

AGENDA
CITY OF ROELAND PARK, KANSAS
CITY COUNCIL MEETING
ROELAND PARK
Roeland Park City Hall 4600 W 51st Street, Roeland Park, KS 66205
February 15, 2021 6:00 PM

- | | | |
|--|---|--|
| <ul style="list-style-type: none">• Mike Kelly, Mayor• Trisha Brauer, Council Member• Benjamin Dickens, Council Member• Jan Faidley, Council Member• Jennifer Hill, Council Member | <ul style="list-style-type: none">• Jim Kelly, Council Member• Tom Madigan, Council Member• Claudia McCormack, Council Member• Michael Rebne, Council Member | <ul style="list-style-type: none">• Keith Moody, City Administrator• Jennifer Jones-Lacy, Asst. Admin.• Kelley Nielsen, City Clerk• John Morris, Police Chief• Donnie Scharff, Public Works Director |
|--|---|--|

Admin

Brauer
Hill

Finance

McCormack
Madigan

Safety

Rebne
Faidley

Public Works

Kelly
Dickens

Pledge of Allegiance

A. Instructions on Logging into Meeting Remotely

Roll Call

Modification of Agenda

I. Citizens Comments

Members of the public are welcome to use this time to make comments about City matters that do not appear on the agenda, or about items that will be considered as part of the consent agenda. Comments about items that appear on the agenda will be taken as each item is considered. Citizens Are Requested To Keep Their Comments Under 5 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. Please turn all cellular telephones and other noise-making devices off or to "silent mode" before the meeting begins.

II. Consent Agenda

Consent agenda items have been studied by the Governing Body and will be acted on in a single motion. If a Council member requests a separate discussion on an item, it can be removed from the consent agenda and placed on new business for further consideration.

A. Appropriations Ordinance #968

B. Council Minutes February 1, 2021

III. Business From the Floor

A. Applications / Presentations

1. Legislative Update from Representative Rui Xu
2. Presentation from United Community Services of Johnson County on Racial Equity Pilot Program- Kathryn Evans
3. Update on Dynamhex Project

IV. Mayor's Report

A. Black History Month Proclamation

V. Reports of City Liaisons

- A. Ad Hoc Police Policy Review Committee - Report on Chapter 2
- B. Ad Hoc Racial Equity Committee Update

VI. Unfinished Business

VII. New Business

- A. Award Bid for ADA Improvements at City Hall
- B. Award Bid for 2021 CARS Project (Roe Mill and Overlay with Landscaping; City Hall Parking Improvements)
- C. Direction on Weed Control Approach for 2021 Season
- D. Approve Engineering Task Order Roe Parkway Extension and Maintenance Project
- E. Reappoint Toan Nguyen to the Community Engagement Committee
- F. Expand Project Scope for Cooper Creek Improvements – Add Fence

VIII. Ordinances and Resolutions:

- A. Ordinance 1007 - Right of Way Permitting Procedures and Requirements

IX. Workshop Items:

X. Reports of City Officials:

- A. COVID Report

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: Pledge of Allegiance- -A.
Committee 2/15/2021
Meeting Date:



City of Roeland Park

Action Item Summary

Date:

Submitted By:

Committee/Department:

Title: **Instructions on Logging into Meeting Remotely**

Item Type:

Recommendation:

See instructions to log in below.

Details:

The City Council Meeting will be held remotely. Below are instructions for joining the meeting by phone, online or both.

Roeland Park City Council Meeting and Workshop

Please join my meeting from your computer, tablet or smartphone.

<https://www.gotomeet.me/RoelandParkCouncil/roeland-park-city-council-meeting-and-workshop>

You can also dial in using your phone.

United States: +1 (669) 224-3412

Access Code: 719-374-005

New to GoToMeeting? Get the app now and be ready when your first meeting starts:

<https://global.gotomeeting.com/install/719374005>

Please join my meeting from your computer, tablet or smartphone.

Please use these tips while listening in:

1) Please be sure to mute yourself.

2) We recommend logging in a couple minutes early to test the app. The meeting will be recorded.

3) If you're able to, joining the meeting through the online portal is best so you can see the screen and listen in. If you have trouble with audio, you can call in as well as use the web-based meeting app.

4) We will allow public comment at the beginning of the Council Meeting. If you would like to make a public comment, please log or call into the meeting five minutes early so we can get your name and call on you when it's time to make a public comment. If you are logged in online, you can also make your request to speak known using the chat function in the app.

5) Unless called upon or requesting to speak, we ask that audience members abstain from speaking or adding commentary to the chat function so we can maintain an orderly and efficient meeting.

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

Item Number: Consent Agenda- II.-A.
Committee 2/15/2021
Meeting Date:



City of Roeland Park
Action Item Summary

Date:
Submitted By:
Committee/Department:
Title: **Appropriations Ordinance #968**
Item Type:

Recommendation:

Details:

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
□ Appropriations Ordinance #968	Cover Memo

The City of Roeland Park, Kansas

4600 West Fifty-First Street

Roeland Park, Kansas 66205

City Hall (913) 722-2600 – Fax (913) 722-3713

Thursday, February 11, 2021

Appropriation Ordinance - 2/15/2021 - #968

An Ordinance making Appropriation for the payment of certain claims. Be it ordained by the Governing Body of the City of Roeland Park, Kansas:

Section 1: That in order to pay the claims hereinafter stated which have been properly audited and approved, there is hereby appropriated out of the respective funds in the City Treasury the sum required for each claim.

Section 2: This Ordinance shall take effect and be in force from and after its passage. Passed and approved this 15th day of February, 2021.

Attest:

City Clerk

Mayor

Total Appropriation Ordinance

\$

212,452.56

Appropriation Ordinance - 2/15/2021 - #968

Vendor	Dept	Acct #	Description	Invoice Description	Check /EFT Date	Amount	Chk #	Check Amount
Vendor	Dept	Account	Account Description	Reference	Date	Distribution Amount	Check #	Check Amount
ADP, Inc.	110	5214.110	Other Contracted Services	573042356	02/03/21	203.20	71771	203.20
Advance Auto Parts	102	5260.102	Vehicle Maintenance	5128102926100	02/03/21	57.78	71772	158.26
Advance Auto Parts	102	5260.102	Vehicle Maintenance	5128102937066	02/03/21	47.58		
Advance Auto Parts	102	5260.102	Vehicle Maintenance	5128103326272	02/03/21	15.39		
Advance Auto Parts	102	5260.102	Vehicle Maintenance	5128103337245	02/03/21	16.40		
Advance Auto Parts	106	5304.106	Janitorial Supplies	5128102525901	02/03/21	21.11		
Advance Auto Parts	102	5260.102	Vehicle Maintenance	5128103926621	02/10/21	116.57	71800	116.57
American Fidelity Assurance Co.	101	2052.101	Supplemental Insurance Payable	2091869	02/03/21	416.66	71773	416.66
American Fidelity Assurance	101	2052.101	Supplemental Insurance Payable	D262563	02/03/21	911.22	71774	911.22
AT&T	101	5202.101	Telephone	3241 1/21/21	02/03/21	65.60	71775	65.60
Balls Food Stores	102	5254.102	Miscellaneous Charges	1/29/21	02/03/21	33.99	71776	33.99
Bernie Electric Wholesale, Inc.	106	5210.106	Maintenance & Repair Building	S100083058001	02/03/21	57.29	71777	175.59
Bernie Electric Wholesale, Inc.	106	5210.106	Maintenance & Repair Building	S100083160001	02/03/21	118.30		
Central Salt	270	5303.270	Sand and Salt	PSI1926950	02/03/21	1,337.81	71778	1,337.81
Clarkson Power Flow, Inc.	106	5318.106	Tools	1009833A	02/03/21	7.60	71779	7.60
E. Edwards, Inc.	106	5308.106	Clothing & Uniforms	2012112052	02/03/21	249.00	71780	249.00
Electronic Contracting Company	101	5214.101	Other Contracted Services	6384	02/10/21	300.00	71801	300.00
Everygy	101	5201.101	Electric	1/26/21 Multi	02/03/21	1,578.57	71781	2,194.65
Everygy	106	5201.106	Electric	1/26/21 Multi	02/03/21	597.94		
Everygy	106	5201.106	Electric	8466 1/28/21	02/03/21	18.14		
Everygy	106	#####	Street Light Electric	1275 2/2/21	02/10/21	1,824.78	71802	1,824.78
Galls, LLC	102	5308.102	Clothing & Uniforms	17437258	02/03/21	183.97	71782	211.96
Galls, LLC	102	5308.102	Clothing & Uniforms	17490931	02/03/21	27.99		
Galls, LLC	102	5308.102	Clothing & Uniforms	17538276	02/10/21	72.99	71803	140.98
Galls, LLC	102	5308.102	Clothing & Uniforms	17538280	02/10/21	67.99		
Gather Media and Communication	101	5209.101	Professional Services	105	02/03/21	1,370.00	71783	1,370.00
Frank Gilman	103	5214.103	Other Contracted Services	Recurring Check	02/01/21	1,166.67	71761	1,166.67
Gordon CPA, LLC	101	5213.101	Audit Fees	4951 2021	02/10/21	1,000.00	71804	1,000.00
Hanna Rubber Company	106	5210.106	Maintenance & Repair Building	1308730IN	02/10/21	80.00	71805	80.00
Johnson County Wastewater	101	5288.101	Waste Water	1/28/21 Multi	02/10/21	39.04	71806	1,702.26
Johnson County Wastewater	106	5288.106	Waste Water	1/28/21 Multi	02/10/21	121.04		
Johnson County Wastewater	220	5288.220	Waste Water	1/28/21 Multi	02/10/21	1,542.18		
Johnson County Government	102	5214.102	Other Contracted Services	167979	02/03/21	5,734.17	71784	5,734.17
Kansas City Board of Public Utilities	101	5222.101	Traffic Signal Expense	8346 1/25/21	02/03/21	31.66	71785	31.66
Keller Fire & Safety	106	5210.106	Maintenance & Repair Building	261828	02/03/21	352.72	71786	352.72
Kiefer Aquatics	220	5308.220	Clothing & Uniforms	INV001027307	02/03/21	190.00	71787	651.00
Kiefer Aquatics	220	5313.220	Safety Supplies/Equip	INV001027307	02/03/21	461.00		
Kansas One-Call System, Inc.	101	5220.101	Street Light Repair & Maintenance	1010440	02/03/21	290.40	71788	290.40
Kansas State Treasurer	103	5228.103	Fees Due State of Kansas	1/2021	02/03/21	1,851.50	71789	1,851.50

League of Kansas Municipalities	101	5305.101	Dues, Subscriptions, & Books	21827	02/10/21	105.00	71807	105.00
The Legal Record	101	5204.101	Legal Printing	L89250	02/03/21	43.40	71790	43.40
The Legal Record	101	5204.101	Legal Printing	L89372	02/10/21	43.40	71808	125.15
The Legal Record	101	5204.101	Legal Printing	L89373	02/10/21	39.61		
The Legal Record	101	5204.101	Legal Printing	L89422	02/10/21	42.14		
Lippert Mechanical Service Corp	106	5210.106	Maintenace & Repair Building	SI2074291	02/03/21	300.00	71791	1,590.00
Lippert Mechanical Service Corp	220	5210.220	Maintenance & Repair Building	SI2074289	02/03/21	300.00		
Lippert Mechanical Service Corp	290	5210.290	Maintenace And Repair Building	SI2074290	02/03/21	990.00		
Lippert Mechanical Service Corp	290	5210.290	Maintenace And Repair Building	SI2074322	02/10/21	1,220.00	71809	2,772.00
Lippert Mechanical Service Corp	106	5214.106	Other Contracted Services	SI2074324	02/10/21	138.00		
Lippert Mechanical Service Corp	101	5210.101	Maintenance & Repair Building	SI2074323	02/10/21	868.00		
Lippert Mechanical Service Corp	106	5210.106	Maintenace & Repair Building	SI2074325	02/10/21	306.00		
Lippert Mechanical Service Corp	220	5210.220	Maintenance & Repair Building	SI2074321	02/10/21	240.00		
Lowe's Business Acct./GEMB	290	5210.290	Maintenace And Repair Building	2/1/21	02/03/21	85.49	71792	85.49
Venessa Maxwell-Lopez	103	5209.103	Professional Services	2/5/21	02/10/21	150.00	71810	150.00
Jacob McClure	101	4265.101	Business Occupational Licenses	2/10/21 Reim	02/10/21	80.00	71811	80.00
Office Essentials	999	9999	Undistributed	CIV1426991	02/10/21	2,443.85	71812	2,443.85
Wex Bank	106	5302.106	Motor Fuels & Lubricants	69919542	02/01/21	319.54	32626	319.54
Staples	101	5301.101	Office Supplies	8061102576	02/10/21	10.70	71813	143.95
Staples	101	5304.101	Janitorial Supplies	8061102576	02/10/21	133.25		
StarGuard Elite, LLC	220	5209.220	Professional Services	1286	02/03/21	500.00	71793	500.00
Strasser True Value	106	5210.106	Maintenace & Repair Building	375206	02/03/21	4.74	71794	4.74
Karen Torline	103	5214.103	Other Contracted Services	Recurring Check	02/01/21	1,416.67	71762	1,416.67
USIC Locating Services, LLC	101	5220.101	Street Light Repair & Maintenance	418890	02/03/21	3,319.32	71795	3,319.32
Vance Brothers	300	5421.300	Street Maintenance	IG00006670	02/03/21	87.50	71796	87.50
Verizon Wireless	102	5202.102	Telephone	9871913554	02/03/21	281.96	71797	442.00
Verizon Wireless	104	5202.104	Telephone	9871913554	02/03/21	80.02		
Verizon Wireless	106	5202.106	Telephone	9871913555	02/03/21	80.02		
Watchmen Security Services, LLC	106	5210.106	Maintenace & Repair Building	53510	02/03/21	25.00	71798	25.00
Water District No 1 of Johnson Co	101	5287.101	Water	1/22/21 Multi	02/03/21	56.67	71799	1,228.33
Water District No 1 of Johnson Co	106	5287.106	Water	1/22/21 Multi	02/03/21	183.43		
Water District No 1 of Johnson Co	220	5287.220	Water	1/22/21 Multi	02/03/21	988.23		
Waste Management	300	5470.300	Park Maint/Infrastructure	6943548575	02/10/21	254.90	71814	254.90
Forte	101	5214.101	Other Contracted Services	1/31/21	01/31/21	43.33		43.33
KPERS	101	2040.101	KPERS Accrued Employee	2/4/21	02/11/21	2,537.89		2,537.89
KPERS	101	2040.101	KPERS Accrued Employee	2/4/21	02/11/21	4,046.41		4,046.41
KPERS	101	2050.101	Insurance Withholding Payable	2/4/21	02/11/21	251.76		251.76
KP&F	101	2045.101	KP&F Employee Withholding Payab	2/4/21	02/11/21	2,298.46		2,298.46
KP&F	101	2045.101	KP&F Employee Withholding Payab	2/4/21	02/11/21	7,329.30		7,329.30
KP&F	101	2050.101	Insurance Withholding Payable	2/4/21	02/11/21	70.18		70.18
Open Edge	101	5214.101	Other Contracted Services	1/31/21	01/31/21	517.35		517.35
Wex Bank	102	5302.102	Motor Fuels & Lubricants	2/5/21	02/05/21	1,488.10		1,488.10
Wex Bank	106	5302.106	Motor Fuels & Lubricants	2/5/21	02/05/21	319.54		319.54
Royal Construction Services	300	5470.300	Pool Improvements		2/11/21	155,835.15		155,835.15

212,452.56

Item Number: Consent Agenda- II.-B.
Committee 2/15/2021
Meeting Date:



City of Roeland Park
Action Item Summary

Date:
Submitted By:
Committee/Department:
Title: **Council Minutes February 1, 2021**
Item Type:

Recommendation:

Details:

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description
□ Council Minutes February 1, 2021

Type
Cover Memo

CITY OF ROELAND PARK, KANSAS
CITY COUNCIL MEETING MINUTES
Roeland Park City Hall
4600 W 51st Street, Roeland Park, KS 66205
Monday February 1, 2021 6:00 P.M.

- | | | |
|--|---|--|
| <ul style="list-style-type: none">○ Mike Kelly, Mayor○ Trisha Brauer, Council Member○ Benjamin Dickens, Council Member○ Jan Faidley, Council Member○ Jennifer Hill, Council Member | <ul style="list-style-type: none">○ Jim Kelly, Council Member○ Tom Madigan, Council Member○ Claudia McCormack, Council Member○ Michael Rebne, Council Member | <ul style="list-style-type: none">○ Keith Moody, City Administrator○ Jennifer Jones-Lacy, Asst. Admin.○ Kelley Nielsen, City Clerk○ John Morris, Police Chief○ Donnie Scharff, Public Works Director |
|--|---|--|

Admin

Brauer
Hill

Finance

McCormack
Madigan

Safety

Rebne
Faidley

Public Works

Kelly
Dickens

(Roeland Park Council Meeting Called to Order at 6:00 p.m.)

Pledge of Allegiance

Mayor Kelly called the City Council meeting to order and led everyone in the Pledge of Allegiance.

Roll Call

City Clerk Nielsen called the roll. CMBR McCormack was absent. Staff members present were City Administrator Moody, Assistant City Administrator Jones-Lacy, Public Works Director Scharff, Police Chief Morris, Public Works Superintendent Vandenbos, Management Intern Verbrugge, City Attorney Felzein, and City Clerk Nielsen.

Modification of Agenda

There were no modifications to the agenda.

I. Citizen Comments

Karen Grotewohl (5049 Parish) Ms. Grotewohl said with Roeland Park continuing to be a Tree City and the installation of the R Park Arboretum, she has an issue concerning the tearing down of mature trees for the building of new homes. She asked if there was any control over the size of a lot and trees being torn down. She said that greenspaces and mature trees are an important part of the neighborhood. She added that she was be happy to be involved on an oversight committee for this.

