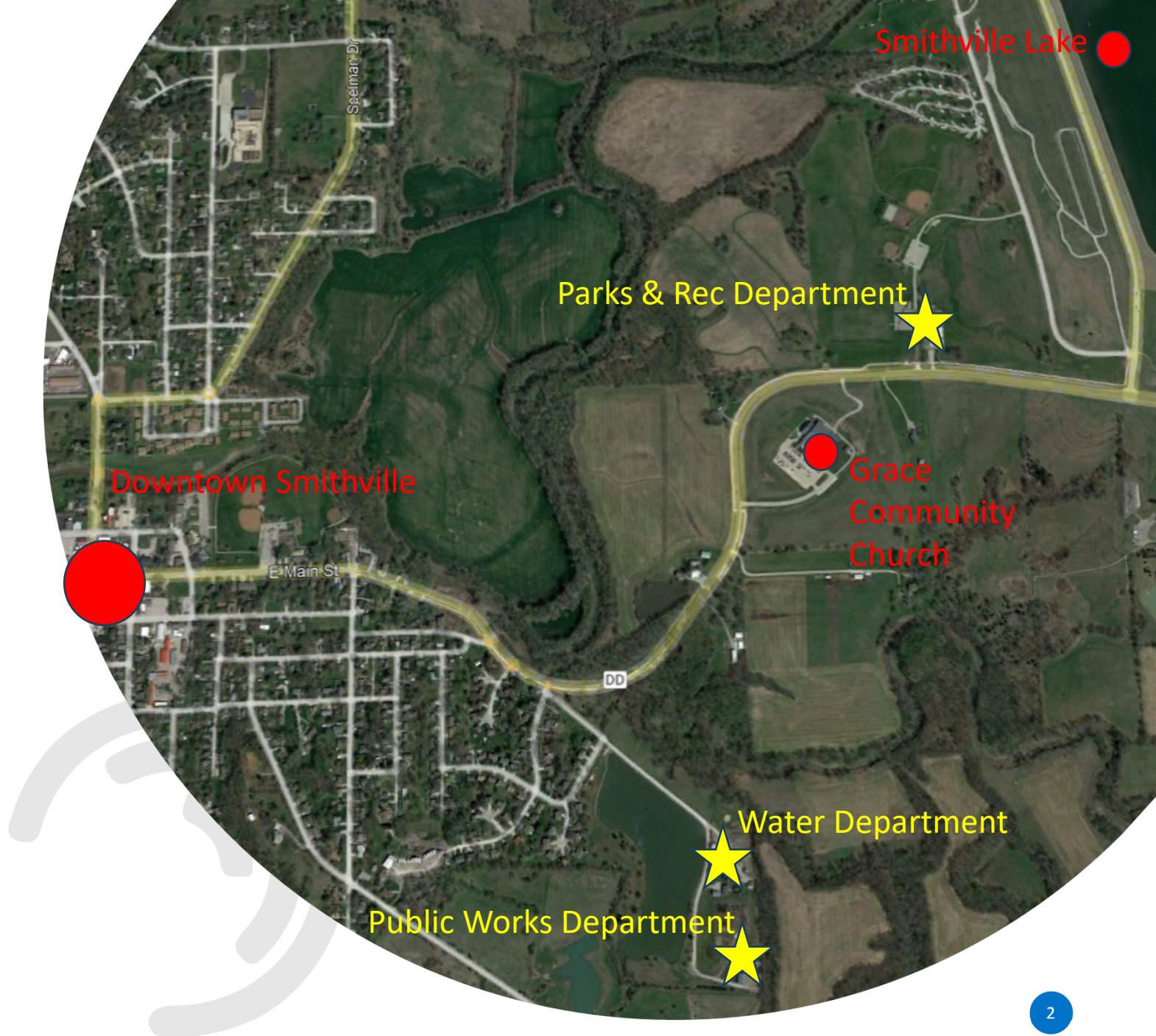
# CITY OF SMITHVILLE

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



