



4600 West Fifty-First Street
Roeland Park, Kansas 66205
City Hall (913) 722-2600
Fax (913) 722-3713

Mayor Mike Kelly
City of Roeland Park, Kansas

Dear Mayor:

We, the undersigned Councilmembers of the City of Roeland Park, Kansas, hereby respectfully request you to call a special meeting of the Governing Body of the City of Roeland Park, Kansas to be held at the City Hall at 6:00 PM, Tuesday, September 4, 2018, for the object and purpose of:

AGENDA
SPECIAL COUNCIL MEETING
CITY OF ROELAND PARK, KANSAS
ROELAND PARK CITY HALL
Roeland Park City Hall 4600 W 51st Street, Roeland Park, KS 66205
September 4, 2018, 6:00 PM

I. Unfinished Business

- A. Award Birch Street Resurfacing and Sidewalk Addition Project-
2018 CDBG Project

*Tom Madigan

Becky Fast

*Jennifer Hill

Tim Janssen

*Claudia McCormack

Erin Thompson

*Jim Kelly

Michael Poppa

*These members called the Special Meeting

Welcome to this meeting of the City Council of Roeland Park. Below are the Procedural Rules of Council

The City Council encourages citizen participation in local governance processes. To that end, and in compliance with the Kansas Open meetings Act (KSA 45-215), you are invited to participate in this meeting. The following rules have been established to facilitate the transaction of business during the meeting. Please take a moment to review these rules before the meeting begins.

- A. **Audience Decorum.** Members of the audience shall not engage in disorderly or boisterous conduct, including but not limited to; the utterance of loud, obnoxious, threatening, or abusive language; clapping; cheering; whistling; stomping; or any other acts that disrupt, impede, or otherwise render the orderly conduct of the City Council meeting unfeasible. Any member(s) of the audience engaging in such conduct shall, at the discretion of the Mayor (Chair) or a majority of the Council Members, be declared out of order and shall be subject to reprimand and/or removal from that meeting. Please turn all cellular telephones and other noise-making devices off or to "silent mode" before the meeting begins.
- B. **Public Comment Request to Speak Form.** The request form's purpose is to have a record for the City Clerk. Members of the public may address the City Council during Public Comments and/or before consideration of any agenda item; however, no person shall address the Council without first being recognized by the Mayor (Chair). Any person wishing to speak, whether during Public Comments or on an agenda item, shall first complete a Public Comment or Request to Speak form and submit this form to the City Clerk before the Mayor (Chair) calls for Public Comments or calls the particular agenda item
 - 1. **Public Comment on Non-Agenda Items.** The Agenda shall provide for public comment about matters that are within the jurisdiction of the City but are not specifically listed on the Agenda. A member of the public who wishes to speak under Public Comments must fill out a Public Comment Request to Speak form and submit it to the City

Clerk before the Mayor (Chair) calls for Public Comments.

2. **Public Comment on Agenda Items.** Public comment will be accepted on Agenda items. A member of the public, who wishes to speak on an Agenda item, including items on the Consent Agenda, must fill out a Request to Speak form and submit it to the City Clerk before the Mayor (Chair) calls the Agenda item.
- C. **Purpose.** The purpose of addressing the City Council is to communicate formally with the Council regarding matters that relate to Council business or citizen concerns within the subject matter jurisdiction of the City Council. Persons addressing the City Council on an agenda item shall confine their remarks to the matter under consideration by the Council.
 - D. **Speaker Decorum.** Each person addressing the City Council, shall do so in an orderly, respectful, dignified manner and shall not engage in conduct or language that disturbs, or otherwise impedes the orderly conduct of the Council meeting. Any person, who so disrupts the meeting shall, at the discretion of the Mayor (Chair) or a majority of the Council Members present, be subject to removal from that meeting.
 - E. **Time Limit.** In the interest of fairness to other persons wishing to speak and to other individuals or groups having business before the City Council, each speaker shall limit comments to five minutes. If a large number of people wish to speak, this time may be shortened by the Mayor (Chair) so that the number of persons wishing to speak may be accommodated within the time available.
 - F. **Speak Only Once.** Second opportunities for the public to speak on the same issue will not be permitted unless mandated by state or local law. No speaker will be allowed to yield part or all of his/her time to another, and no speaker will be credited with time requested but not used by another.
 - G. **Addressing the Council.** Comment and testimony are to be directed to the Mayor (Chair). Dialogue between and inquiries from citizens at the lectern and individual Council Members, members of staff, or the seated audience is not permitted. Council Members seeking to clarify testimony or gain additional information should direct their questions through the Mayor (Chair). Always speak from the microphone to ensure that all remarks are accurately and properly recorded. Only one speaker should be at the microphone at a time. Speakers are requested to state their full name, address and group affiliation, if any, before delivering any remarks.
 - H. Agendas and minutes can be accessed at www.roelandpark.org or by