Mayor Kelly responded that this topic was and continues to be addressed through their Comprehensive Plan and by the Planning Commission. He said that Mrs. Grotewohl is right and that the Parks and Sustainability Committees also have an interest in the preservation of trees in the City. He said that she can expect some follow-up from the Governing Body on ways for her to become more involved or to get additional information on this topic. He thanked her for bringing this to their attention.

II. Consent Agenda

- A. Appropriations Ordinance #967**
- B. Council Minutes January 19, 2021**

MOTION: CMBR HILL MOVED AND CMBR FAIDLEY SECONDED TO APPROVE THE CONSENT AGENDA AS PRESENTED. (THE MOTION CARRIED 7-0)

III. Business from the Floor – Proclamations/Applications/Presentation

A. Adopt a Family Program Report

City Clerk Nielsen reported that between the cities of Mission and Roeland Park, 84 families were adopted and provided meals for Thanksgiving and Christmas. Gifts were provided to 57 families, 9 of which live in Roeland Park. The program also received donations of \$1,000 in cash and over \$1,000 in gift cards. There were also 350 wrapped gifts donated by residents, staff, Councilmembers, and committee members.

Mayor Kelly thanked City Clerk Nielsen for being the liaison on the program and with 2020 being a tough year, the generosity was great. He also thanked Joanna Rush, the program coordinator, and other volunteers and residents who gave their time and treasure to make this a successful program.

IV. Mayors Report

Mayor Kelly congratulated Andree Gross, Police Department Clerk, on her retirement and sent best wishes from all.

February 1st begins Black History Month. Mayor Kelly said it is important every year but given the national conversation and based on the Black Lives Matter protests and recognitions, he has taken it as a personal challenge to educate himself more this year. Mayor Kelly is proud of the work that has been done in Roeland Park with the creation of the Racial Equity and Inclusion Committee. He said that serving on the committee has been very rewarding thus far and looking forward to continuing the good work by the City.

V. Reports of City Liaisons and Committees

A. Ad Hoc Development Committee Update

Tim Janssen, member of the Ad Hoc Development Committee and prior Councilmember, reported the committee has held six meetings over the past year to discuss development opportunities around the City. He said he is excited that the Northeast Johnson Drive & Roe site is meeting their June completion date with a 100 percent occupancy on opening.

The Rocks continue to pose to be a challenging development project site. Staff and the committee continue to think of new ways to generate new leads. They have fielded inquiries that represent several possible concepts such as multi-family, senior living, climate-controlled storage, or a car wash. The hope is that as more development to the north commences there will be more interest. Cherise Sedlock with Evergreen real estate will be working with them on the marking of the site. Ms. Jones-Lacy has provided her with an overview of information, the City's Comprehensive Plan and the possible development options and incentives of the site.

Mr. Janssen said they are hoping to work with the United Government so they can provide notification to residents to prepare for blasting as they begin building a Menards north of the City.

Mr. Janssen said they are also seeking additional members to add to their committee, and they will be doing a social media blast.

Coming up, the committee will be bringing to the Council a request to expand their scope to include all prospective development sites in the City and not just be limited to the business corridor.

Mayor Kelly thanked the committee for their success at Johnson Drive and Roe. He said it took a long time coming and also finding a good tenant. He also said he hopes the streak of success continues with the Rocks and other City development.

B. MARC – Bike & Pedestrian (Jan Faidley)

CMBR Faidley said her information was included in the agenda packet. She said she is amazed at the work that MARC does for the region and in particular for Roeland Park.

CMBR Rebne asked if KDOT is promising any money and if that is what they meant by support. CMBR Faidley said KDOT is an enigma to her. They have attended a couple of meetings where projects were discussed. They are very open to working with municipal governments to make things happen. She said there is also a new transportation program in Kansas called IKE where money is made available to projects. MARC wants to work with state government as much as possible.

CMBR Rebne also asked if there was a mention of reducing statutory speed limits. City Administrator Moody said they might add that later, but he couldn't respond to it at this time.

C. MARC – First Tier Suburbs (Jan Faidley and Benjamin Dickens Alt.)

CMBR Faidley said there was a lot of information and notes provided in the packet. She said there were interesting speakers such as the Director of Habitat for Humanity from Denver, and a representative from the City of Raleigh, North Carolina. Christie Bauman announced that the regional housing study done by Johnson County is going to be released soon. It is over 300 pages and includes 19 communities and will give Roeland Park a good place to start as there has been an overwhelming interest in the task force on affordable housing. They are looking to round out that group with 18-24-year-olds, persons of color, and developers as they want a balanced viewpoint on the task force.

Mayor Kelly thanked CMBR Faidley for participating on those committees.

VI. Ordinances and Resolutions

A. Ordinance 1006 – Sidewalk Snow Removal Exemption

CMBR Faidley asked if only the properties being used residentially would be exempted and if there is a plan to notify the residents or the public in general. City Administrator Moody agreed that is the case. City Administrator Moody said they will mail a notice to the residents exempted and they will also do a notice on social media.

CMBR Hill asked how many businesses in the area of exemption. City Administrator Moody did not have that number. CMBR Hill said her concern is if only one in-home business is in the area is there a reason to leave that one house out.

MOTION: CMBR KELLY MOVED AND CMBR HILL SECONDED TO APPROVE ORDINANCE 1006 - A SIDEWALK SNOW REMOVAL EXEMPTION ORDINANCE AMENDING SECTION 13-315 OF THE ROELAND PARK MUNICIPAL CODE. (MOTION CARRIED 6-0)

VII. Unfinished Business

There was no unfinished business discussed.

VIII. New Business

A. Direction to Staff to Remove Snow From Sidewalk on West Side of Roe Adjacent to Residential Properties

CMBR Kelly asked about snow removal on public streets in the City's parks. City Administrator Moody said Public Works will be clearing sidewalks adjacent to publicly owned property in addition to the section along Roe. There are also some refuge islands in the right-of-way that they will remove the snow.

CMBR Hill stated they should vote on the equipment to be used first before the actual snow removal considerations.

CMBR Faidley said it is a significant sum of money for the equipment and they need to take that into consideration. She asked if it was necessary for a cab option considering the amount of time it will take to do that one stretch of sidewalk. City Administrator Moody said they will also be using it for other City facilities and sidewalks adjacent to the parks.

Public Works Director Scharff said the cab will allow one worker to do all the work and eliminate the need to switch out operators because of working in cold weather. The unit has a heater, lights, and a windshield wiper. They did research different options for a sidewalk removal vehicle. They can also use the cab for mowing and retrofit existing equipment for other options.

MOTION: CMBR HILL MOVED AND CMBR DICKENS SECONDED TO AUTHORIZE STAFF TO REMOVE SNOW FROM THE SIDEWALK ON THE WEST SIDE OF ROE ADJACENT TO RESIDENTIAL PROPERTIES. (MOTION CARRIED 7-0)

B. Approval of Snow Removal Equipment Purchase

CMBR Rebne asked about whether CMBR Kelly's question was answered about removing snow in parks. Mayor Kelly said snow will be removed from sidewalks on City-owned property.

CMBR Kelly asked if the equipment being purchased will be new or used. Public Works Director Scharff said the cab will be new and the broom will be used.

CMBR Faidley asked if the sidewalk on Roe is the only 8-foot sidewalk in the City. Public Works Director Scharff that is correct.

CMBR Kelly said not all areas are 8 feet and some parts are only 6 feet.

MOTION: CMBR HILL MOVED AND CMBR DICKENS SECONDED TO APPROVE EQUIPING GRASSHOPPER WITH A CAB AND SNOW REMOVAL EQUIPMENT. (MOTION CARRIED 7-0)

C. Approve Spring Banners for Roe Boulevard

Daniel Vandenbos, Public Works Superintendent, showed some custom art designs from residents. He said these designs were not recommended by the committee and showed different options what matched the winter banner designs. He also added that the “uniquely rooted” tree design was CMBR Madigan’s idea. The committee decided not to use the Easter bunny design because it points to a religious holiday.

Mayor Kelly said he liked the uniquely rooted tree concept. He also stated he does not have a problem with the bunny as they do an annual egg hunt in the City.

CMBR Faidley said if the bunny was an issue, then why do they still have a basket with the spring banner. Mr. Vandenbos said the committee never brought that up as an issue. CMBR Rebne said the Art committee just did not like the bunny.

CMBR Dickens said he did not have an issue with the egg basket, but if everyone did, then maybe they could replace it with flowers. He asked if the banners needed Roeland Park branding in the corner as “uniquely rooted” is unique to their residents.

CMBR Rebne said the committee chose to remove the bunny and eggs. The Parks Committee liked the branding, but the Art Committee did not like the branding in the daisy and they deferred to them.

CMBR Madigan said to remember the banners have to be read. If they make Roeland Park barely readable then they can’t tell where they are. He also didn’t want to get rid of the basket because of the egg hunt they hold in the City which is for everyone. He did not want to go overboard in being politically correct.

CMBR Brauer agreed that they could also replace the eggs with flowers.

CMBR Faidley said they don’t need “RP” on every banner as they are going to have entryway signs.

City Administrator Moody said they have tried to incorporate the logo, but they are not urging that they be on every banner.

CMBR Rebne said that “uniquely rooted” with the eggs was not something the committee suggested doing away with, but just the bunny.

Mr. Vandenbos said they did not like the art of the bunny, and it was not for religious reasons. Also, the banner flags will be staggered, and they will have the branding intermixed.

CMBR Kelly said he prefers the banners on the second slide and if they do not start using the abbreviated branding no one will get used to it. CMBR Hill and Mayor Kelly agreed with those comments.

Mayor Kelly said he likes the diversity of artwork on the first slide and its use of branding.

MOTION: CMBR MADIGAN MOVED AND CMBR FAIDLEY SECONDED TO CALL THE QUESTION ON THE PENDING MOTION.

MOTION: CMBR REBNE MOVED AND CMBR FAIDLEY SECONDED TO APPROVE DESIGN AND PURCHASE OF SPRING BANNERS AS RECOMMENDED BY THE COMMUNITY ENGAGEMENT COMMITTEE. (MOTION FAILS 3-4 WITH CMBRS DICKENS, HILL, KELLY, AND BRAUER VOTING NO.)

CMBR Faidley saw things on slide 2 she likes and understands the concerns about the branding issue and also those banner submissions were not intended to be all together but was work from different people.

CMBR Rebne said in looking at slide 3, they seem to be similar to the winter banners and provides a more cohesive look.

Mr. Vandenbos said they were designed by the same person and designed to flow together from season to season. If they are using slide 2, then they can anticipate a lot more changes in the summer and then into the fall.

CMBR Madigan asked if they could pick different banners from different slides.

CMBR Faidley wanted to reiterate how much she appreciates the work done by resident committees and noted it is all volunteer work. She said they do not necessarily have to go with their recommendations, but she did want to recognize the time they put into their recommendations. Her process for deciding on the banners also includes the thought of the winter ones they approved.

Mayor Kelly said he appreciates the time the committee donates to help beautify the City. He does not always agree with their recommendation, but that does not lessen his appreciation of their time.

City Administrator Moody said that the slide 2 designs were not developed to be complementary to one another. The professional designs on slide 3 were done by the same company who did the winter banners and were designed to be complementary with those. They have also done work for the fall and summer banners. He did say that variety can interest to the banners. He said they should step back and look at the different design concept as a family of designs and determine if that is where they want to go.

CMBR Hill said the second slide of banners works well together and shows their branding.

MOTION: CMBR HILL MOVED AND CMBR KELLY SECONDED TO CALL THE QUESTION.

MOTION: CMBR HILL MOVED AND CMBR DICKENS SECONDED TO MOVE TO PURCHASE THE SLIDE 2 BANNERS. (MOTION CARRIED 4-3 WITH CMBRS MADIGAN, FAIDLEY AND REBNE VOTING NO.)

CMBR Faidley noted there were a lot of color combinations in the slide 2 options and asked if there would be an increased cost. Mr. Vandenbos said that cost is not the issue, but that they would not stand out as they hoped they would, especially on the first banner design.

IX. Reports of City Officials

A. Police Year End Activity Report

Police Chief Morris said he would try to provide all the statistical data he could to answer the Governing Body's questions. He said if they still had further questions to email him. The department is working on a dashboard system that would be available to provide all of the statistical information at any time.

Chief Morris provided the 2020 UCR report which showed that theft continues to be their biggest program with 147 incidents. He also reviewed the other UCR categories and said the statistics are comparable to prior years. However, the crime rate is down overall. He also provided comparison data from 2006-2020 for inside Roeland Park and statistics in how Roeland Park compares with other surrounding cities.

He said the department has taken less calls in 2020 and attributes that to COVID and more people being home.

Chief Morris also reviewed the business district crime stats and where they individually have occurred. The business district continues to be their highest area of crime in the City.

Chief also made sure to note that citations are written based on the incident and are not based on race, ethnicity, national origin or religion. They do not racially profile anyone in Roeland Park. They have never had any complaints of racial bias or any claims of excessive use of force by anyone or any inappropriate behavior related to traffic stops on anyone. He also provided statistics based on race for violations from various sources.

He said that under his watch they treat everyone the same and will continue to treat everyone the same. Police Chief Morris said he believes they are doing a good job, but there is always room for improvement.

To wrap-up, they will continue to work on the dashboard, and he told the Governing Body that if there were anything they would like to see to let him know. He and his department are doing everything they can to keep the community, their kids and the residents safe in the City.

Mayor Kelly thanked Chief Morris for the data and the work the department has done to keep Roeland Park safe. He said he knows Chief has integrity and his officers have integrity.

CMBR Rebne said he appreciates the transparency, but he believes that bias lives in all. He said they are looking at the police in all aspects of the City and he appreciates Chief Morris being in conversation with them.

B. 4th Quarterly Public Works Report

Public Works Director Scharff said he was giving an annual report and not just a 4th quarter report. He said in 2020, they were not able to do as much especially on street because of COVID and the way they had to work their staffing hours. They focused more on greenspace over street maintenance. Mr. Scharff also reviewed the parks maintenance improvements for Nall Park and Cooper Park and the new art pieces that have been installed.

R Park Phase 1 and 2 improvements are pretty much complete. Mr. Scharff said he has seen people utilizing the park more now that the work is done.

The Roe 2020 project is about 95 percent complete. All traffic signals are in except for the one at 48th & Skyline. He said the project looks good.

They are continuing their 2020 stormwater maintenance on Roeland Drive as a result from an emergency project from 2017.

Public Works Director Scharff also provided updates on capital projects for the Community Center parking lot, the survey for Reinhardt, wayfinding signs, the 2021 CARS program north of 48th Street, and the street sweeping, details of which can be found in the agenda packet.

Public Works Director Scharff reviewed Council objectives for 2020 and their status noting they are still looking for a location of a new Public Works building.

Mayor Kelly thanked the Public Works staff. He said that Roe looks great, and they get a lot of compliments about it. He thanked them for making them look good.

CMBR Rebne wanted to follow-up on black cables at the base of poles around the City that are coiled at the bottom of the pole. Public Works Director Scharff has contacted the communication line companies and believes they belong to Google who has been doing some repair work on the east side of the City. They are working on getting that issue rectified.

CMBR Faidley asked if there was a plan to water and maintain the landscaping along Roe until they are established. Public Works Director Scharff said the City is responsible for maintaining the landscaping once the maintenance period of the contractor is over. He is working with the Parks & Rec superintendent to create a master list for greenspace maintenance to include locations, timing, needs, etc.

City Administrator Moody said the bid package for landscaping provides a base bid for installation of trees and plants. The Council will see the costs of planting in the spring versus in the fall. Spring planting will likely be more costly as the contractor will need to water throughout the summer.

C. Report on Leaf Collection Program for 2020-2021

Public Works Director Scharff provided a comparison report for this year versus last year. He said the program went very well this year. They actually reduced the amount of pick up days by nine. The weather also cooperated better this year and the leaf machine operated well. They were also able to reduce overtime hours this fall as leaves all fell at once due to a cold snap. They did see an increase in cubic yards of what was collected this year. City participation continues to be consistent of years past of about 30 percent. Overall residents seem pleased, and they did not receive a lot of complaints. Having one operator operating the leaf vac has been a huge success for their department versus all the manpower needed for the previous method. They will, however, continue to work on the efficiency of the program.

CMBR Madigan complimented Public Works Director Scharff and the accomplishments of his department. In 2019, Mr. Scharff said it would be a learning experience and with time they would become more efficient. CMBR Madigan said the numbers prove that he was correct. He also asked because of the lessening of expenses would that translate into a lower cost for his property.

City Administrator Moody said they will review the costs of the program as part of the solid waste assessment as part of the budget like they do every year. He said their solid waste contractual services will increase with WCA for at least the next five years. He added that it is not often they can obtain a 53

percent cost reduction in a new method of a mature program. He said it is a huge accomplishment that they have achieved, and it provides a clear picture of how successful this approach has been.

D. Review Solar Installation Project Progress

City Administrator Moody provided in the packet a step-by-step of what has been done and what needs to be done to City Hall and the Community Center on the solar project.

CMBR Faidley said it was fun to see the aerial photographs of both buildings and seeing a lot has happened up on the roofs. She asked why some of the panels on City Hall appear to be white and the Community Center panels were black. City Administrator Moody said it had snowed when they took a picture of City Hall.

Mayor Kelly said the City Hall roof array is planned to be energized mid-March and the first of April the Community Center will become operational.

E. COVID Report

City Intern Chris Verbrugge reported that Johnson County has moved into Phase 2, Tier 1 for vaccinations and that is targeted for the elderly, school staff and emergency responders. He will provide an update when they move into Tier 2. His entire report is included in the agenda packet.

CMBR Rebne said a lot of elders are having trouble getting vaccination and asked if there is anything additional they can do to help them get their vaccinations. Mr. Verbrugge said he has reached out to Johnson County and his only suggestion is for everyone to fill out the interest survey on the county website and they will be contacted based on their interest and eligibility.