# EXISTING FACILITY LOCATIONS

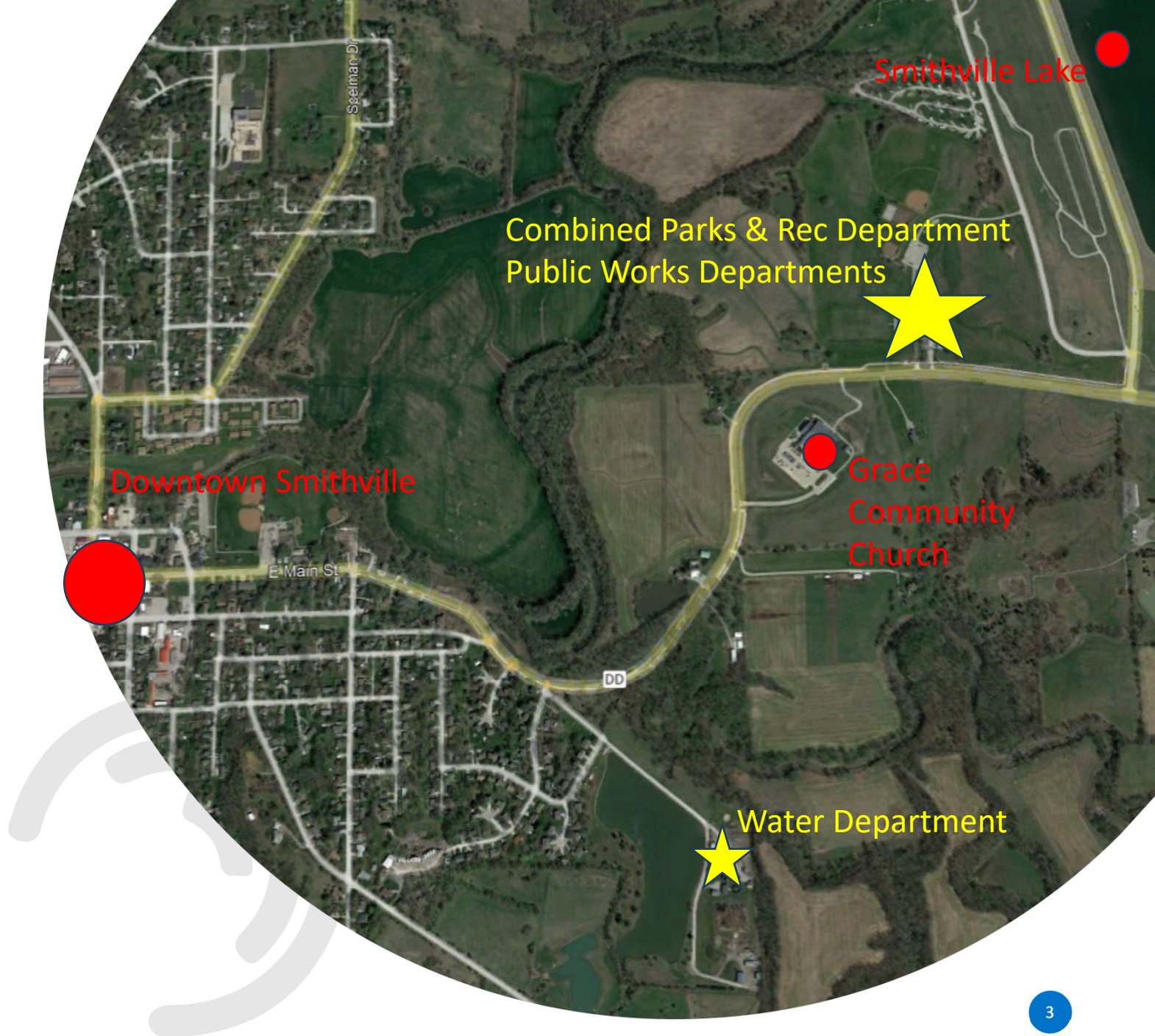
- Water Department
- Public Works Department
- Parks & Rec Department