contacting the City Clerk

The City Council welcomes your participation and appreciates your cooperation. If you would like additional information about the City Council or its proceedings, please contact the City Clerk at (913) 722.2600.

Item Number: Unfinished Business- I.-A.
Committee 9/4/2018
Meeting Date:



City of Roeland Park Action Item Summary

Date: 8/31/2018
Submitted By: Keith Moody
Committee/Department: Admin.
Title: **Award Birch Street Resurfacing and Sidewalk Addition Project- 2018 CDBG Project**
Item Type: Agreement

Recommendation:

Staff recommends award of the contract to Freeman Concrete at a cost not to exceed \$256,643.18 contingent upon Johnson County's approval of the advertising procedures and contractor eligibility.

Details:

Attached are plan sheets for the Birch Street mill and overlay project (CDBG funded), which includes adding a 5' sidewalk to the east side of the street. Council provided approval to incorporate the sidewalk addition Objective for 2018 into this mill and overlay project previously. The benefit of completing the sidewalk at the same time is that this work requires removal of driveways and curb sections to ensure the sidewalk complies with ADA standard designs, which will require asphalt repair. Completing a mill and overlay following installation of the curbing/driveways/sidewalks will leave the street with a fresh new surface, extending its life, making it smoother, and providing for a better looking finished product.

No trees will be removed to install the sidewalk. No utilities will require relocating due to the new sidewalk. Disturbed yards will be sodded. The driveways will be concrete through the Right of Way and replaced with the same material as currently exists beyond the Right of Way. 16 properties will see installation of a sidewalk. 11 of those properties have provided temporary construction easements which will provide the property owner with a more gradual transition between the back of the new sidewalk and their driveway/yard. The sidewalk on the remaining 5 properties will be installed within the Right of Way (without entering upon private property). If those property owners provide the City a temporary construction easement the City will be able to reduce the slope of the transitions from the street to their driveway.

Five bids were received for the project on 8/28/18. Freeman Concrete of Shawnee, KS provided the lowest bid \$256,643.18. The City has \$265,000 budgeted for this project in 2018, \$30k for engineering and \$235,000 for construction. The engineering contract is right at \$30k. Based on the low bid we will be \$22,000 over the budget for this project. However there is \$20,000 included in Freeman's bid for contingencies, which may not be needed. In addition, the fund balance at the end of the year for the Special Infrastructure Fund (where this project is budgeted) is anticipated to be \$521,000, at the end of 2019 the ending fund balance of this fund is projected to be \$701,000. This fund has sufficient resources to cover the potential \$22,000 of additional expense. Recall that this project is receiving \$100,000 in CDBG grant funds and is to be complete by 12/20/18 per CDBG grant terms.

Financial Impact

Amount of Request: \$256,643.18 for construction contract	
Budgeted Item?	Budgeted Amount: \$265,000 for total project with \$235,000 of that amount for construction
Line Item Code/Description: Special Infrastructure Fund	

Additional Information

*Tom Madigan

Becky Fast

*Jennifer Hill

Tim Janssen

*Claudia McCormack

Erin Thompson

*Jim Kelly

Michael Poppa

*These members called the Special Meeting

ATTACHMENTS:

Description	Type
📎 Engineer Bid Recommendation Letter	Cover Memo
📎 Birch Street Plan- South End	Cover Memo
📎 Birch Street Plan- North End	Cover Memo



9001 State Line Road, Suite 200
Kansas City, Missouri 64114
P: 816.361.0440 | F: 816.361.0045
www.LRA-inc.com

August 31, 2018

Ms. Kelly Bohon
City Clerk
City of Roeland Park, KS
4600 W. 51st Street
Roeland Park, KS 66205

Re: 2018 CDBG – Birch Street from 58th Street to Roeland Drive

Dear Ms. Bohon:

Bids were received for the above referenced project on Tuesday, August 28, 2018.