Ms. Jones-Lacy added that based on a press release today, Johnson County is partnering with hospitals for vaccinations in the next tier. Hospitals will be contacting those who have been patients within the last three years urging them to get their vaccinations. The hospitals will be reaching out so there is no need to contact the hospitals.

Mr. Verbrugge added that the survey can be filled out on behalf of someone who does not have access to a computer.

CMBR Hill asked if there was a hold up on individuals 80 and over. Mr. Verbrugge said they are still working on those over 80 and included in Tier 1. They are also opening it up to those 65 and over starting tomorrow. They are still trying to get the 80 and over population as well as frontline workers, but they have hit their internal threshold to be able to move on to the next group.

F. Assistant City Manager Report

Ms. Jones-Lacy said she is working with Roesland on their Teacher Appreciation Week. She reached out to the Governing Body to see if they would be willing to participate in purchasing lunch for the teachers that week. The Governing Body showed their intent they would like to help out and Ms. Jones-Lacy will coordinate that. She added that Neighbors for a Better Roeland Park are also working on something for the teachers.

Adjourn:

MOTION: CMBR REBNE MOVED AND CMBR KELLY SECONDED TO ADJOURN. (MOTION CARRIED 7-0)

(Roeland Park City Council Meeting Adjourned at 8:07 p.m.)

Kelley Nielsen, City Clerk

Mike Kelly, Mayor

Item Number: Applications/Presentations- A.-1.
Committee 2/15/2021
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 2/11/2021
Submitted By: Staff
Committee/Department: Admin.
Title: **Legislative Update from Representative Rui Xu**
Item Type: Report

Recommendation:

Informational only, Representative Rui Xu to give oral report at meeting.

Details:

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

Item Number: Applications/Presentations- A.-2.
Committee 2/15/2021
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 2/15/2021
Submitted By: Jennifer Jones-Lacy
Committee/Department: Admin
Title: **Presentation from United Community Services of Johnson County on Racial Equity Pilot Program- Kathryn Evans**
Item Type: Presentation

Recommendation:

Kathryn Evans with United Community Services will present on the Racial Equity in Cities Pilot program and is requesting Roeland Park to participate in this process.

Details:

Attached is the presentation. UCS is extending the invitation to six communities in Johnson County including Roeland Park, Westwood, Prairie Village, Mission, Lenexa and Johnson County. Participation would require an investment between \$4,000 and \$6,000. This could be covered using General Fund Resources, specifically in the General Overhead Department.

Financial Impact

Amount of Request: \$4,000-\$6,000	
Budgeted Item?	Budgeted Amount: N/A
Line Item Code/Description: 5209.101 - Professional Services	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

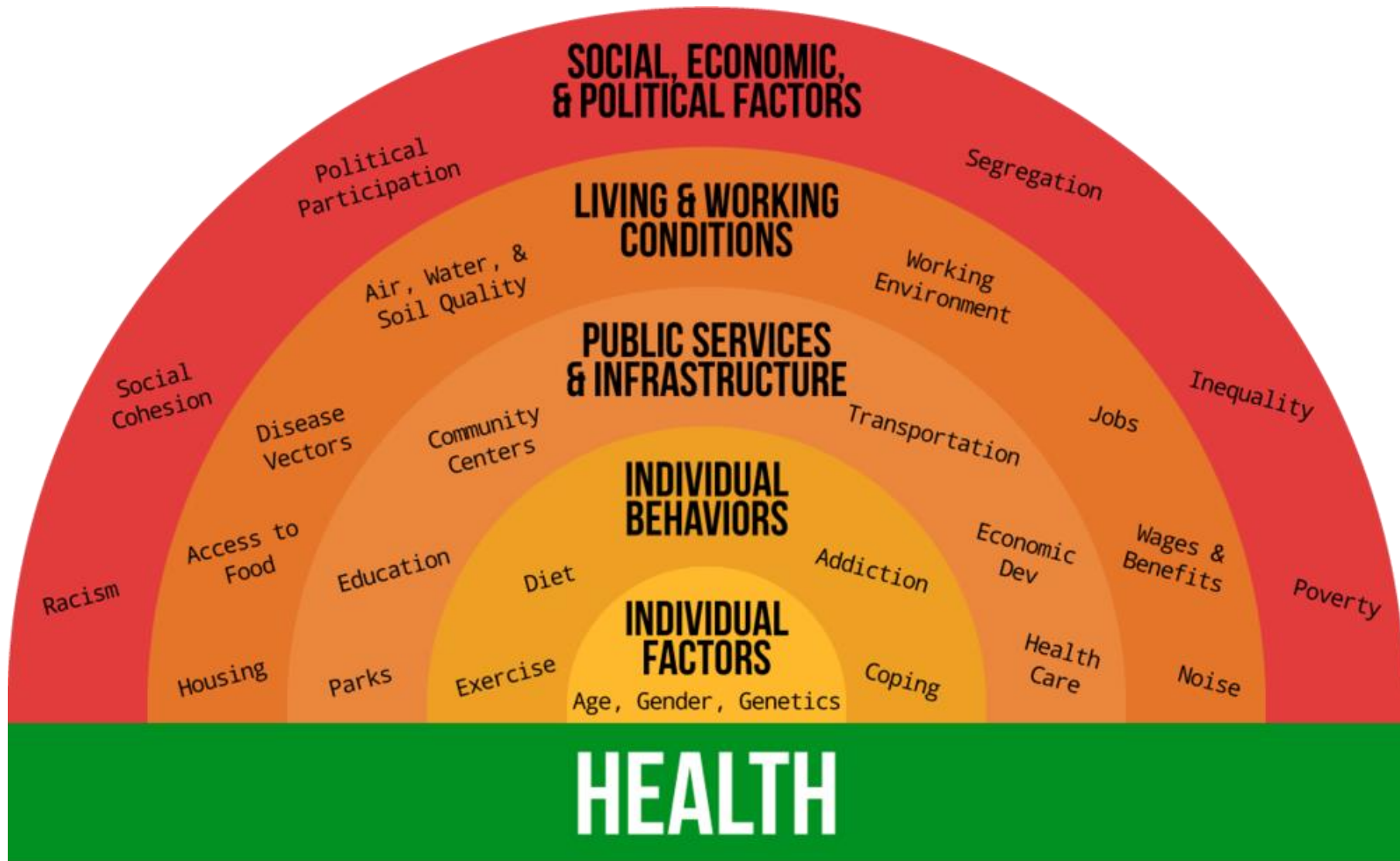
Description	Type
 Racial Equity in Cities	Presentation



United Community Services
of Johnson County

Racial Equity in Cities Pilot Program

Presented by:
Kathryn Evans, UCS



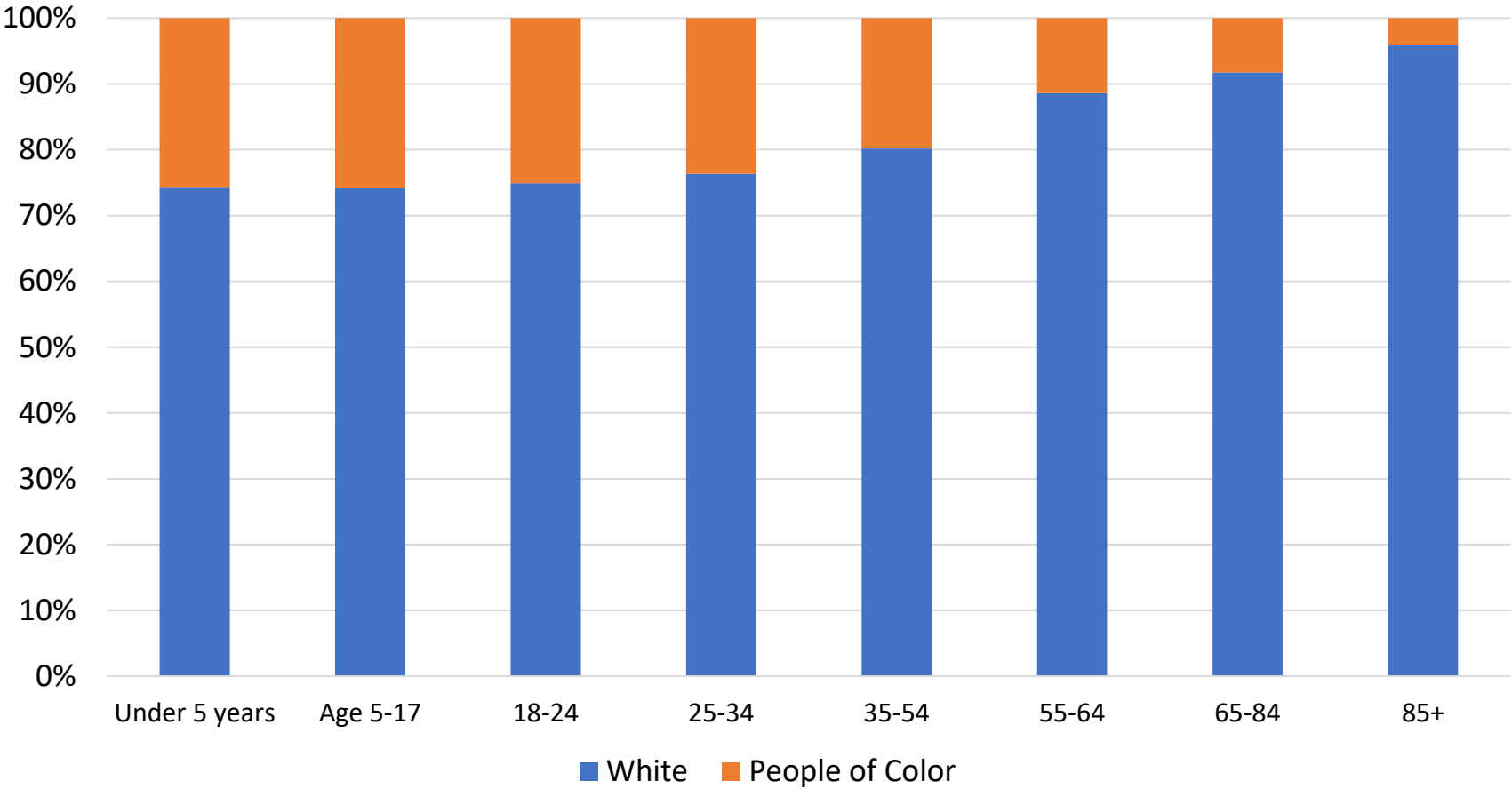
Source: Community Powered Change



United Community Services
of Johnson County

Racial Diversity by Age Group

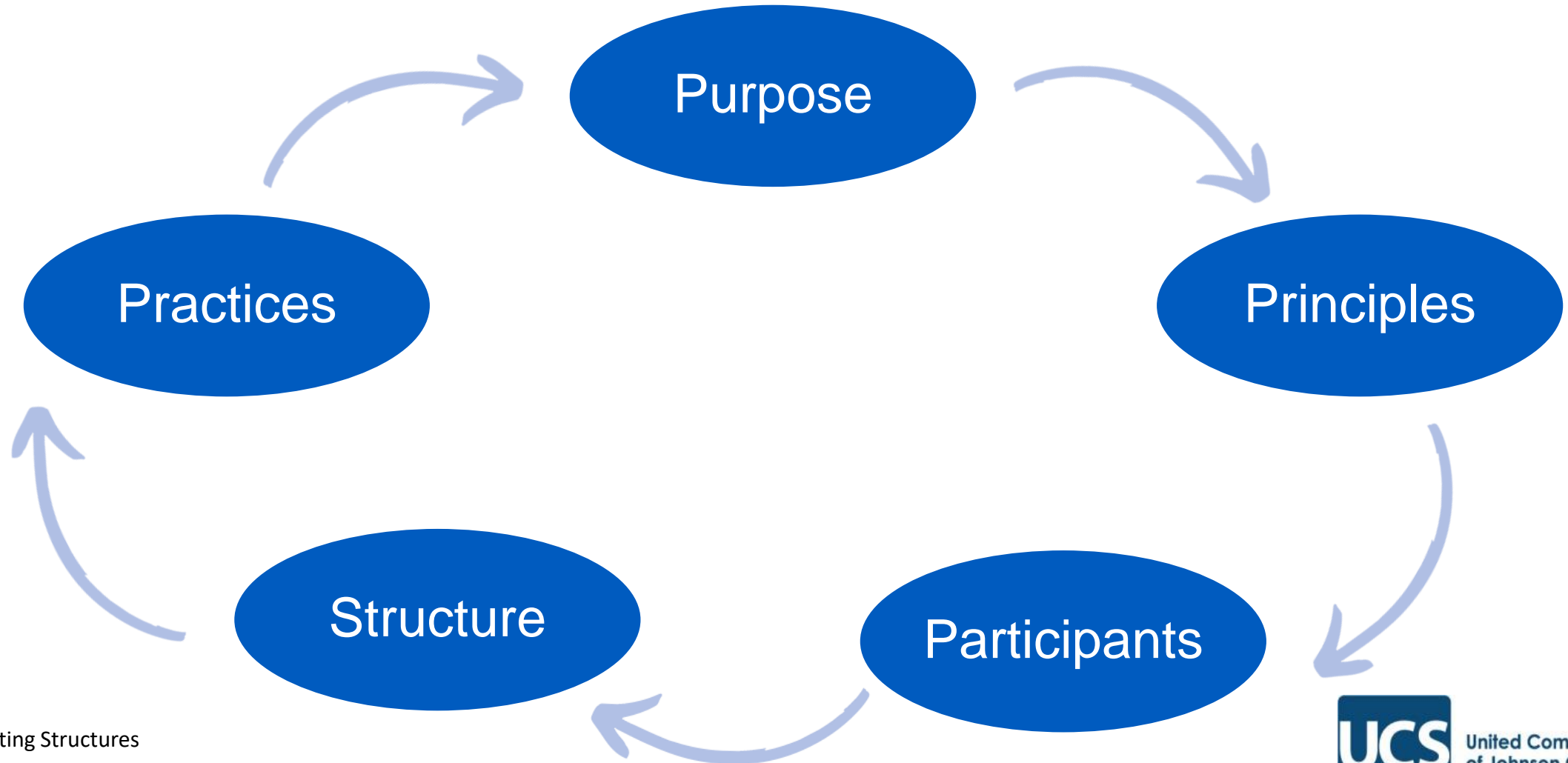
Johnson County, KS



Source: U.S. Census Bureau American Community Survey 2018

Moving from Purpose to Practice:

The Essential Elements of a Resilient and Enduring Initiative



Racial Equity and Inclusion (REI) Theory of Action

Our purpose is to support the integration of diversity, equity, inclusion and belonging into the core work of UCS.

Principles

Share Data
Tell Stories
Examine Individual Bias
Enable Dialogue
Recruit and Develop Leaders
Collaborate and Plan

Participants

Core Working Group
Thought Partners
Champions
End-Users
Resisters

Structure

A Core Working Group learns from Thought Partners and Resisters, and recruits Champions. Together, they connect with End Users from diverse sectors of the community to implement practices. Champions and Thought Partners provide learning opportunities for End Users and Resisters.

Practices

UCS will launch the Racial Equity in Cities program to provide planning support and technical assistance to local jurisdictions as they pursue racial equity, diversity, and inclusion initiatives.

UCS will conduct a climate study to identify attitudes and perspectives towards racial equity work in Johnson County among residents, policymakers and other stakeholders.

UCS will invest in anti-racism/equity education and experiences for UCS staff, board and Council of Advisors to cultivate a race equity culture at UCS.

UCS will develop and promote a framework for racial equity in public policy to local and state elected officials which will enable policy decisions that promote equitable health and economic outcomes for Johnson County residents.

UCS will educate various sectors on the history and impacts of systemic racism in Johnson County to increase knowledge of our shared history and promote a unified narrative of our community.

Early Outcomes 6 months

Commitments from jurisdictions and funders

Commitments from funders and other stakeholders

Conduct equity assessment and distribute education/training resources

A “racial equity in policy” framework in use by policymakers

Access to new sectors of the community

Intermediate Outcomes 1 year

Racial Equity in Cities program is fully institutionalized and funded

End-users are engaged and research tools deployed

Internal changes in behaviors, policies and practices

Changes in policies and practices in policymaking institutions

Increased knowledge among multisector stakeholders of our shared history

Long-Term Outcomes 3 years

Improved racial equity culture in Johnson County jurisdictions

Study research is published, continued collaboration with local government and ongoing data analysis

Improved race equity culture at UCS

UCS staff and volunteers engaged in external REI work

Improved health and economic outcomes for people of color in Johnson County

Strong narrative shared in other educational venues (i.e. school curricula, leadership programs, city/county employee training)

As a result of this work, the Johnson County community will understand history and impacts of systemic racism and prioritize initiatives that promote diversity, equity, inclusion, and belonging.

Racial Equity in Cities Program



Timeline

January and February



UCS recruits jurisdictions to participate in the Community of Practice



UCS confirms consultants and facilitators

February and March



UCS convenes the REI Thought Partners Roundtable to design the pilot program (6-8 week design phase with iterative implementation)

March through December



Quarterly convening of Community of Practice



Consultants and other thought partners provide services to jurisdictions



UCS monitors and evaluates implementation and Community of Practice outcomes



UCS convenes REI Thought Partners Roundtable quarterly to facilitate planning, learning, and evaluation

Pooled Funding

Investment from
Jurisdictions

Partial in-kind from UCS

Partial in-kind from
consultants and
facilitators

Private foundation
grants



United Community Services
of Johnson County

Questions?

kathryne@ucsjoco.org

Item Number: Applications/Presentations- A.-3.
Committee 2/15/2021
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 2/1/2021
Submitted By: Jennifer Jones-Lacy
Committee/Department: Admin
Title: **Update on Dynamhex Project**
Item Type: Other

Recommendation:

For informational purposes only

Details:

In 2020 the City Council approved the purchase of Dynamhex, a tool used to measure and track greenhouse gas emissions. This is a new technology developed by a local Kansas City company that has caught the attention of many communities in the metro as well as utility companies and private industries nationally. The tool is now live on our website, which you can find at <https://roelandpark.net/384/Carbon-Emissions-Dashboard>. The tool will help the City track its emissions each year to mark progress on our goals of reducing carbon emissions by 28% by 2025 as noted in Resolution 676. Additionally, the tool can be used by others in Roeland Park to mark and track their own carbon footprint and see how implementing different strategies, such as using an electric vehicle or installing solar panels, can reduce their emissions.