# 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





# PROCESS

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



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

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# ISOMETRIC VIEWS





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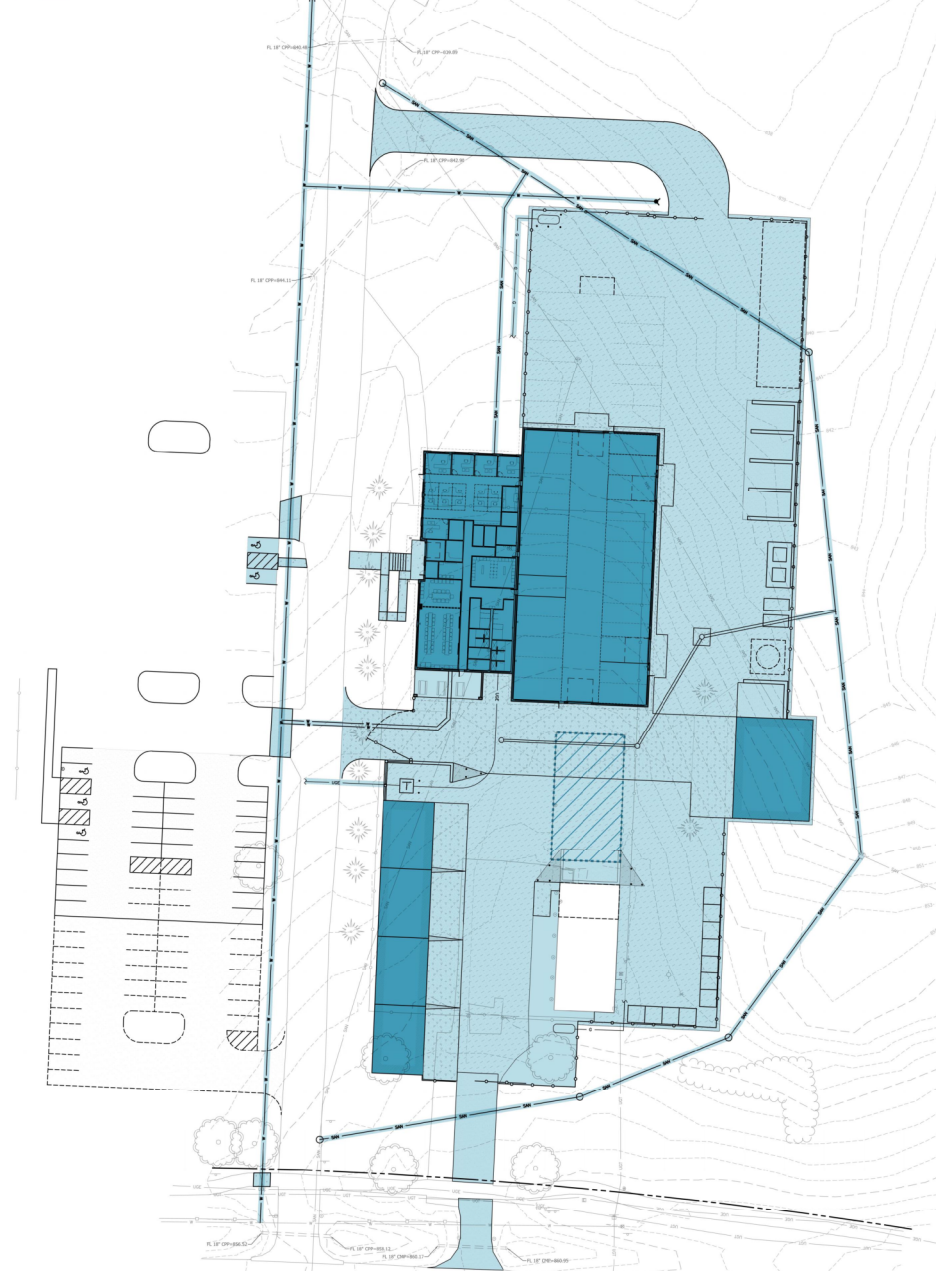
# PHASE ONE