A total of five bids were received. The low bid was submitted by Freeman Concrete Construction, LLC in the amount of \$256,643.18. The engineers estimate for the bid was \$242,899.28, approximately 5% below the low bid. Attached is a completed bid tabulation and list of proposed subcontractors. The contractor proposes to complete approximately 51% of the work with their own forces.

The bids were very competitive with four of the five bidders within 6% of each other. The relatively late bid date in the construction season is thought to be the reason that the bids were above the engineers estimate. We have previously worked with Freeman Concrete Construction, LLC and found them to be a qualified contractor. After consultation with city staff we recommend that Freeman Concrete Construction, LLC be awarded the contract.

If you have any questions, or need additional information, please contact me at 816-823-7228.

Sincerely,

LARKIN LAMP RYNEARSON

A handwritten signature in blue ink that reads "Dad G Miller".

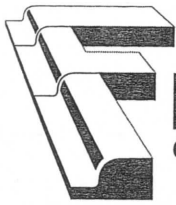
DANIEL G. MILLER, P.E.
CIVIL DESIGN GROUP LEADER

CC: Project File
Email C: Keith Moody, City Administrator
Jose Leon, Director of Public Works

L:\Engineering\0318001.02 Roeland Park KS Birch Street CDBG\BID PHASE\0318001.02 CDBG Birch bid recommendation letter.docx

LAMP RYNEARSON COMPANIES





FREEMAN
CONCRETE CONSTRUCTION LLC

8357 Monticello Rd.
Shawnee, KS 66227

P: 913-825-0744
F: 913-825-0745

Certified DBE/WBE with KDOT, MODOT and Kansas City, MO

August 28, 2018

Larkin Lamp Rynearson
9001 State Line Road
Kansas City, Missouri 64114

Attn: Dan Miller

Re: 2018 CDBG Birch Street
Roeland Park, Kansas

Dan,

Following is a list of subcontractors that we intend to use on this project.

Seal-O-Matic Paving Bid Items 4,5,6
2601 Tullison Road
Riverside, Missouri 64168

Morgan Contractors Bid Item 14
929 Locust Hill Circle
Belton, Missouri 64012

Total Seed and Sod Bid Item 13
P O Box 746
Belton, Missouri 64012

Let me know if you have questions.