Sunny Sanwar with Dynamhex will be here to demonstrate how to use the tool.

Financial Impact




Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description		Type
	Roeland Park Emissions Info	Exhibit
	Emissions Report - Municipal Operations	Presentation
	Emissions Report - Citywide	Presentation

Where do current emissions come from?

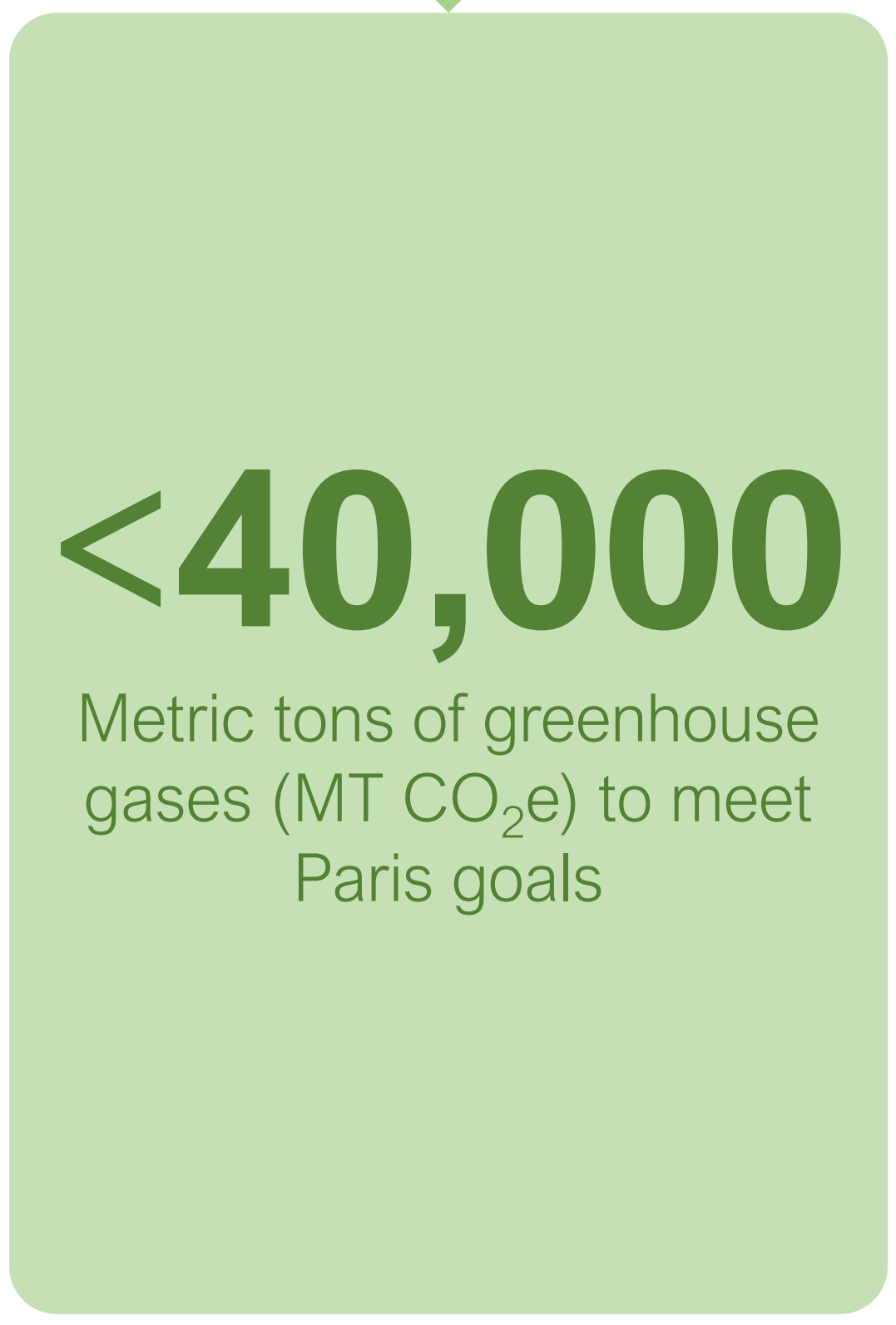
Total emissions
55,117

Metric tons of greenhouse gases



2019

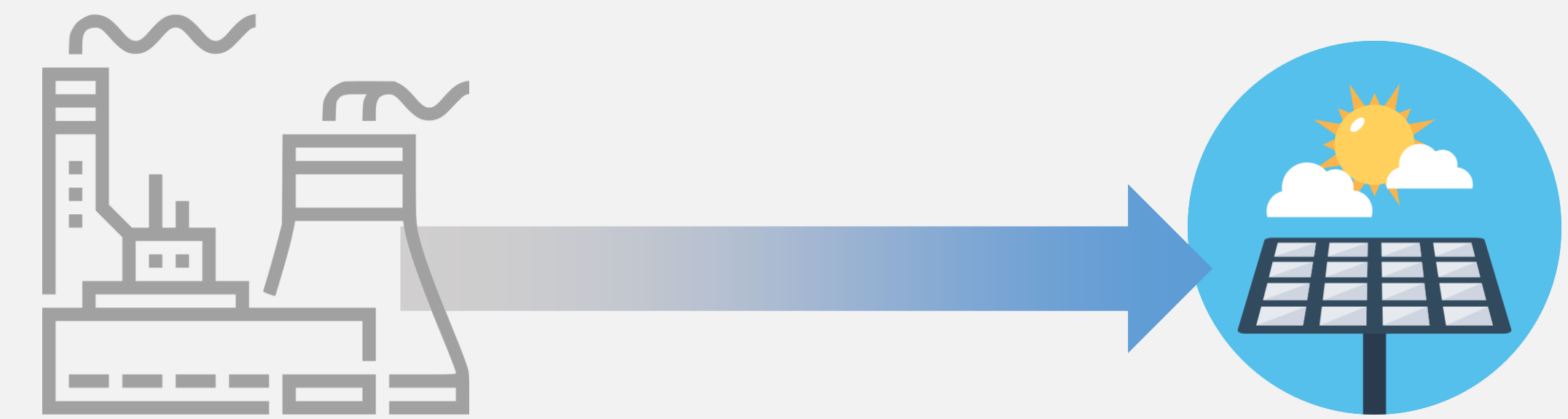
What would Paris targets mean for the city?



2025

Half of the city's emissions is due to the generation and consumption of electricity by homes, schools, offices and other buildings in the city.

As the grid gets cleaner with more renewable energy, such as higher solar and wind deployment, electricity's proportion of the total footprint will decrease over time.

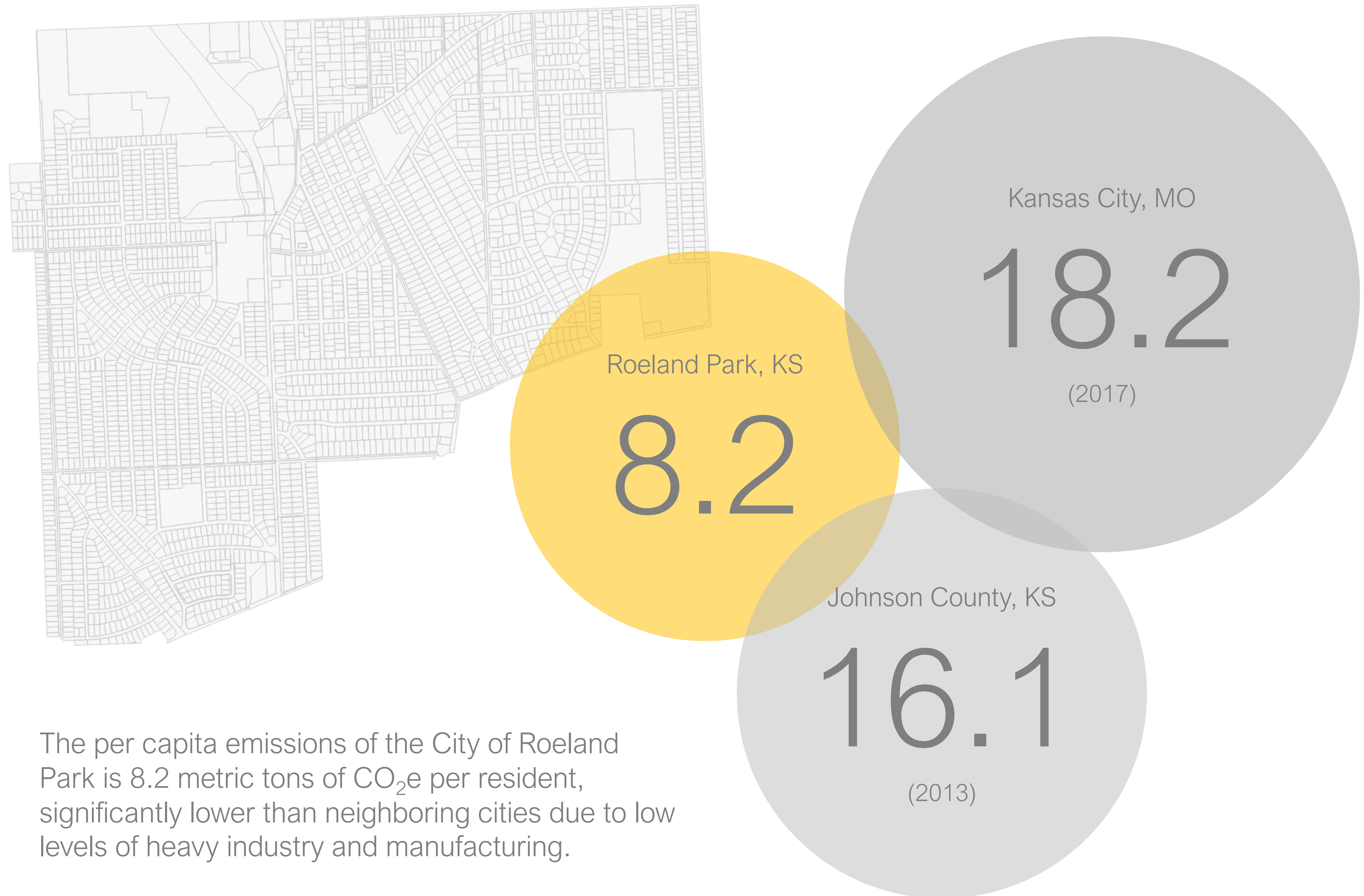


More than 12,000 MWh of potential solar electricity falls on rooftops of Roeland Park homes and buildings each year.

If these buildings went solar, the city could further reduce emissions by 6,400 metric tons, or almost 12% of the reduction target outlined by Paris



Emissions per capita



41.4  %

of emission reductions
can come from efficiency

Simple projects inside homes could reduce energy costs for homeowners and residents while making progress on greenhouse gas emissions targets.

This summer, you can analyze your own home with Dynamhex to evaluate savings and emission reductions, based on your individual climate actions.

Efficiency savings

Saving residents money

Potential energy projects from homes

	Annual household savings	Annual citywide savings	
	Energy savings* (\$)	Energy savings (\$)	Emissions (MT CO ₂ e)
Add insulation to existing walls and cavities	320	211,848	1,693
Add foam to the interior side of foundation walls in basements	152	55,510	620
Conduct air-sealing on windows and enclosures to reduce infiltration	75	64,895	512
Adding rigid foam sheathing on walls and siding	303	60,002	475
Add insulation for attic floor	117	55,605	437
Install improved low-E storm windows on primary windows	108	36,451	390
Install a high-efficiency heat pumps for centrally ducted furnace	1,227	95,936	741
Install a smart thermostat for controlled central heating + cooling	93	45,801	563
Installing a new highly efficient central AC at end-of-life replacement	75	44,691	352
Replace 95% of the home bulbs with LEDs	121	60,761	478
			6,260

*Energy savings shown here does not factor in utility rebates, existing local incentives or upfront costs



City of Roeland Park, KS – Municipal operations footprint

- The city of Roeland Park, KS quantified the total annual emissions from city-owned assets, such as buildings and vehicles.
- The data included downstream emissions, such as employee commuting, as well as the consumption of both fuels, such as natural gas, gasoline, diesel and electricity.
- Quantification of city-owned assets and their emissions through an inventory is the first step to set targets and create impactful strategies to reduce emissions over time.

Emissions from City-owned buildings

Buildings account for 82% of the total city-owned asset footprint

- The city used 8,216 MCF of natural gas in several of its buildings for the 2019 calendar year, which accounted for 38% of its entire footprint.
- Electricity usage, at 974 MWh, contributed to the remaining 44% of emissions from buildings

Strategies and emissions reductions in city-owned buildings include:

1. New on-site solar projects can reduce emissions by 15.8%
2. Evergy's electric grid, with cleaner feedstock, can reduce by 12.9%
3. Building-level efficiency measures and actions result in 8% reduction

Proposals are already being evaluated to install onsite solar energy on city-owned buildings, properties and adjoining premises. With zero-emissions source of energy in solar, the displaced 364 MWh of electricity per year would result in 186 metric tons of reduction. Moreover, according to Evergy's 2018 Sustainability Report (page 3), the carbon content of electricity would have reduced by 13% between the beginning of 2018 and 2020.



Mitigation Opportunities

Almost 37% of city-owned emissions can be reduced

- The 3 major items could collectively meet and exceed a reduction target of 26 – 28%, such as the one suggested under the Paris Accord by target year 2025.
- Most of them are already underway, with the inventory being used to both benchmark emissions in future years while measuring progress over time.

Normalized emissions from city-operations

For every full-time employee (adjusted by aggregating part-time staff members), the City emits around 39.72 metric tons per FTE. Compared to neighboring cities, such as City of Kansas City, Missouri, it is slightly higher (11.6% higher from KCMO 2017 estimates) who emit 35.58 mt CO₂e per FTE.

The economies of scale for operations of larger cities, such as Kansas City, MO, with more staff members, leads to lower per capita contributions to the footprint, through more efficient use of facilities and other assets.

Emissions from Transportation

Transportation accounted for the remaining 18% of emissions from the city's operations. Roeland Park owns 20 fossil-fuel powered vehicles which resulted in 10% of the emissions. In the future, the city could seek opportunities to reduce dependence on petroleum-powered vehicles and transitioning to zero-emissions vehicles, such as electric vehicles.

Additionally, city staff and employee commuting, both through on-road transportation, and air travel accounted for the remaining 8%. Reduction strategies include:

- Transforming the fleet to electric drivetrain vehicles
- Carpooling to work based on route similarity for staff members

*Other, non-transit fuel use, for gasoline or diesel, such as small-engines (lawn-mowers) were disregarded



City operations (Roeland Park)

1,177 mt CO₂e

39.72 mt CO₂e
per capita
FTE

Municipal buildings

	Units	2019	GHG (MT)	GHG (%)
Natural gas	M MCF	8,216	447.77	38%
Electricity	MWh	974	517.79	44%

82%

Transportation

		2019		
Aviation	Miles flown	4,768	1.57	0%
Staff commuting	US gal (gasoline)	11,000	96.91	8%
Fleet vehicles	US gal (motor gasoline and diesel)	12,424	112.80	10%

18%

Preliminary data on city-owned greenhouse gas emissions

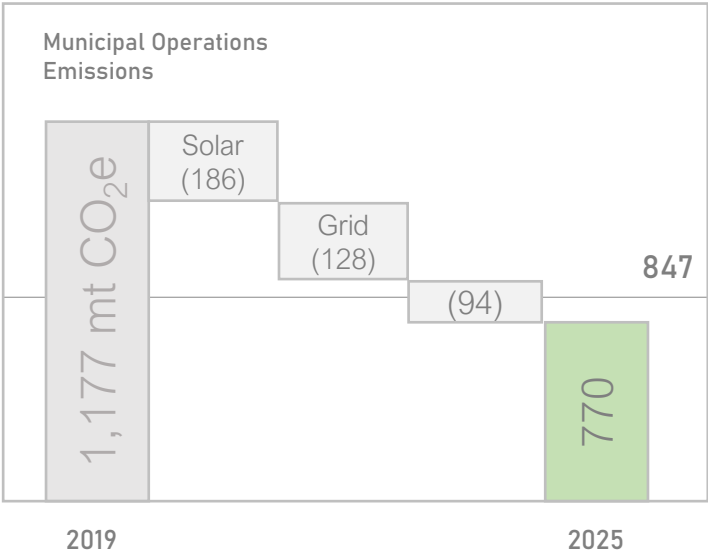
No steam, heat, or chilled water usage was reported in municipal-owned buildings; and N₂O from wastewater was negligible

Electricity emissions factors were assumed to be eGRID subregion SPNO for the energy provider

The Climate Registry, Tier C Method and US EPA emission factors of fuels, such as natural gas, motor gasoline, diesel fuel etc. was used in estimation according to inventory framework

Meet goals

Roeland Park's municipal operations can be streamlined to implement strategies and verifiably meet 2025 goals



If the Paris Accord targets, for 28% are set for a goal by 2025 (770 metric tons), the 3 strategies could collectively deliver over 400 metric tons of reduction.

Roeland Park's partnership with Dynamhex allows continued measurement and evaluation. The city's leadership has ensured the progress to create a health community in the coming years leading up to 2025.