- 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

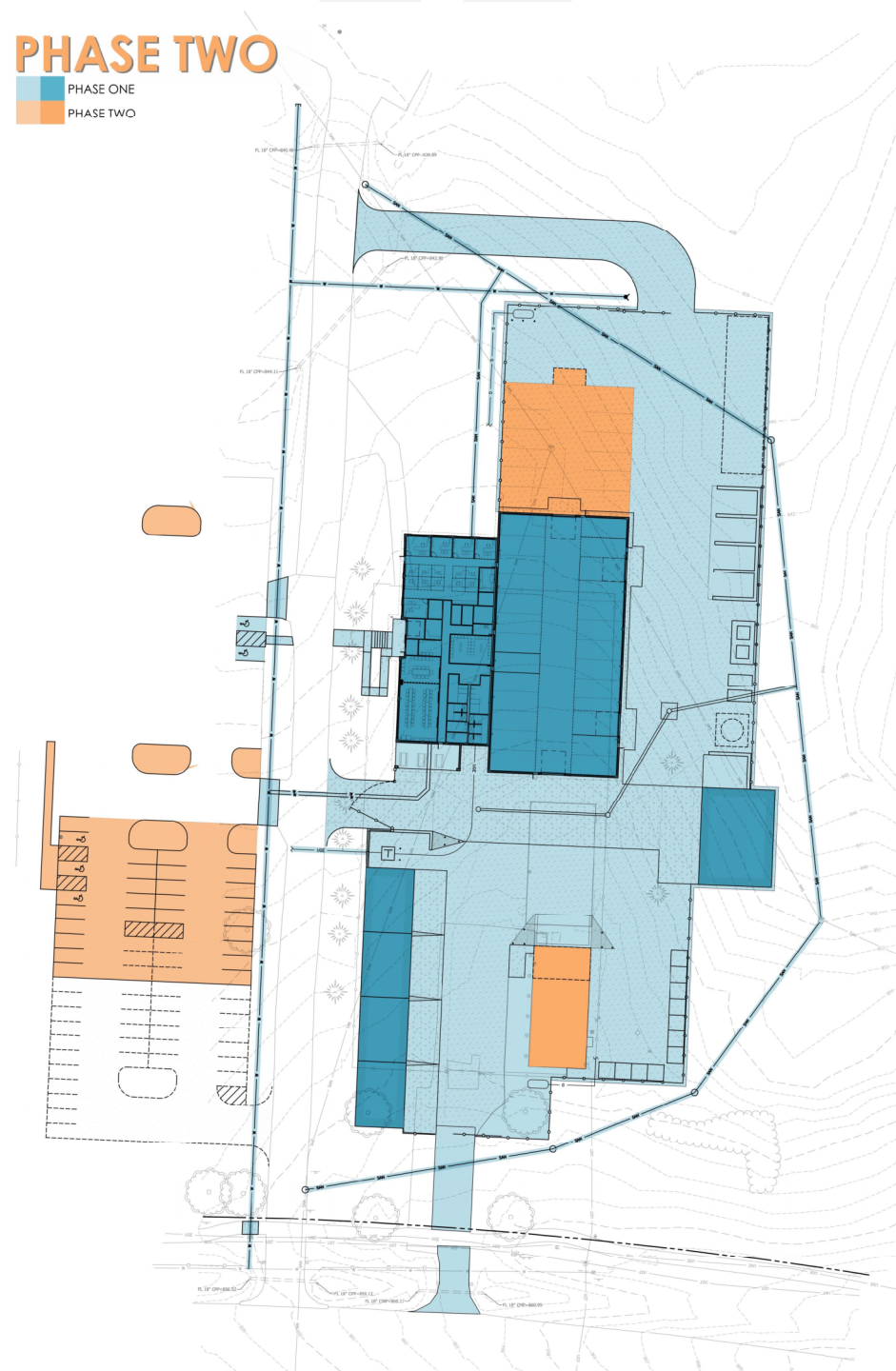


# PHASE TWO

- 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

PHASE ONE  
PHASE TWO  
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

<b>Total</b>	<b>\$ 5,246,853</b>	<b>\$ 210,000</b>	<b>\$ 327,411</b>	<b>\$ 69,411</b>	<b>\$ 1,170,735</b>	<b>\$ 421,465</b>	<b>\$ 7,445,875</b>	<b>\$ 369.16</b>
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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

<b>Total</b>	<b>\$ 987,893</b>	<b>\$ 96,000</b>	<b>\$ 65,034</b>	<b>\$ 13,787</b>	<b>\$ 232,543</b>	<b>\$ 177,477</b>	<b>\$ 1,572,733</b>	<b>\$ 211.82</b>
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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	\$ -