Sincerely,
Freeman Concrete Construction

Mike Martin
Project Manager



Date **8/28/2018**

Bid Tabulation
2018 CDBG - BIRCH STREET
City of Roeland Park, Kansas

2018 CDBG - BIRCH STREET City of Roeland Park, Kansas				Engineers Estimate		Freeman Concrete Construction, LLC		McConnell and Associates Corporation		J.M. Fahey Construction Company		Primetime Contracting Corporation		Gunter Construction Company			Averages	
Item No.	Item Description	Unit	Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total	Unit Price	Total		All	w/o High
1	Mobilization	L.S.	1	\$ 7,890.24	\$ 7,890.24	\$ 3,100.00	\$ 3,100.00	\$ 4,000.00	\$ 4,000.00	\$ 4,200.00	\$ 4,200.00	\$ 10,875.00	\$ 10,875.00	\$ 30,069.00	\$ 30,069.00		\$ 10,022.37	\$ 6,013.05
2	Clearing, Grubbing, Demolition	L.S.	1	\$ 9,862.80	\$ 9,862.80	\$ 10,800.00	\$ 10,800.00	\$ 10,000.00	\$ 10,000.00	\$ 7,200.00	\$ 7,200.00	\$ 25,000.00	\$ 25,000.00	\$ 37,975.00	\$ 37,975.00		\$ 16,806.30	\$ 12,572.56
3	Erosion Control	L.S.	1	\$ 1,972.56	\$ 1,972.56	\$ 1,170.00	\$ 1,170.00	\$ 5,503.00	\$ 5,503.00	\$ 2,000.00	\$ 2,000.00	\$ 650.00	\$ 650.00	\$ 5,550.00	\$ 5,550.00		\$ 2,807.59	\$ 2,259.11
4	Street Patch (Asphalt) (4" Repair)	S.Y.	1264	\$ 50.00	\$ 63,200.00	\$ 58.75	\$ 74,260.00	\$ 30.44	\$ 38,476.16	\$ 35.75	\$ 45,188.00	\$ 55.00	\$ 69,520.00	\$ 34.70	\$ 43,860.80		\$ 44.11	\$ 45.99
5	Asphaltic Concrete Surface (2")	TON	370	\$ 75.00	\$ 27,750.00	\$ 92.00	\$ 34,040.00	\$ 91.33	\$ 33,792.10	\$ 73.00	\$ 27,010.00	\$ 89.00	\$ 32,930.00	\$ 98.25	\$ 36,352.50		\$ 86.43	\$ 84.07
6	Asphalt Mill (2") (Full Width)	S.Y.	3128	\$ 2.50	\$ 7,820.00	\$ 3.30	\$ 10,322.40	\$ 4.19	\$ 13,106.32	\$ 2.25	\$ 7,038.00	\$ 4.15	\$ 12,981.20	\$ 4.30	\$ 13,450.40		\$ 3.45	\$ 3.28
7	Sidewalk Construction (4")	S.F.	4508	\$ 7.00	\$ 31,556.00	\$ 6.25	\$ 28,175.00	\$ 9.78	\$ 44,088.24	\$ 10.50	\$ 47,334.00	\$ 5.00	\$ 22,540.00	\$ 9.50	\$ 42,826.00		\$ 8.01	\$ 7.71
8	Sidewalk Ramp with Detectable Warning (6")	S.F.	746	\$ 13.00	\$ 9,698.00	\$ 15.70	\$ 11,712.20	\$ 6.90	\$ 5,147.40	\$ 20.00	\$ 14,920.00	\$ 12.00	\$ 8,952.00	\$ 16.25	\$ 12,122.50		\$ 13.98	\$ 13.52
9	Detectable Warning Surface	S.F.	144	\$ 36.00	\$ 5,184.00	\$ 21.90	\$ 3,153.60	\$ 57.50	\$ 8,280.00	\$ 53.50	\$ 7,704.00	\$ 30.00	\$ 4,320.00	\$ 52.00	\$ 7,488.00		\$ 41.82	\$ 39.78
10	Sidewalk Curb	L.F.	80	\$ 22.00	\$ 1,760.00	\$ 11.00	\$ 880.00	\$ 23.00	\$ 1,840.00	\$ 46.50	\$ 3,720.00	\$ 20.00	\$ 1,600.00	\$ 18.25	\$ 1,460.00		\$ 23.46	\$ 24.50
11	Curb and Gutter (Combined) (CG-1) (Remove and Replace)	L.F.	726	\$ 32.00	\$ 23,232.00	\$ 37.40	\$ 27,152.40	\$ 57.50	\$ 41,745.00	\$ 49.75	\$ 36,118.50	\$ 45.00	\$ 32,670.00	\$ 36.50	\$ 26,499.00		\$ 43.03	\$ 44.33
12	Driveway (Residential) (6" Concrete)	S.Y.	310.9	\$ 80.00	\$ 24,872.00	\$ 76.75	\$ 23,861.58	\$ 93.15	\$ 28,960.34	\$ 98.50	\$ 30,623.65	\$ 60.00	\$ 18,654.00	\$ 58.00	\$ 18,032.20		\$ 77.73	\$ 81.68
13	Sodding	S.Y.	312	\$ 7.00	\$ 2,184.00	\$ 13.00	\$ 4,056.00	\$ 8.46	\$ 2,639.52	\$ 14.00	\$ 4,368.00	\$ 13.00	\$ 4,056.00	\$ 8.50	\$ 2,652.00		\$ 10.66	\$ 11.09
14	Traffic Control	L.S.	1	\$ 1,972.56	\$ 1,972.56	\$ 3,380.00	\$ 3,380.00	\$ 3,500.00	\$ 3,500.00	\$ 5,050.00	\$ 5,050.00	\$ 6,000.00	\$ 6,000.00	\$ 4,870.00	\$ 4,870.00		\$ 4,128.76	\$ 3,980.51
15	Contractor Construction Staking	L.S.	1	\$ 3,945.12	\$ 3,945.12	\$ 580.00	\$ 580.00	\$ 3,000.00	\$ 3,000.00	\$ 2,525.00	\$ 2,525.00	\$ 250.00	\$ 250.00	\$ 3,467.00	\$ 3,467.00		\$ 2,294.52	\$ 2,060.02
16	Force Account	Set	1	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00		\$ 20,000.00	\$ 20,000.00