City of Roeland Park, KS Community-wide emissions

- The City of Roeland Park, KS has committed to take the first step towards reducing emissions by engaging Dynamhex, to quantify total emissions across its borders, and identified sources throughout the community.
- The data includes emissions from the burning of fossil fuels, from generation of electricity used in residential homes, commercial offices, stores and educational institutions, as well as use of fuels, such as natural gas, motor gasoline and diesel.
- Summarized here is the City's carbon footprint and greenhouse gas emissions, which forms the basis of forward-looking reduction strategies.

Community-wide

Emissions from the Buildings Sector

Residential buildings account for 53% of the total community's footprint*

- The city and its residents can evaluate and help implement various interventions across both single-family and multi-family structures, that shifts buildings away from reliance on fossil-fuels (e.g., natural gas, coal, oil) while saving energy costs. Electricity usage alone accounts for 30% of the emissions from residential buildings, while natural gas accounts for the remaining 23%.

Strategies and emissions reductions in the residential sector include:

- Energy efficiency through better insulation to reduce 4,126 mt (7.5%)
- Heating, cooling and lighting upgrades for 2,134 mt (4%) reduction

Dynamhex will enable each resident within the City of Roeland Park to log in to the portal to explore their own emissions footprint, due to consumption of energy, both electricity and direct fuels, such as natural gas and others. Fuel consumption in transportation is another source of emissions. Each of the above reduction recommendations could be personalized, to evaluate building or household-level cost savings, and emissions reduction potential.

Commercial buildings and other building types can view their footprints, for more personalized ways to reduce their emissions and help city leadership in meeting community-wide goals in a transparent, accountable and equitable way.

*Commercial (offices, schools, etc.) and industrial buildings account for 24% of emissions



Mitigation Opportunities

50% of community-wide emissions come from the power sector*:

- Key partnerships with the local utility is critical to understand and project emission reductions, as nearly half of all emissions the city was due to the choice of fuel feedstock used in electricity generation.

Aggregate emissions due to energy production

The power grid programs, such as more renewable energy can significantly reduce emissions for the district. Evergy plans on reducing the carbon content of its power over the next few years by increasing their mix's share of renewables. This shift in mix could lead to almost 2,000 (3.6%) metrics of reduction by 2025.

Additionally, almost 6,400 (12%) metric tons of emissions can be reduced if residential and commercial buildings adopted rooftop solar, instead of using grid-based electricity, much of which is produced from fossil-fuel generation.

*Power sector emissions are summative with building and other sectors that consume power

Emissions from Transportation

23% of the City of Roeland Park's emissions are due to the burning of motor gasoline and diesel which are used to power different vehicles within the city's borders.

Transitioning passenger and vehicles from conventional internal-combustion engines to electric models that produce zero tailpipe emissions, is a way to reduce transportation-related emissions. Another way is to encourage more biking and walking, as well as carpooling on trips with mutual destinations.



City of Roeland Park, KS

55,117 mt CO₂e

Commercial buildings		Units	2019	GHG (mt)	GHG (%)	22%
Petroleum (fuel oil)	US gal		11,384	116	0%	
Natural gas	M MCF		36,169	1,971	4%	
Electricity	MWh		19,312	10,267	19%	
Industrial facilities		Units	2019	GHG (mt)	GHG (%)	2%
Petroleum (fuel oil)	US gal		2,387	24	0%	
Natural gas	M MCF		4,238	231	0%	
Electricity	MWh		1,651	878	2%	
Residential buildings		Units	2019	GHG (mt)	GHG (%)	53%
Petroleum (fuel oil)	US gal		8,847	90	0%	
Natural gas	M MCF		229,344	12,499	23%	
Electricity	MWh		31,170	16,570	30%	
Transportation		Units	2019	GHG (mt)	GHG (%)	23%
Railway	US gal (diesel fuel and electricity)		0	0	0%	
Waterborne	US gal (motor gasoline and diesel)		136	0	0%	
On-road	US gal (motor gasoline and diesel)		981,800	12,471	23%	

Meet goals

Roeland Park's community-wide footprint can be reduced by undertaking strategies and meet 2025 targets



By understanding the community's emissions in greater detail, the city and its residents can better understand where deploy above actions, reductions and solutions, and meet targets (26-28% reduction, by 2025).

The city leadership, with the partnership with Dynamhex, is opening up portals for all the residents to access and understand their footprint, and take steps to reduce it.

Item Number: Mayor's Report- IV.-A.
Committee 2/15/2021
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 2/15/2021
Submitted By:
Committee/Department:
Title: **Black History Month Proclamation**
Item Type:

Recommendation:

Proclamation will be presented to Haile Sims on behalf of the Racial Equity Ad Hoc Committee and the Advocacy and Awareness Group of Johnson County.

Details:

Financial Impact


Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
 Black History Month Proclamation	Cover Memo



Proclamation

Black History Month

Whereas, during National Black History Month, we celebrate the many achievements and contributions made by African Americans to our economic, cultural, spiritual and political development; and

Whereas, Black History Month began when Harvard-trained Carter G. Woodson wanted to raise awareness of African Americans' contributions to civilization and initiated and announced Negro History Week in 1926; and

Whereas, the 2021 national theme for the observance of Black History Month is "The Black Family: Representation, Identity and Diversity;" and

Whereas, the City formed the Racial Equity Ad Hoc Committee in 2020 to work toward building a better City for all citizens, particularly residents of color, and

Whereas, Black History Month brings to our attention that we and our nation must continue to address racial injustice, advocate for anti-racism in practice and policy, and fully support a society that lives up to its democratic ideals; and

Whereas, society should pursue greater knowledge and understanding of the contributions and accomplishments of African Americans to this great nation and community through involvement with the National Association for the Advancement of Colored People (NAACP), the Advocacy and Awareness Group of Johnson County, by visiting the Black Archives of Mid-America, the Negro Leagues Baseball Museum, the National Museum of African American History and Culture, and many other outstanding organizations and institutions; and

Whereas, One of the Council's stated Goals is to Prioritize Diversity, Communication and Engagement with the Community by expanding opportunities to inform and engage residents in an open and participatory manner;

Now, therefore, I, Mike Kelly, Mayor of the City of Roeland Park, Kansas, do hereby proclaim February 2021 to be

Black History Month

in Roeland Park, and urge all citizens to honor this month and commit to learning more about the contributions of African Americans to our nation and community and continue to create an inclusive world we can be proud of and celebrate.

Done this 15th day of February, 2021.

MIKE KELLY
Mayor

Item Number: Reports of City Liaisons- V.-A.
Committee 2/15/2021
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 12/1/2020
Submitted By: Sergeant Cliff Chaffee
Committee/Department: Ad-Hoc Police Policy Review Committee
Title: **Ad Hoc Police Policy Review Committee - Report on Chapter 2**
Item Type: Other

Recommendation:

Details:

Attached are the sections of the Police Policy reviewed and recommended for implementation by the Ad Hoc Police Policy Review Committee at their 12/28/20 meeting.

Lisa Bruner, Chair of the Committee will provide an overview of the key discussions on these policies. This is an opportunity for Council to inquire about the policies.

The Police Department will complete training on the policies prior to them being implemented.

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
<input type="checkbox"/> _200 - Organizational Structure and Responsibility	Cover Memo
<input type="checkbox"/> _201 - Departmental Directives	Cover Memo
<input type="checkbox"/> _202 - Emergency Operations Plan	Cover Memo
<input type="checkbox"/> _203 - Training	Cover Memo
<input type="checkbox"/> _204 - Electronic Mail	Cover Memo
<input type="checkbox"/> _205 - Administrative Communications	Cover Memo
<input type="checkbox"/> _206 - Supervision Staffing Levels	Cover Memo
<input type="checkbox"/> _207 - Retiree Concealed Weapons	Cover Memo

Organizational Structure and Responsibility

200.1 PURPOSE AND SCOPE

This policy establishes the organizational structure of the Department and defines general responsibilities of department members.

200.2 POLICY

The Roeland Park Police Department will implement and maintain an organizational structure that provides clear and identifiable roles for command, control and guidance of the Department. Each position and assignment should have clearly identified responsibilities and a defined chain of command.

200.3 DIVISIONS

The Chief of Police is responsible for administering and managing the Roeland Park Police Department. There are three sections in the department:

- Administration Division
- Patrol Division
- Investigation Division

200.3.1 ADMINISTRATION DIVISION

The Administration Division is commanded by an assigned Sergeant, whose primary responsibility is to provide general management, direction and control for the Administration Division. The Administration Division consists of technical and administrative services.

200.3.2 PATROL DIVISION

The Patrol Division is commanded by an assigned Sergeant, whose primary responsibility is to provide general management, direction and control for the Patrol Division. The Patrol Division consists of uniformed patrol and special operations, which includes the Patrol Division, K9 Unit, School Resource Unit, Motorcycle Unit, Bicycle Unit, Dispatch and police aides/assistants.

200.3.3 INVESTIGATION DIVISION

The Investigation Division is commanded by an assigned Sergeant, whose primary responsibility is to provide general management, direction and control for the Investigation Division. The Investigation Division consists of the Investigation Unit, Evidence Room, crime analysis and forensic services.

200.4 COMMAND PROTOCOL

Roeland Park Police Department

KS LE Policy Manual

Organizational Structure and Responsibility

200.4.1 SUCCESSION OF COMMAND

The Chief of Police exercises command over all members of the Roeland Park Police Department. During planned absences, the Chief of Police will designate a sergeant to serve as the acting commander.

Except when designated as above, the order of command authority in the absence or unavailability of the Chief of Police is as follows:

- (a) Sergeant
- (b) Corporal
- (c) Senior Officer

200.4.2 UNITY OF COMMAND

The principles of unity of command ensure efficient supervision and control within the Department. Generally, each member shall be accountable to one supervisor at any time for a given assignment or responsibility. Except where specifically delegated authority may exist by policy or special assignment (e.g., Canine, Bicycle Patrol), any supervisor may temporarily direct any subordinate if an operational necessity exists.

200.5 AUTHORITY AND RESPONSIBILITIES

Each member will be assigned duties and responsibilities. Each member is delegated the authority necessary to effectively execute those responsibilities. Each member will also be held accountable for the appropriate application of that delegated authority.

Departmental Directives

201.1 PURPOSE AND SCOPE

The purpose of this policy is to establish guidelines for issuing Departmental Directives

201.2 POLICY

Departmental Directives will be used to modify policies of the Roeland Park Police Department when an immediate need to adapt a policy or procedure exists, in order to best meet the mission of the Department. Applicable employment agreements and other alternatives should be considered before a Departmental Directive is issued.

201.3 PROTOCOL

Departmental Directives will be incorporated into the Policy Manual, as required, upon approval. Departmental Directives will modify existing policies or create a new policy as appropriate and will be rescinded if incorporated into the manual.

The Administration PPPPP or the authorized designee should ensure that all Departmental Directives are disseminated appropriately. Departmental Directives should be numbered consecutively and incorporate the year of issue. All members will be notified when a Departmental Directive is rescinded or has been formally adopted into the Policy Manual.

201.4 RESPONSIBILITIES

201.4.1 COMMAND STAFF

Command staff shall periodically review Departmental Directives to determine whether they should be formally incorporated into the Policy Manual, and, as appropriate, will recommend necessary modifications to the Chief of Police.

201.4.2 CHIEF OF POLICE

Only the Chief of Police or the authorized designee may approve and issue Departmental Directives.

201.5 ACCEPTANCE OF DIRECTIVES

All members shall be provided access to the Departmental Directives. Each member shall acknowledge that he/she has been provided access to, and has had the opportunity to review the Departmental Directives. Members shall seek clarification as needed from an appropriate supervisor for any provisions they do not fully understand.

Emergency Operations Plan

202.1 PURPOSE AND SCOPE

This policy clarifies the role of the Roeland Park Police Department and responsibilities of its members pertaining to large scale emergencies and the Emergency Operations Plan.

202.2 POLICY

The Roeland Park Police Department will prepare for large scale emergencies within and outside its jurisdiction through planning and mutual cooperation with other agencies (K.S.A. § 48-929; K.A.R. 56-2-2).

The City Emergency Operations Plan complies with the state of Kansas standards for local disaster agencies (K.A.R. 56-2-2).

202.3 ACTIVATING THE EMERGENCY OPERATIONS PLAN

The Emergency Operations Plan can be activated in a number of ways. For the Roeland Park Police Department, the Chief of Police or the highest ranking on-duty supervisor may activate the Emergency Operations Plan in response to a major emergency.

Upon activation of the plan, the Chief of Police or the authorized designee should initiate the process to obtain support from the Kansas Division of Emergency Management to assist with mutual aid response from local, state and federal law enforcement agencies (K.S.A. § 48-952).

202.3.1 RECALL OF PERSONNEL

In the event that the Emergency Operations Plan is activated, all employees of the Roeland Park Police Department are subject to immediate recall to service. Employees may also be subject to recall during extraordinary circumstances as deemed necessary by the Chief of Police or the highest ranking on-duty supervisor.

Failure to promptly respond to an order to report for duty may result in discipline.

202.4 LOCATION OF THE EMERGENCY OPERATIONS PLAN

Copies of the Emergency Operations Plan are available in Administration, the Shift Sergeant's office and Dispatch. All supervisors should familiarize themselves with the Emergency Operations Plan and the roles members will play when the plan is implemented. The Chief of Police, sergeant, or incident commander should ensure that department members are familiar with the roles they will play when the plan is implemented.

202.5 EMERGENCY OPERATIONS PLAN REVIEW

The Chief of Police or the authorized designee shall review the Emergency Operations Plan at least once every two years and ensure that the plan conforms to any revisions made by the National Incident Management System (NIMS). The Chief of Police or the authorized designee should appropriately address any needed revisions.

Roeland Park Police Department

KS LE Policy Manual

Emergency Operations Plan

202.6 TRAINING

The Department should provide annual training on the Emergency Operations Plan for all supervisors and other appropriate personnel. All supervisors should familiarize themselves with the Emergency Operations Plan and personnel responsibilities when the plan is implemented. Training should incorporate a full or partial exercise, tabletop or command discussion.

Training

203.1 PURPOSE AND SCOPE

This policy establishes general guidelines for how training is to be identified, conducted, and documented. This policy is not meant to address all specific training endeavors or identify every required training topic.

203.2 POLICY

The Department shall administer a training program that will meet the standards of federal, state, local and the Kansas Commission on Police Officers' Standards and Training (KS-CPOST) training requirements. It is a priority of this department to provide continuing education and training for the professional growth and development of its members.

203.3 OBJECTIVES

The objectives of the training program are to:

- (a) Enhance the level of law enforcement service to the public.
- (b) Increase the technical expertise and overall effectiveness of department members.
- (c) Provide for continued professional development of department members.
- (d) Ensure compliance with KS-CPOST rules and regulations concerning law enforcement training.

203.4 TRAINING PLAN

It is the responsibility of the Training Sergeant to develop, review, update and maintain a training plan and to ensure that mandated basic, in-service and department-required training is completed by all members as needed or required. The training plan should include the anticipated costs associated with each type of training, including attendee salaries and backfill costs. The plan should include a systematic and detailed method for recording and logging of all training for all members.

While updates and revisions may be made to any portion of the training plan at any time it is deemed necessary, the Training Sergeant shall review the entire training plan on an annual basis.

The plan will include information on curriculum, training material, training facilities and scheduling. The plan will address federal, state and department-required, minimum-mandated training of officers and other members.

203.4.1 GOVERNMENT-MANDATED TRAINING

The following lists, while not all inclusive, identify training that is required under state and federal laws and regulations.

- (a) Federally mandated training:

Roeland Park Police Department

KS LE Policy Manual

Training

1. National Incident Management System (NIMS) training
- (b) State-mandated training:
 1. Officers of the Department must meet the training requirements to be certified KS-CPOST (K.S.A. § 74-5607a; K.S.A. § 74-5608a).
 2. Full-time officers shall complete 40 hours of continuing law enforcement education or training annually unless extended, waived or modified by KS-CPOST. All training shall be approved in advance by the Chief of Police or the authorized designee (K.S.A. § 74-5607a(b)).
 3. Members assigned to a school shall complete a skill development training course as required by K.A.R. 16-16-3.
- (c) Locally mandated training (including county or city)

The Chief of Police shall ensure that every officer in the department has the opportunity to receive mandatory training as prescribed in K.S.A. § 74-5604a (K.S.A. § 74-5617).

203.5 TRAINING COMMITTEE

The Training Sergeant may establish a Training Committee, on a temporary or as-needed basis, which will assist with identifying training needs.

The Training Committee should be comprised of at least three members, with the senior ranking member of the committee acting as the chairperson. Committee members should be selected based on their abilities at post-incident evaluation and at assessing related training needs. The Training Sergeant may remove or replace members of the committee at his/her discretion.

The Training Committee should review certain incidents to determine whether training would likely improve future outcomes or reduce or prevent the recurrence of the undesirable issues related to an incident. Specific incidents the Training Committee should review include, but are not limited to:

- (a) Any incident involving the death or serious injury of a member.
- (b) Incidents involving a high risk of death, serious injury or civil liability.
- (c) Incidents identified by the Department to determine possible training needs.

The Training Committee should convene on a regular basis as determined by the Training Sergeant, to review the identified incidents. The committee shall determine by consensus whether a training need exists and then submit written recommendations of its findings to the Training Sergeant. The recommendation should not identify specific facts of any incidents, such as identities of members involved or the date, time and location of the incident but should focus on the type of training being recommended.

The Training Sergeant will consider the recommendations of the committee and determine what training should be addressed, taking into consideration the mission of the Department and the available resources. Training recommendations as determined by the Training Sergeant shall be submitted to the command staff for review.

Training

203.6 TRAINING ATTENDANCE

- (a) All members assigned to attend training shall attend as scheduled unless previously excused by their immediate supervisor. Excused absences should be limited to the following:
 - 1. Court appearances
 - 2. Previously approved vacation or time off
 - 3. Illness or medical leave
 - 4. Physical limitations preventing the member's participation
 - 5. Emergency situations or department necessity
- (b) Any member who is unable to attend training as scheduled shall notify his/her supervisor as soon as practicable but no later than one hour prior to the start of training and shall:
 - 1. Document his/her absence in a memorandum to his/her supervisor.
 - 2. Make arrangements through his/her supervisor or the Training Sergeant to attend the required training on an alternate date.