<b>Total</b>	<b>\$ 628,820</b>	<b>\$ 48,000</b>	<b>\$ 40,609</b>	<b>\$ 8,609</b>	<b>\$ 145,208</b>	<b>\$ 173,259</b>	<b>\$ 1,044,505</b>	<b>\$ -</b>
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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

# PHASED ALTERNATE CONSTRUCTION COSTS

## DESIGN ALTERNATES

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



# 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**

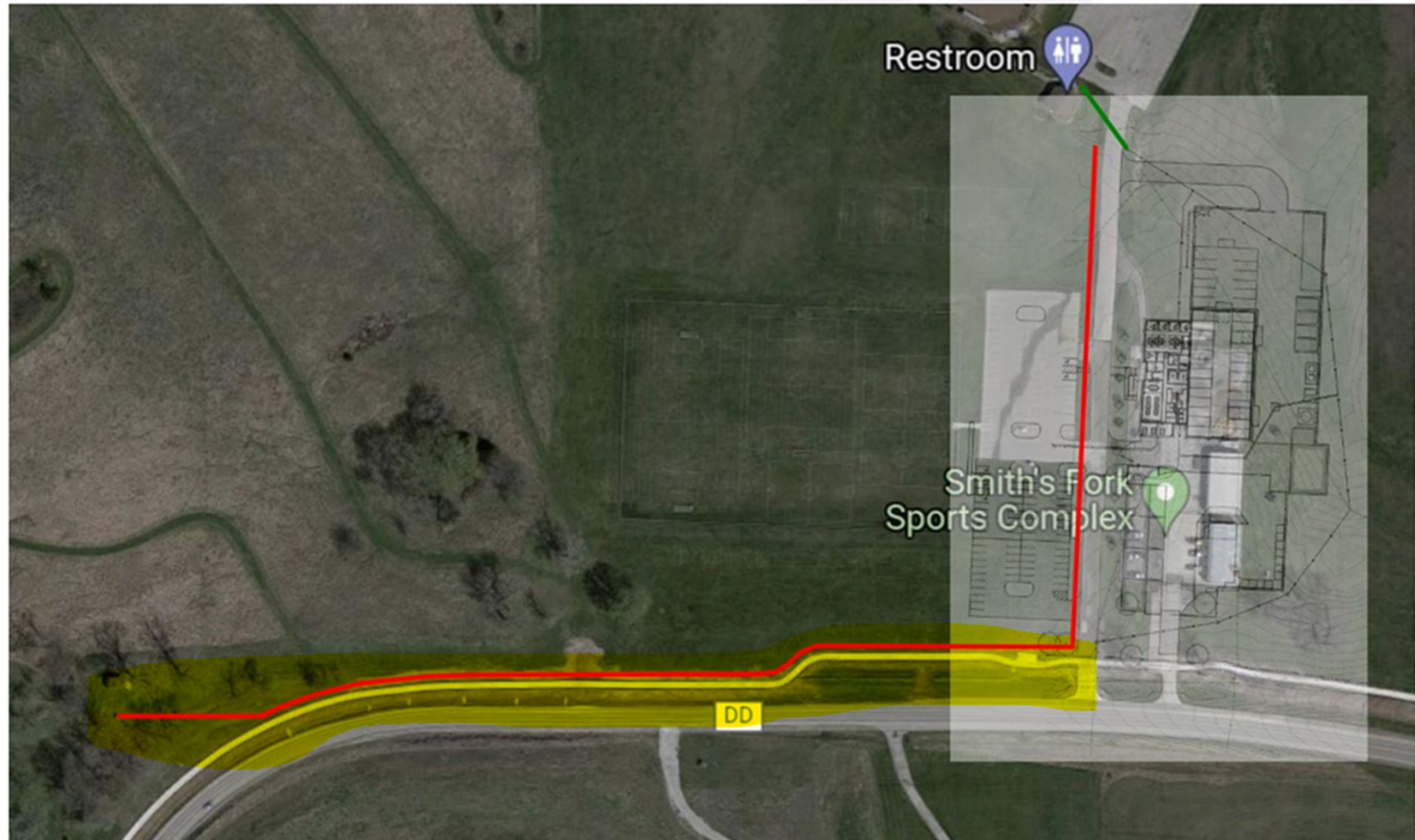
### STREET REBUILD - CONCRETE REPLACEMENT

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?