Total Construction Cost:	\$ 242,899.28	\$ 256,643.18	\$ 264,078.08	\$ 264,999.15	\$ 270,998.20	\$ 306,674.40
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Rounded all bid items in bid tab
Bid Tab Total= \$ 264,080.00

MATCHLINE
STA. 10+00

26
5618
BIRCH ST
DAWN E. STILLINGER
BLOCK 2

25
5612
BIRCH ST
MICHAEL F. ORTMANN

24
5608
BIRCH ST
STAYCE REBECCA CAMPARO
LIVING TRUST

ROELAND PARK
BLOCKS 1 & 2, ALSO
LOTS A & B

ALSO
B | 23
5600
| BIRCH ST
ANDREA | D. AND JEFFREY D.
FLETCHER

GENERAL NOTES

A REMOVE AND REPLACE XX LF
OF CURB AND GUTTER. SEE
DETAIL SHEET 09.

B REMOVE AND REPLACE XX SY
OF CONCRETE DRIVEWAY. **B1**
SEE DRIVEWAY SCHEDULE
AND DETAIL SHEET 11.

C REMOVE AND REPLACE XX SY
OF CONCRETE WALK. SEE DETAIL
SHEET 09.

21
5552
ROELAND
DR
THOMAS EDWARD THORNHILL
TRUST

20
5542
ROELAND DR
SETH A. AND MICHELLE L
DUNHAM

STA. 13+92.44, 43.4' LT
END 2" MILL AND
2" SURFACE OVERLAY
N=270580.15
E=2264644.28

CURB INLET #4104
13'X4' CONC
TOP=950.53
OUT (NE) = 947.13
(18" RCP)

ROELAND PARK
BLOCKS 6, 7 & 8


5
5623
BIRCH ST

LAWRENCE I JR AND LORRI J
DARROW

5617
BIRCH ST
13
VICKI S SWEDLUND

7
5609
BIRCH ST

CARRIE L. DILLEY

8
5601
BIRCH ST

WILLIAM A III AND
ALEXANDRA E
SPEARS

CONSTRUCT 110 SF OF
TYPE D SIDEWALK RAMP
WITH 12 SF OF PAVERS.
INSTALL 20 LF OF CURB
ON BACK OF WALK. SEE
DETAIL SHEET XX.

CURB INLET #4034 —
7'X3' CONC
TOP=949.30
FL OUT (NE) = 946.30 (15" RCP)

BM-3 -
ELEV=949.23
INLET #4020 —
K4.50' CONC
TOP=949.23
3 (24" RCP) ✓

CURB INLET #4020 -
11.00'X4.50' CONC
TOP=949.23
FL OUT (SW) = 944.83 (24" RCP)

A -15015-

CONSTRUCT 60 SF OF
TYPE B SIDEWALK RAMP
WITH 10 SF OF PAVERS.
INSTALL 15 LF OF CURB
ON BACK OF WALK. SEE
DETAIL SHEET XX.

CURB INLET #4118
11.00'X4.50' CONC
TOP=950.39
FL OUT (SW) = 946.79 (18" RCP)

4'Ø BRICK
RIM=950.58
FL IN (S) = 943.23 (8" VCP)
FL IN (NW) = 943.79 (8" VCP)
FL OUT (E) = 943.14 (8" VCP)

ROE MANOR HEIGHTS
BLOCKS 14-16, 25-3
(BOOK 12, PAGE 72)

LOT C
5545
ROELAND DR
LOREN R. STEWART-GREEN JR
AND RAYLENE J. GREEN

47
5555
ROELAND DR

ROE MANOR HEIGHTS
(BOOK 19, PAGE 32)
BLOCK 14

DESIGNED BY	ALM
DATE	2018
JOB NUMBER-TASKS	0318001.02
BOOK AND PAGE	

9001 State Line Rd., Suite 200 816.361.0440 | P
Kansas City, Missouri 64114 816.361.0045 | F
www.IRAInc.com



LARKIN
JAMP BYNEARSON

2018 CDBG – BIRCH STREET IMPROVEMENTS ROELAND PARK, KANSAS

**BIRCH STREET IMPROVEMENTS
STREET PLAN SHEET**

ARKIN LAMP RYNEARSON - ENGINEERS

NOT RELEASED FOR CONSTRUCTION

KANSAS DE 11110

SHEET 1

04 OF 11