203.7 DAILY TRAINING BULLETINS

The Lexipol Daily Training Bulletins (DTBs) are contained in a web-accessed system that provides training on the Roeland Park Police Department Policy Manual and other important topics. Generally, one training bulletin is available for each day of the month. However, the number of DTBs may be adjusted by the Training Sergeant.

Members assigned to participate in DTBs shall only use the login credentials assigned to them by the Training Sergeant. Members should not share their password with others and should frequently change their password to protect the security of the system. After each session, members should log off the system to prevent unauthorized access. The content of the DTBs is copyrighted material and shall not be shared with others outside of the Department.

Members who are assigned to participate in the DTB program should complete each DTB at the beginning of their shifts or as otherwise directed by their supervisor. Members should not allow uncompleted DTBs to build up over time, and may be required to complete DTBs missed during extended absences (e.g., vacation, medical leave) upon returning to duty. Although the DTB system can be accessed from any Internet-active computer, members shall only take DTBs as part of their on-duty assignments, unless directed otherwise by a supervisor.

Supervisors will be responsible for monitoring the progress of those under their command to ensure compliance with this policy.

Training

203.8 TRAINING RECORDS

The Training Sergeant is responsible for the creation, filing and storage of all training records. Training records shall be retained in accordance with KS-CPOST guidelines and the established records retention schedule.

The Training Sergeant shall ensure that certified reports of annual in-service training requirements are sent to KS-CPOST no later than 30 days after the training concludes (K.S.A. § 74-5607a).

Electronic Mail

204.1 PURPOSE AND SCOPE

The purpose of this policy is to establish guidelines for the proper use and application of the electronic mail (email) system provided by the Department.

204.2 POLICY

Roeland Park Police Department members shall use email in a professional manner in accordance with this policy and current law (e.g., Kansas Open Records Act).

204.3 PRIVACY EXPECTATION

Members forfeit any expectation of privacy with regard to emails accessed, transmitted, received or reviewed on any department technology system (see the Information Technology Use Policy for additional guidance).

204.4 RESTRICTIONS ON USE OF EMAIL

Messages transmitted over the email system are restricted to official business activities, or shall only contain information that is essential for the accomplishment of business-related tasks or for communications that are directly related to the business, administration or practices of the Department.

Sending derogatory, defamatory, obscene, disrespectful, sexually suggestive, harassing or any other inappropriate messages on the email system is prohibited and may result in discipline.

Email messages addressed to the entire Department are only to be used for official business-related items that are of particular interest to all users. In the event that a member has questions about sending a particular email communication, the member should seek prior approval from a supervisor in his/her chain of command.

It is a violation of this policy to transmit a message under another member's name or email address or to use the password of another to log into the system unless directed to do so by a supervisor. Members are required to log off the network or secure the workstation when the computer is unattended. This added security measure will minimize the potential misuse of a member's email, name or password. Any member who believes his/her password has become known to another person shall change their password immediately.

204.5 EMAIL RECORD MANAGEMENT

Email may, depending upon the individual content, be a public record under the Kansas Open Records Act and must be managed in accordance with the established records retention schedule and in compliance with state law.

The Official Custodian or other custodian assigned shall ensure that email messages are retained and recoverable as outlined in the Records Maintenance and Release Policy.

Administrative Communications

205.1 PURPOSE AND SCOPE

This policy sets forth the manner in which the Department communicates significant changes to its membership, such as promotions, transfers, hiring and appointment of new members, separations, individual and group awards and commendations, or other changes in status. This policy also provides guidelines for the professional handling of electronic and non-electronic administrative communications from the Department.

205.2 POLICY

The Roeland Park Police Department will appropriately communicate significant events within the organization to its members. Both electronic and non-electronic administrative communications will be professional in appearance and comply with the established letterhead, signature and disclaimer guidelines, as applicable.

205.3 DEPARTMENT EMAILS

Department emails may be issued periodically by the Chief of Police or the authorized designee to announce and document all promotions, transfers, hiring and appointment of new members, separations, individual and group awards and commendations, or other changes in status.

205.4 CORRESPONDENCE

To ensure that the letterhead and name of the Department are not misused, all official external correspondence shall be on department letterhead. All department letterhead shall bear the signature element of the Chief of Police. Official correspondence and use of letterhead requires approval of a supervisor. Department letterhead may not be used for personal purposes.

Official internal correspondence shall be on the appropriate department electronic or non-electronic memorandum forms.

Electronic correspondence shall contain the sender's department-approved signature and electronic communications disclaimer language.

205.5 SURVEYS

All surveys made in the name of the Department shall be authorized by the Chief of Police or the authorized designee.

205.6 OTHER COMMUNICATIONS

Departmental Directives and other communications necessary to ensure the effective operation of the Department shall be issued by the Chief of Police or the authorized designee (see the Departmental Directives Policy).

Supervision Staffing Levels

206.1 PURPOSE AND SCOPE

The purpose of this policy is to establish guidelines to ensure that proper supervision is available to meet the needs of the Department and members throughout all Divisions.

206.2 POLICY

The Roeland Park Police Department will ensure that proper supervision is available to meet the needs of its members and to achieve the goals of the Department. The needs of its members should be balanced with the needs of the Department for flexibility and discretion in assigning members to meet supervisory needs. While balance is desirable, the paramount concern is to meet the needs of the Department.

206.3 MINIMUM SUPERVISION STAFFING LEVELS

Minimum staffing levels should be established by the Chief of Police for each Division and work group. The supervision staffing levels should support proper supervision, span of control, compliance with any employment agreement and activity levels to meet the needs of members and the goals of the Department.

206.3.1 TEMPORARY SUPERVISORS

In order to accommodate training and other unforeseen circumstances, a qualified lower-ranking member may be used as a temporary supervisor in place of a regularly assigned supervisor.

Retiree Concealed Weapons

207.1 PURPOSE AND SCOPE

The purpose of this policy is to provide guidelines for the issuance, denial, suspension or revocation of Roeland Park Police Department identification cards under the Law Enforcement Officers' Safety Act (LEOSA) (18 USC § 926C).

207.2 POLICY

It is the policy of the Roeland Park Police Department to provide identification cards to qualified former or retired officers as provided in this policy.

207.3 LEOSA

The Chief of Police may issue an identification card for LEOSA purposes to any qualified former officer of this department who (18 USC § 926C(c)):

- (a) Separated from service in good standing from this department as an officer.
- (b) Before such separation, had regular employment as a law enforcement officer for an aggregate of 10 years or more or, if employed as a law enforcement officer for less than 10 years, separated from service after completing any applicable probationary period due to a service-connected disability as determined by this department.
- (c) Has not been disqualified for reasons related to mental health.
- (d) Has not entered into an agreement with this department where the officer acknowledges that he/she is not qualified to receive a firearm qualification certificate for reasons related to mental health.
- (e) Is not prohibited by federal law from receiving or possessing a firearm.

207.3.1 LEOSA IDENTIFICATION CARD FORMAT

The LEOSA identification card should contain a photograph of the former officer and identify him/her as having been employed as an officer.

If the Roeland Park Police Department qualifies the former officer, the LEOSA identification card or separate certification should indicate the date the former officer was tested or otherwise found by the Department to meet the active-duty standards for qualification to carry a firearm.

207.3.2 AUTHORIZATION

Any qualified former law enforcement officer, including a former officer of this department, may carry a concealed firearm under 18 USC § 926C when he/she is:

- (a) In possession of photographic identification that identifies him/her as having been employed as a law enforcement officer, and one of the following:
 - 1. An indication from the person's former law enforcement agency that he/she has, within the past year, been tested or otherwise found by the law enforcement

Roeland Park Police Department

KS LE Policy Manual

Retiree Concealed Weapons

agency to meet agency-established active-duty standards for qualification in firearms training to carry a firearm of the same type as the concealed firearm.

2. A certification, issued by either the state in which the person resides or by a certified firearms instructor who is qualified to conduct a firearms qualification test for active-duty law enforcement officers within that state, indicating that the person has, within the past year, been tested or otherwise found to meet the standards established by the state or, if not applicable, the standards of any agency in that state.
 - (b) Not under the influence of alcohol or another intoxicating or hallucinatory drug or substance.
 - (c) Not prohibited by federal law from receiving a firearm.
 - (d) Not in a location prohibited by Kansas law or by a private person or entity on his/her property if such prohibition is permitted by Kansas law.

207.4 DENIAL, SUSPENSION OR REVOCATION

A LEOSA identification card may be denied or revoked upon a showing of good cause as determined by the Department. In the event that an identification card is denied, suspended or revoked, the former officer may request a review by the Chief of Police. The decision of the Chief of Police is final.

207.5 FORMER OFFICER RESPONSIBILITIES

A former officer with a card issued under this policy shall immediately notify the Shift Sergeant of his/her arrest or conviction in any jurisdiction, or that he/she is the subject of a court order, in accordance with the Reporting of Arrests, Convictions and Court Orders Policy.

207.5.1 RESPONSIBILITIES UNDER LEOSA

In order to obtain or retain a LEOSA identification card, the former officer shall:

- (a) Sign a waiver of liability of the Department for all acts taken related to carrying a concealed firearm, acknowledging both his/her personal responsibility as a private person for all acts taken when carrying a concealed firearm as permitted by LEOSA and also that these acts were not taken as an employee or former employee of the Department.
- (b) Remain subject to all applicable department policies and federal, state and local laws.
- (c) Demonstrate good judgment and character commensurate with carrying a loaded and concealed firearm.
- (d) Successfully pass an annual criminal history background check indicating that he/she is not prohibited by law from receiving or possessing a firearm.

207.6 FIREARM QUALIFICATIONS

The Rangemaster may provide former officers from this department an opportunity to qualify. Written evidence of the qualification and the weapons used will be provided and will contain the

Roeland Park Police Department

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Retiree Concealed Weapons

date of the qualification. The Rangemaster will maintain a record of the qualifications and weapons used.

207.7 PROOF OF GOOD STANDING

The Chief of Police or the authorized designee, after receiving a request from an officer who has retired in good standing and is seeking a Kansas concealed carry permit, shall provide the attorney general with the required proof of retirement (K.S.A. § 75-7c05(g)).

Item Number: Reports of City Liaisons- V.-B.
Committee 2/15/2021
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 10/29/2020
Submitted By: Jennifer Jones-Lacy
Committee/Department: Racial Equity Committee
Title: **Ad Hoc Racial Equity Committee Update**
Item Type: Other

Recommendation:

Haile Sims, Chair of the Racial Equity Ad Hoc Committee will provide a report for what the committee is working on. He also requests that the Council consider making Racial Equity a standing committee for the City so that it can continue to tackle its list of objectives that help make Roeland Park a welcoming place for all to live and work.

Details:

The Racial Equity Committee has been meeting since September and has developed the following four goals. These goals may adapt as the committee's work progresses:

1. Develop economic and workforce opportunities for businesses and employees of color and identify any obstacles that may exist.
2. To establish that Roeland Park is an open and welcoming community to people of all races and backgrounds, where acting on racist beliefs is not tolerated.
3. Focus on developing racial bias and equity education and outreach for City staff, elected/appointed officials and residents.
4. Create more community engagement activities that involve our Police Department to facilitate building strong relationships with the community.

These goals have helped guide a list of objectives the committee wants to begin work on. The attached list was developed by and voted on by the membership to determine how to prioritize the tasks. The committee developed a list of 29 items, which the committee hopes to tackle over time.

In addition, the Committee hopes to issue an online survey to gain more feedback from the community on what is important to them. A draft of the survey is attached for reference.

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
<input type="checkbox"/> REAH Committee Priority Tasks	Exhibit
<input type="checkbox"/> Draft Racial Equity Survey	Exhibit

Importance
Rank

- 1
- 2
- 3
- 4
- 5
- 6
- 7
- 8
- 9
- 10
- 11
- 12
- 13
- 14
- 15
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- 22
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- 24
- 25
- 26
- 27
- 28
- 29

Racial Equity Ad Hoc Internal Survey

Priorities

Educate community on racial equity policies we already have in place and what it means for residents and visitors

Build Race Equity policy assessment for all major policies (infrastructure, social, departmental) for council to use in decision making

Decriminalize small amounts of marijuana possession.

Affirmative Action in city hiring

Black-led ongoing Neighbor Advocacy Group--or work with NBR (mostly white) to integrate that group

Identify the process to remove "racial covenant" language from deeds.

Education/Commitment/Funding to affordable housing

Increase the minimum wage in RP.

Support/Recruit BIPOC to run for office

Organizing/listening to people living at BLVD apartments

Black Lives Matter in Roeland Park--ongoing series of speakers, trainings, discussions, actions, accountability

CROWN act: protection for Black people re: hair at work in the city or for city

Land acknowledgement: a more public acknowledgment that this is the land of Shawnee and Kanza people and their history- this could be through physical signs at the entrance of city buildings/parks, on the website (the history on the website is very white-focused) ~*opportunity to partner with the Historical Committee*

Legislation to curtail/punish those who make racial profiling 911 calls

Work with Wyandotte County to add new signage at the north entrance to the city on Roe to highlight the change in speed limit.

Review materials (written, media) that reflect differing viewpoints of the following terms, some of which are reflected in Resolution No. 682: white privilege, systemic/institutionalized racism and implicit/unconscious bias.

Training by SURJ or other anti-racism organization and include indigenous history training

Celebrate Juneteenth as a city holiday.

Collaboration with Cedar Roe on trainings and book displays, book clubs, podcast list

Study the origins, goals and worldview of the organization, "Black Lives Matter".

Working with the Shawnee Indian Mission to acknowledge the hard truths of its past

Declare an official city honoring of Indigenous People's Day instead of Columbus Day

Organizing trainings, esp. For white Roeland Parkers to understand our complicity with racism better

Outreach plan for safety ordinance – working with El Centro, AIRR and other partners

Film series and discussions

Driving Tour of History of Segregation of KC: <https://www.jocolibrary.org/our-stories/history-segregation-kansas-city> (We could have city council and/or staff do their own driving tour and facilitate conversations after)

Signage that remembers and educates about racial segregation in RP

Shawnee Mission North mascot change

Black Lives Matter to RPPD promotional messaging

Roeland Park Racial Equity Committee Community Survey

The Ad Hoc Racial Equity Committee was founded in September 2020 as part of Roeland Park City Council's Racial Equity Resolution no. 682. The committee is made up of residents and city officials, with the purpose of reviewing the City's policies and determining how we can become more inclusive as a community. For more information on the committee's meetings and how to contact us, please visit our website: <https://roelandpark.net/382/Ad-Hoc-Racial-Equity-Committee#:~:text=The%20Ad%20Hoc%20Racial%20Equity,more%20inclusive%20as%20a%20community.>

Please take a moment to share your experiences as a resident, employee, or visitor of Roeland Park. The goals of this survey are to identify current racial inequities in individuals' experiences in Roeland Park, receive community feedback on priorities for community projects related to racial equity, and learn more about residents' attitudes and knowledge about racism.

All information will be collected anonymously. The survey will take approximately 5 minutes to complete. Thank you for your time and participation.

*** Required**

For the purposes of this survey, "racism" is defined as "the marginalization and/or oppression of people of color based on a socially constructed hierarchy that privileges white people" (ADL, 2021).

"Racial equity" is defined as "the condition in which one's racial identity no longer predicts how one fares. This includes elimination of policies, practices, attitudes, and cultural messages that reinforce differential outcomes by race or that fail to eliminate them" (CAPD).

1. 1. Racism exists in Roeland Park. *

Mark only one oval.

	1	2	3	4	5	
Strongly disagree	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Strongly agree

2. 2. I feel safe in Roeland Park. *

Mark only one oval.

	1	2	3	4	5	
Strongly disagree	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Strongly agree

3. 3. I feel welcome and a sense of belonging in Roeland Park. *

Mark only one oval.

	1	2	3	4	5	
Strongly disagree	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Strongly agree

4. 4. I feel safe going to the Roeland Park Police for help if I need it. *

Mark only one oval.

	1	2	3	4	5	
Strongly disagree	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	<input type="radio"/>	Strongly agree

5. 5. Please share any further comments related to the questions above.

6. Please rate how you have been treated, on average, by the following groups.

6. 7. Roeland Park Police *

Mark only one oval.

- ☐ Fairly/Professionally
- ☐ Somewhat fairly/professionally
- ☐ Neutral
- ☐ Somewhat unfairly/unprofessionally
- ☐ Unfairly/unprofessionally
- ☐ I have not had interactions with the Roeland Park Police

7. 8. Roeland Park City staff members and government officials *

Mark only one oval.

- ☐ Fairly/Professionally
- ☐ Somewhat fairly/professionally
- ☐ Neutral
- ☐ Somewhat unfairly/unprofessionally
- ☐ Unfairly/unprofessionally
- ☐ I have not had interactions with the Roeland Park staff or government officials

8. 9. Employees or owners at businesses/stores in Roeland Park *

Mark only one oval.

- ☐ Fairly/Professionally
- ☐ Somewhat fairly/professionally
- ☐ Neutral
- ☐ Somewhat unfairly/unprofessionally
- ☐ Unfairly/unprofessionally
- ☐ I have not had interactions with the Roeland Park business owners or employees

9. 10. Please share any further comments related to the questions above.

10. 11. Have you seen or experienced racism in Roeland Park? If so, please describe (as you feel comfortable).

12. The Roeland Park Racial Equity Committee has identified the following goals. Please rate the goals in their importance to you, with 1 being your highest priority and 4 being your lowest priority.

11. 13. Develop economic and workforce opportunities for businesses and employees of color and identify any obstacles that exist.

Mark only one oval.

☐ 1 (highest priority)

☐ 2

☐ 3

☐ 4 (lowest priority)

12. 14. Establish that Roeland Park is an open and welcoming community to people of all races and backgrounds, where acting on racist beliefs is not tolerated.

Mark only one oval.

- ☐ 1 (highest priority)
- ☐ 2
- ☐ 3
- ☐ 4 (lowest priority)

13. 15. Develop racial bias and equity education and outreach for city staff, elected/appointed officials, and residents.

Mark only one oval.

- ☐ 1 (highest priority)
- ☐ 2
- ☐ 3
- ☐ 4 (lowest priority)

14. 16. Create more community engagement activities that involve our Police Department to facilitated stronger relationships with the community.

Mark only one oval.

- ☐ 1 (highest priority)
- ☐ 2
- ☐ 3
- ☐ 4 (lowest priority)

15. 17. Other: Please share any other projects related to racial equity in Roeland Park that you would like to see the Roeland Park Racial Equity Committee work on.

16. 18. Please check any events that you would be interested in participating in.

Check all that apply.

- ☐ Online webinars/videos about racial equity and bias
- ☐ Community book clubs or film discussions related to racial equity
- ☐ Townhall dialogues with community members about racial equity
- ☐ Community projects (art, advocacy, etc.) to promote racial equity
- ☐ Organizing or advocating for policy changes in government

Other: ☐ _____

17. 19. Are you interested in joining the Roeland Park Racial Equity Committee? If so, please include your name and email address or phone number below.

18. 20. Is there anything else you would like to share with the Roeland Park Racial Equity Committee?

Please tell us a little bit about yourself.

19. 21. Please select all racial groups that apply to you. *

Check all that apply.

- ☐ Black/African American
- ☐ Native American/American Indian/Indigenous
- ☐ Hispanic/Latinx
- ☐ Asian/Pacific Islander
- ☐ White
- ☐ I would prefer not to say.

Other: ☐ _____

20. 22. Please tell us about your language use. *

Mark only one oval.

- ☐ I speak primarily English at home.
- ☐ I speak a mix of English and other languages at home.
- ☐ I speak primarily languages other than English at home.

21. 23. Select your primary relationship to Roeland Park. *

Check all that apply.

- ☐ I live in Roeland Park.
- ☐ I work in Roeland Park.
- ☐ I visit Roeland Park to shop or use businesses.

Other: ☐ _____

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Google Forms

Item Number: New Business- VII.-A.
Committee 2/15/2021
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 2/11/2021
Submitted By: Keith Moody
Committee/Department: Admin.
Title: **Award Bid for ADA Improvements at City Hall**
Item Type: Other

Recommendation:

Staff recommends awarding the bid for the ADA improvements at City Hall.

Details:

The plans reflect universal design improvements as well as ADA compliance improvements (plans are attached). Attached is a summary of the 5 bids received. The City Architect (SFS) has completed reference checks for B. Dean Construction (the apparent low bidder). SFS has worked with Dean Construction in the past. They believe B. Dean Construction is qualified and capable of completing the work in a professional manner.

Alternate 1 is an additional cost to provide gravity waste line service and a sink to the PD break area.

Alternate 2 is an additional cost to provide a pumped waste line service and a sink to the PD break area.

Alternate 3 is an additional cost to replace the door locks in the vacant suite on the 3rd floor with the same pass key system employed on the other levels (with new ADA compliant handles) vs merely replacing them with ADA compliant handles and standard locks. The pass key system makes handling lost keys simple and eliminates the need to change or re-key locks.

Since Alternate 1 is \$3,320 more (per Dean's Bid) than Alt 2 and Alt 2 will not require cutting up the floor from the shower room on the east side of the hall all of the way over to the sink location in the PD break area (much less disturbance to the building) and because the pump system will only be handling water from the sink staff and the City Architect recommend Alt 2.

Dean's base bid (\$82,820) plus Alt 2 (\$8,880) and Alt 3 (\$9,000) equates to a total construction

cost of \$100,700. Architect fees are \$6,700 for a total project cost of \$107,400. We budgeted \$88,900 in the TIF 2 fund for this project. TIF 2 expires at the end of 2021 and all of the resources in that fund should be utilized. TIF 2 has a projected \$18,000 reserve even with including Alt 2 and 3 in this project as well as paying for the car port (\$123,000) that is part of the solar project.

Financial Impact

Amount of Request: \$100,700	
Budgeted Item?	Budgeted Amount: \$88,900
Line Item Code/Description: TIF 2 Fund	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
<input type="checkbox"/> City Hall ADA Project- Bid Summary	Cover Memo
<input type="checkbox"/> Reference Memo from SFS	Cover Memo
<input type="checkbox"/> City Hall ADA Compliance Plans	Cover Memo
<input type="checkbox"/> City ADA Compliance Project Manual	Cover Memo

BID TAB

ROELAND PARK CITY HALL ADA IMPROVEMENTS

CITY OF ROELAND PARK, KANSAS

Bid Date/Time: 02/04/2021 @ 2:00 PM



BIDDING COMPANY	Base Bid Price (\$)	ALT #1	ALT #2	ALT #3	Unit Price	Addendum	Time To Complete	Bid Bond
B. Dean Construction	\$82,820	\$12,200	\$8,880	\$9,000	n/a	<input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 3	120 days	n/a
Loyd Builders	\$92,269	\$13,860	\$7,118	\$8,817	n/a	<input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 3	140 days	n/a
Complete Property Solutions	\$93,945	\$15,321	\$9,107	\$10,788	n/a	<input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 3	74 days	n/a
Excel Constructors	\$110,000	\$7,850	\$4,800	\$12,800	n/a	<input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 3	70 days	n/a
Evardy Construction	\$148,392.92	\$21,165	\$8,500	\$11,500	n/a	<input checked="" type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 <input checked="" type="checkbox"/> 3	56 days	n/a
ARCHITECT'S Estimate	\$138,124	\$13,480	n/a	n/a				

NOTES:

MEMO

ROELAND PARK CITY HALL ADA IMPROVEMENTS
CITY OF ROELAND PARK, KANSAS

sfsarchitecture
drivenbyconnections



B. Dean Construction – Reference Check

Performed by Kelly Stindt, SFS Architecture
2/10-2/11, 2021

JCPRD – Mid-America West Sports Complex Maintenance Building

Cliff Middleton 913-826-3425

B. Dean was low bid. Project completed in 2018. \$847,000

A little behind schedule but not terribly off.

A few issues at the end with pavement replacement—hard time getting sub to come back in a timely manner but did get it done. No complaints.

Fair cost on change orders (some owner driven, some documents related)

Quality of work—stayed on top of subs. Reasonable/good quality overall.

Nothing that would give pause to not hire them again.

JCPRD - Ernie Miller Park – ongoing project

B. Dean was low bid.

Still a lot of work to be done there, so not much to report on at this time.

City of Olathe – Olathe War Room

Jeff Blakeman 913-971-9047

Police HQ, 2nd floor, expansion of a large room to use for managing a large case or crisis.

Awarded in December 2017. \$116K B Dean's bid. High was \$140k.

Demo/new interior partitions, new ceilings, finishes, lighting, prep for new technology (provided by owner).

Good feedback from reference checks.

Did a fantastic job. Attentive to working in an active/occupied police building, careful with security, keeping things in order/logistics. Impressed with management of project and follow-through. Good communication with City PM (Jeff). Casey Brown was B. Dean PM. Rick Hudson was superintendent.

On schedule and only one change order for \$700.

Jeff was so pleased with their work on this project that he reached out to them to bid on another project.

MEMO

ROELAND PARK CITY HALL ADA IMPROVEMENTS
CITY OF ROELAND PARK, KANSAS

sfsarchitecture

drivenbyconnections



City of Raymore – Hawk Ridge Park

Mike Krass 816-331-1852 (left message 2/10/2021)

Antioch Crossing, Metro North Crossing

Dave Horn 816-353-5555 – Would not provide a reference. Said it was not specific to B. Dean—he does not provide references for anyone.

KCKCC Learning Commons Elevator

Dan Ward 913-288-7613 (left message 2/11/2021)

D

C

B

A

1

2

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4

5

PROJECT INFORMATION

PROJECT NAME: ROELAND PARK CITY HALL ADA IMPROVEMENTS
OWNER: CITY OF ROELAND PARK
LOCATION: 4600 W. 51ST STREET, #200, ROELAND PARK, KS 66205
DESCRIPTION: ADA IMPROVEMENTS TO BREAKROOMS, TOILETS, HARDWARE, SIGNAGE, AND DRINKING FOUNTAINS IN THE CITY HALL.

APPLICABLE DESIGN BUILDING CODES AND STANDARDS

2012: INTERNATIONAL BUILDING CODE (IBC)
2012: INTERNATIONAL FIRE CODE (IFC)
2012: INTERNATIONAL ENERGY CONSERVATION CODE (IECC)
2011: NATIONAL ELECTRICAL CODE (NEC), NFPA 70
2012: INTERNATIONAL FUEL GAS CODE (IFGC)
2012: INTERNATIONAL PLUMBING CODE (IPC)
2012: INTERNATIONAL MECHANICAL CODE (IMC)
2010: ADA ACCESSIBILITY GUIDELINES (ADAAG)

PROJECT DATA SUMMARY

OCCUPANCY CLASSIFICATION: A-3, B
CONSTRUCTION TYPE: II-B

PLUMBING CODE REVIEW

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES:

OCCUPANCY TYPE: **A-3 (ASSEMBLY)** **B (BUSINESS)**
WATER CLOSETS REQ. (MALE): 1 PER 125 1 PER 25 FOR THE FIRST 50, THEN 1 PER 50
WATER CLOSETS REQ. (FEMALE): 1 PER 65 1 PER 25 FOR THE FIRST 50, THEN 1 PER 50
LAVATORIES REQ. (MIF): 1 PER 200 1 PER 40 FOR THE FIRST 80, THEN 1 PER 80
DRINKING FOUNTAINS: 1 PER 500 1 PER 100

TOTAL OCCUPANTS: **190** **112**

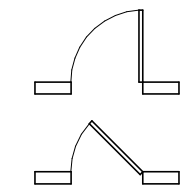
A-3 (ASSEMBLY)

OCCUPANTS	WCs	REQ./PROVIDED	URINALS	REQ./PROVIDED	LAVS	REQ./PROVIDED	DRINKING FOUNTAINS	REQ./PROVIDED
M: 95	1	1	-	1	1	1	-	-
W: 95	2	2	-	-	1	1	-	-
TOTAL: 190	3	3	-	1	2	2	1	2

B (BUSINESS)

OCCUPANTS	WCs	REQ./PROVIDED	URINALS	REQ./PROVIDED	LAVS	REQ./PROVIDED	DRINKING FOUNTAINS	REQ./PROVIDED
M: 56	2	2	1	1	2	3	-	-
F: 56	3	3	-	-	2	3	-	-
TOTAL: 112	5	5	1	1	4	6	2	3

PROJECT SYMBOLS



NEW CONSTRUCTION



EXISTING CONSTRUCTION



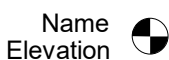
ROOM NAME AND NUMBER



CENTER LINE



MATCH LINE



LEVEL IDENTIFIER



DOOR INDICATION TAG



PARTITION TYPE



WINDOW TYPES



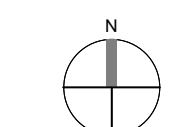
PLAN KEYNOTES



SPOT ELEVATION



DRAWING REVISION



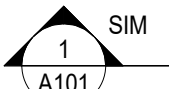
NORTH ARROW



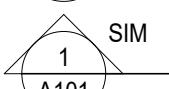
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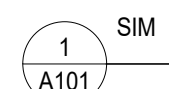
INTERIOR ELEVATION REFERENCE



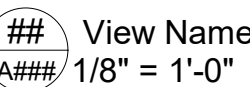
BUILDING SECTION REFERENCE TAG



WALL SECTION REFERENCE TAG



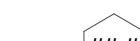
DETAIL SECTION REFERENCE TAG



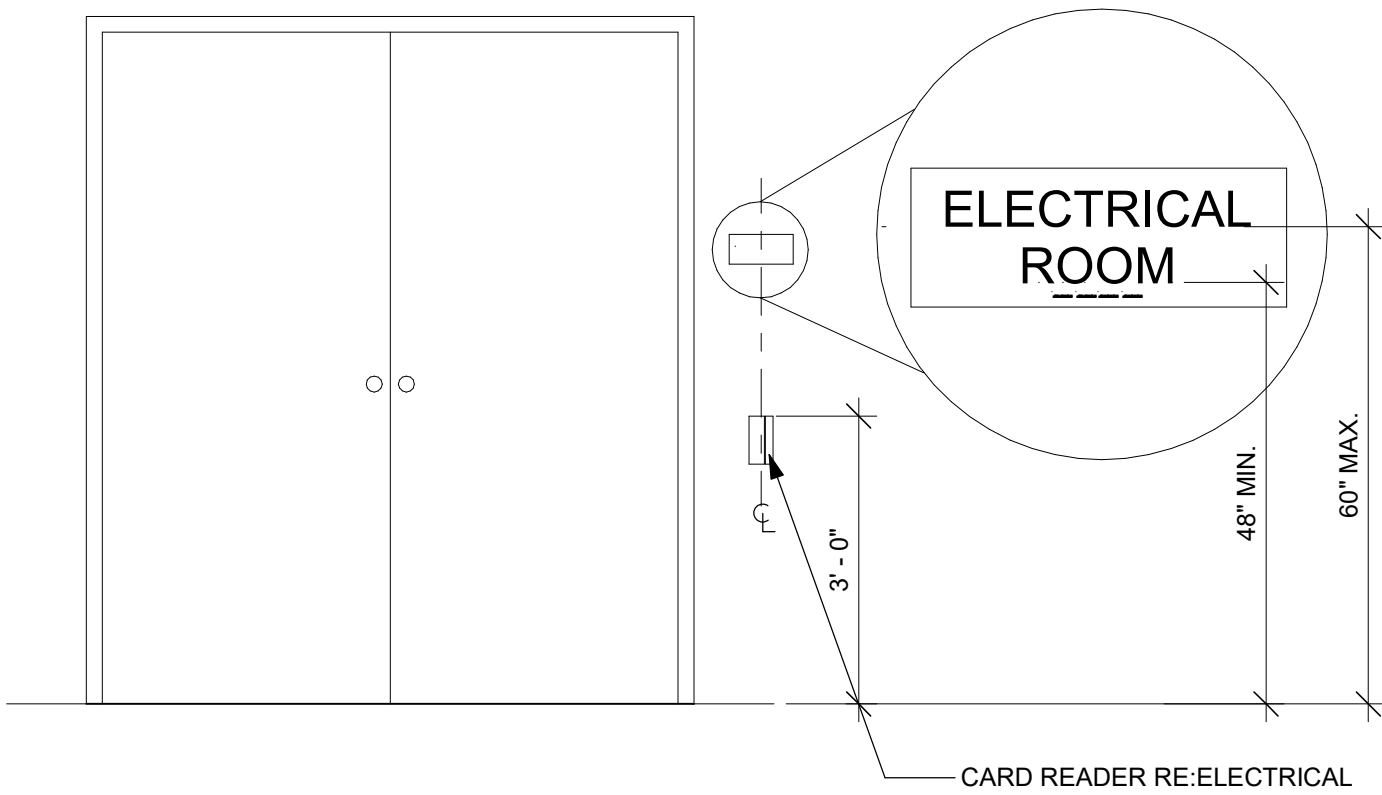
VIEW TITLE



NEW GRID IDENTIFIER



EXISTING GRID IDENTIFIER

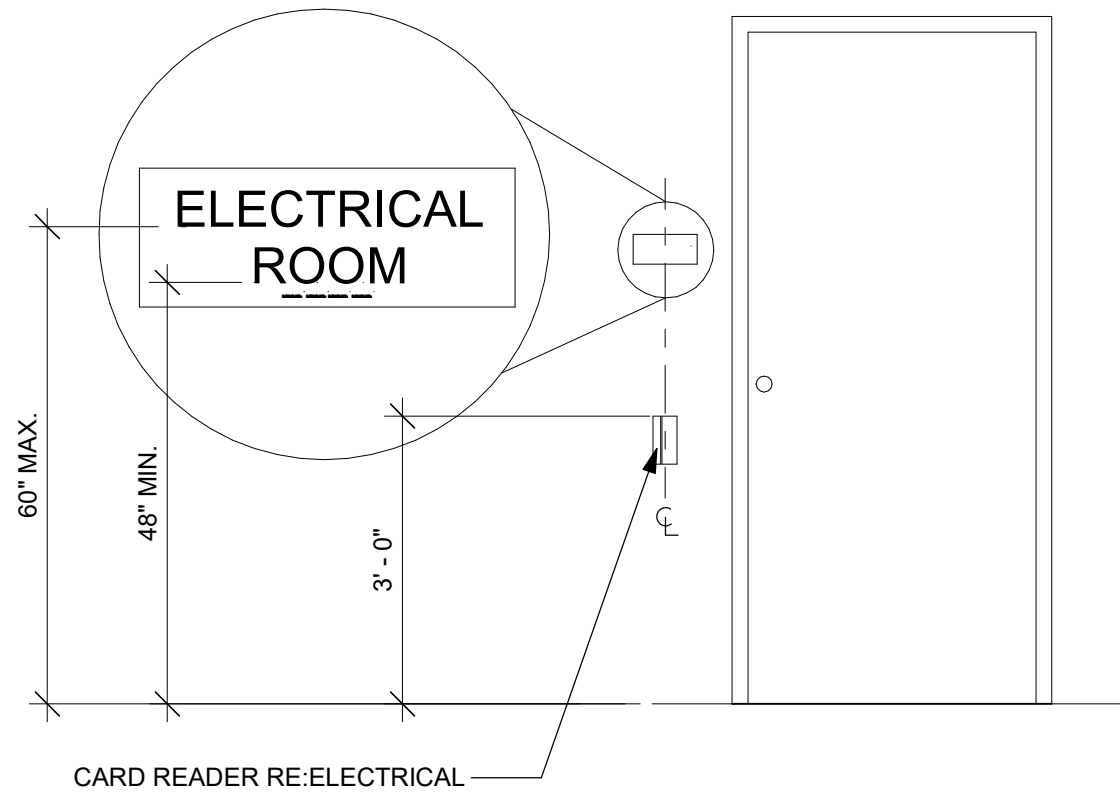


N.T.S.
ELEVATION

WHERE A TACTILE SIGN IS PROVIDED AT DOUBLE DOORS WITH TWO ACTIVE LEAFS, THE SIGN SHALL BE LOCATED TO THE RIGHT OF THE RIGHT HAND DOOR.

WHERE THERE IS NO WALL SPACE ON THE RIGHT SIDE OF THE DOUBLE DOORS WITH TWO ACTIVE LEAFS, SIGN TO BE LOCATED ON THE NEAREST ADJACENT WALL.

NOTIFY ARCHITECT IF MOUNTING PER DIAGRAM IS NOT FEASIBLE.

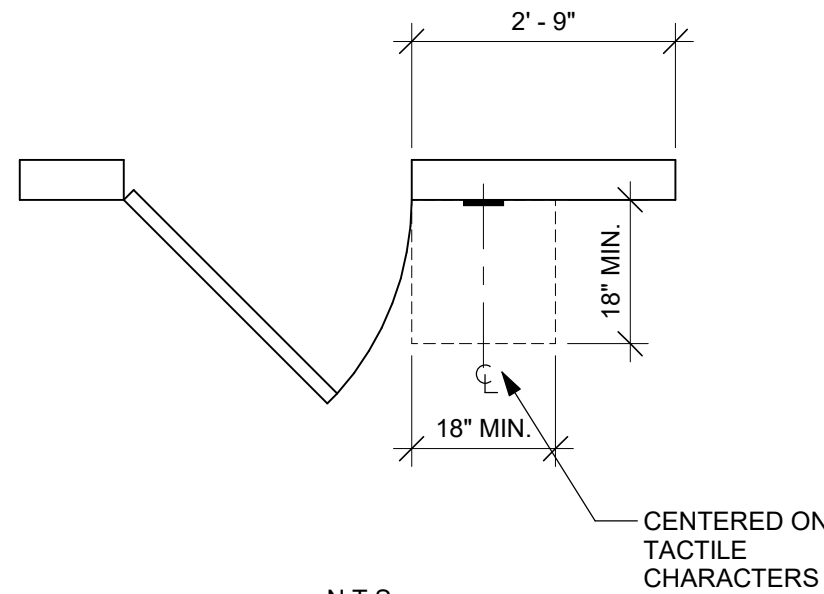


N.T.S.
ELEVATION

WHERE A TACTILE SIGN IS PROVIDED AT A DOOR, THE SIGN SHALL BE LOCATED ALONGSIDE THE DOOR AT THE LATCH SIDE.

WHERE THERE IS NO WALL SPACE AT THE LATCH SIDE OF A SINGLE DOOR, SIGNS SHALL BE LOCATED ON THE NEAREST ADJACENT WALL.

NOTIFY ARCHITECT IF MOUNTING PER DIAGRAM IS NOT FEASIBLE.



N.T.S.
PLAN

ROELAND PARK CITY HALL ADA

IMPROVEMENTS

ROELAND PARK
4600 W 51ST ST #200
ROELAND PARK, KS 66205

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 191022-05

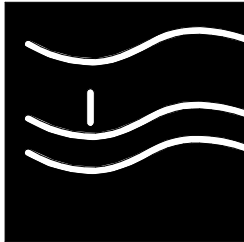
ISSUED FOR: 100% CDS

ISSUE DATE: 1/13/2021

© 2020 SFS ARCHITECTURE

PROJECT
SYMBOLS AND
TYP. MOUNTING
HEIGHTS

G002



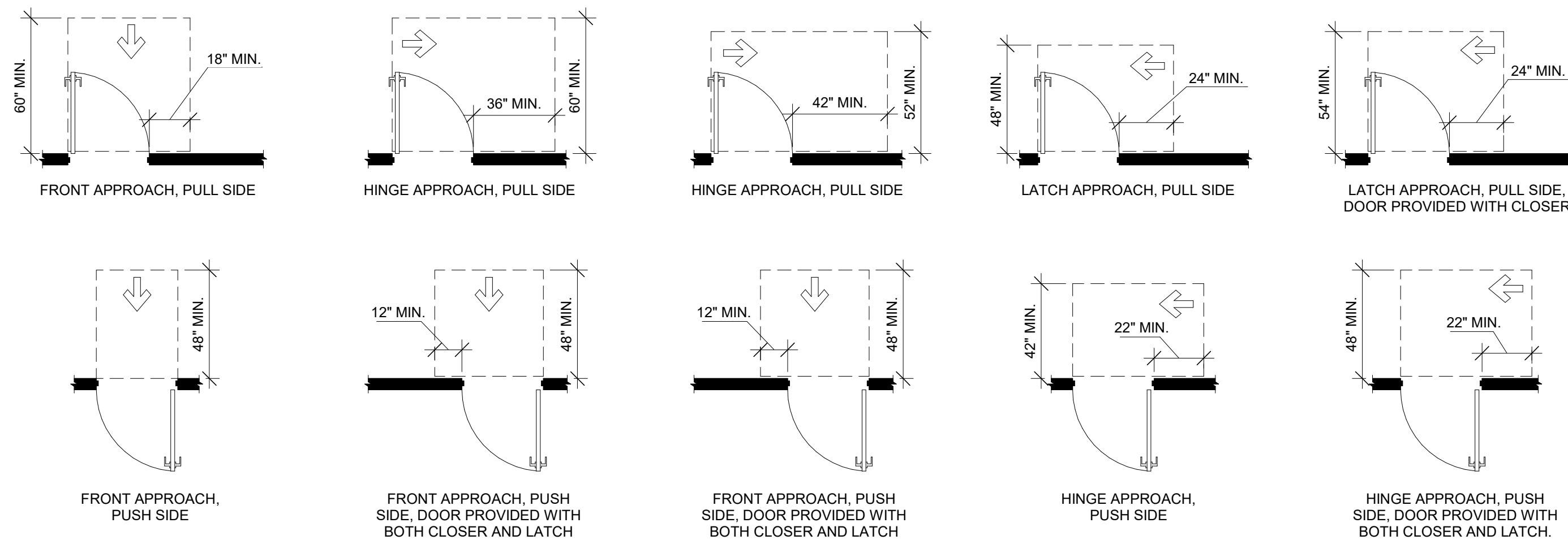
sfs architecture
2100 Central St., Suite 311, Kansas City, MO 64108
(816) 474-1397 | (816) 474-1824 | www.sfsarch.com



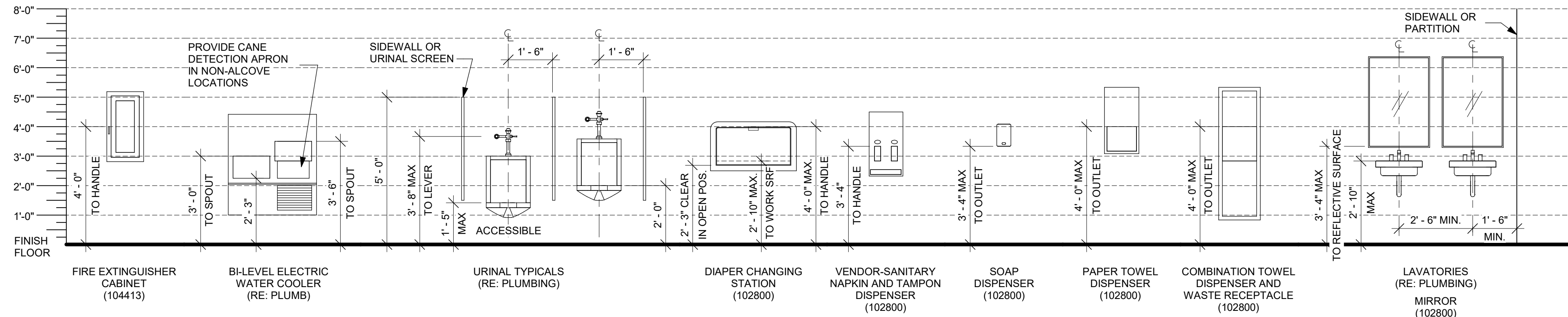
D



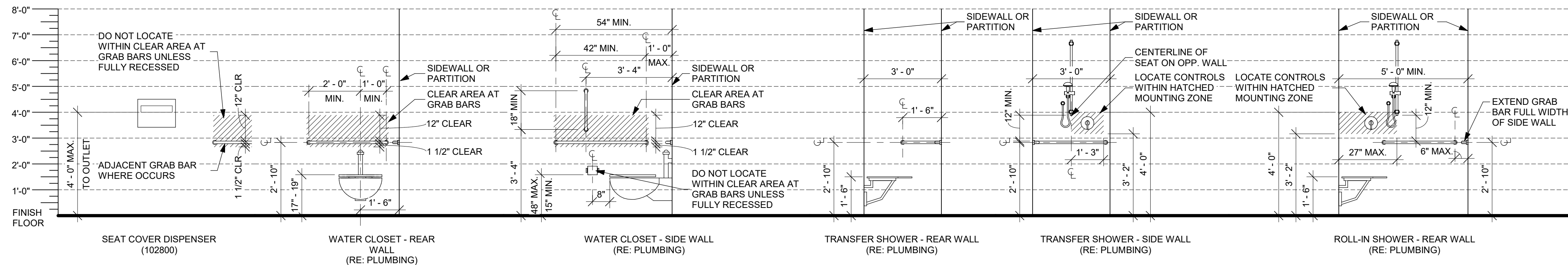
C



B



A



LEGEND - TYPICAL ADA HANDRAIL CLEARANCES
1/2" = 1'-0"

LEGEND - TYPICAL ADA RAILING EDGE PROTECTION
1/4" = 1'-0"

LEGEND - TYPICAL ADA REACH RANGES
1/4" = 1'-0"

LEGEND - TYPICAL ADA LEG CLEARANCES
1/4" = 1'-0"

LEGEND - TYPICAL ADA TURNING CLEARANCES
1/4" = 1'-0"

ROELAND PARK CITY HALL ADA IMPROVEMENTS

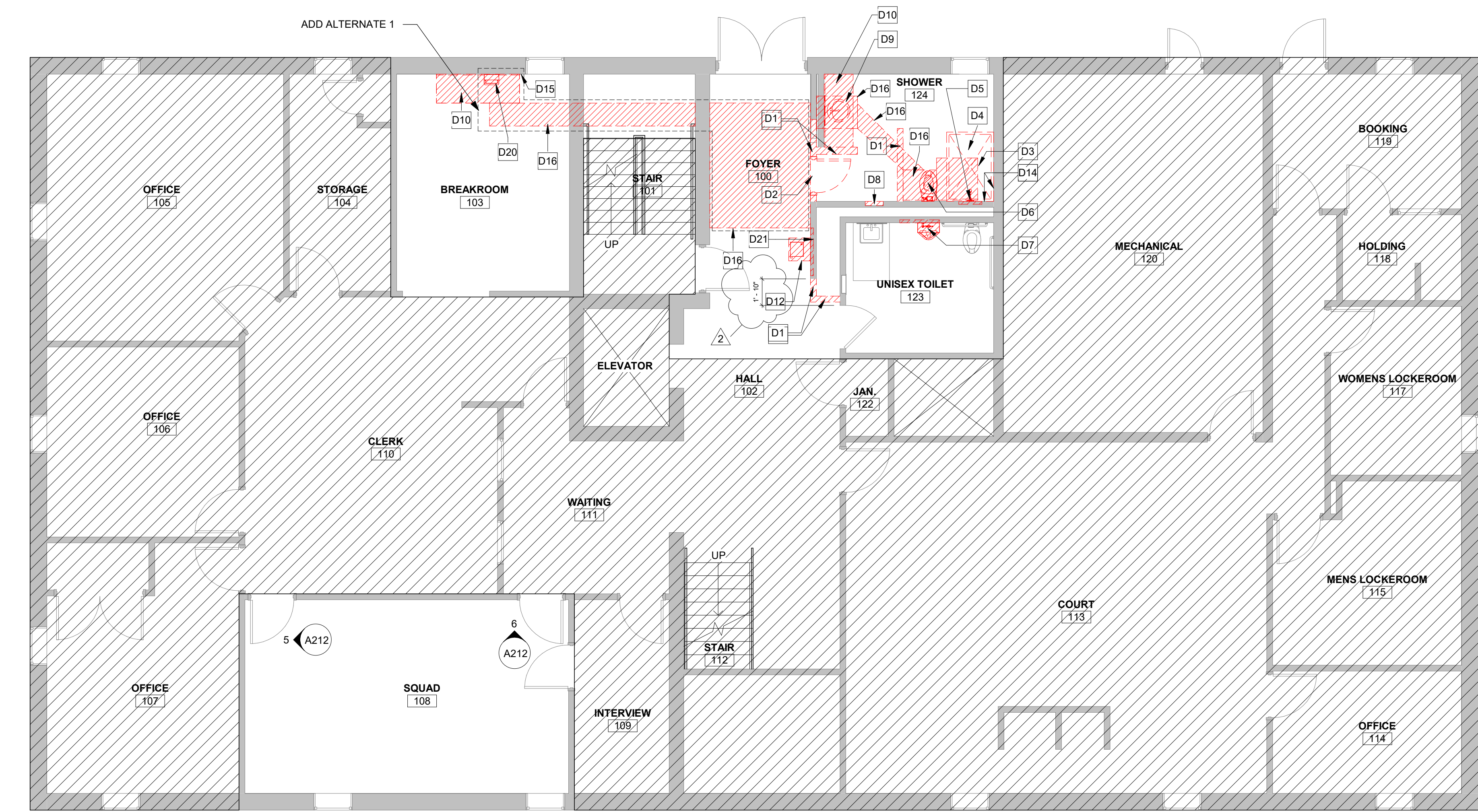
ROELAND PARK
4600 W 51ST ST #200
ROELAND PARK, KS 66205



MARK	DATE	DESCRIPTION

SFS PROJECT NO: 191022-05
ISSUED FOR: 100% CDS
ISSUE DATE: 1/13/2021
© 2020 SFS ARCHITECTURE
TYPICAL ADA CLEARANCES

G003



1 DEMO PLAN - LEVEL 1
AD111 3/16" = 1'-0"

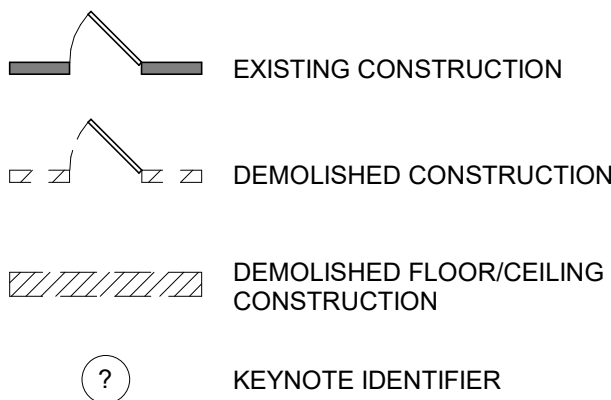
ALTERNATES

Add Alternate #1 shall include all elements associated with the sink in Breakroom 103. This shall include the base cabinet (re: 9/A212), sink, faucet, all associated plumbing, all associated demolition (cutting of slab, removal of ceiling, removal of finishes, etc.), and replacement of materials and finishes at demolished areas. Reference MEP Narrative for all related work. Base bid shall include base cabinet as shown in detail 13/A212.

GENERAL NOTES - DEMOLITION

- DIMENSIONS SHOWN ON DRAWINGS ARE TO THE FINISHED FACE OF MATERIAL AND/OR CENTERLINES OF STRUCTURE, UNLESS NOTED OTHERWISE.
- AT LOCATIONS WHERE NEW WORK IS REQUIRED, INCLUDING BUT NOT LIMITED TO PLENUM SPACES, CHASES, WALL CONSTRUCTION, AND CEILING HEIGHTS, CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO PREPARING BIDS.
- CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT ALL ADJACENT WORK NOT INDICATED TO BE DEMOLISHED PRIOR TO COMMENCEMENT OF DEMOLITION. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND REPAIR CAUSED BY CONTRACTOR'S NEGLIGENT PERFORMANCE.
- AT LOCATIONS WHERE PORTIONS OF WALL OR CEILING CONSTRUCTION AND DOORS OR WINDOWS AND THEIR FRAMES ARE SCHEDULED TO BE REMOVED, PATCH AND REPAIR ADJACENT WALL OR CEILING CONSTRUCTION WITH MATCHING FINISH MATERIAL AND CONSTRUCTION, UNLESS NOTED OTHERWISE.
- PATCH HOLES IN FLOOR CONSTRUCTION AND WALLS CREATED BY REMOVAL OF DUCTWORK, CONDUITS AND PIPES. PROVIDE APPROPRIATE PENETRATION FIRESTOPPING TO MAINTAIN REQUIRED FIRE RATING.
- REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DEMOLITION DRAWINGS FOR ASSOCIATED WORK.
- CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING OF PARTIALLY DEMOLISHED CONSTRUCTION AND STRUCTURAL ELEMENTS AS REQUIRED TO MAINTAIN SAFE WORKING CONDITIONS.
- PATCH TILE WHERE DAMAGED DURING DEMOLITION. MATCH EXISTING TILE PATTERN USING TILE T-1 AND T-2.
- PATCH TILE WHERE CASEWORK OR WALLS ARE REMOVED IF APPLICABLE. MATCH EXISTING TILE PATTERN USING TILE T-1 AND T-2.

DEMOLITION LEGEND



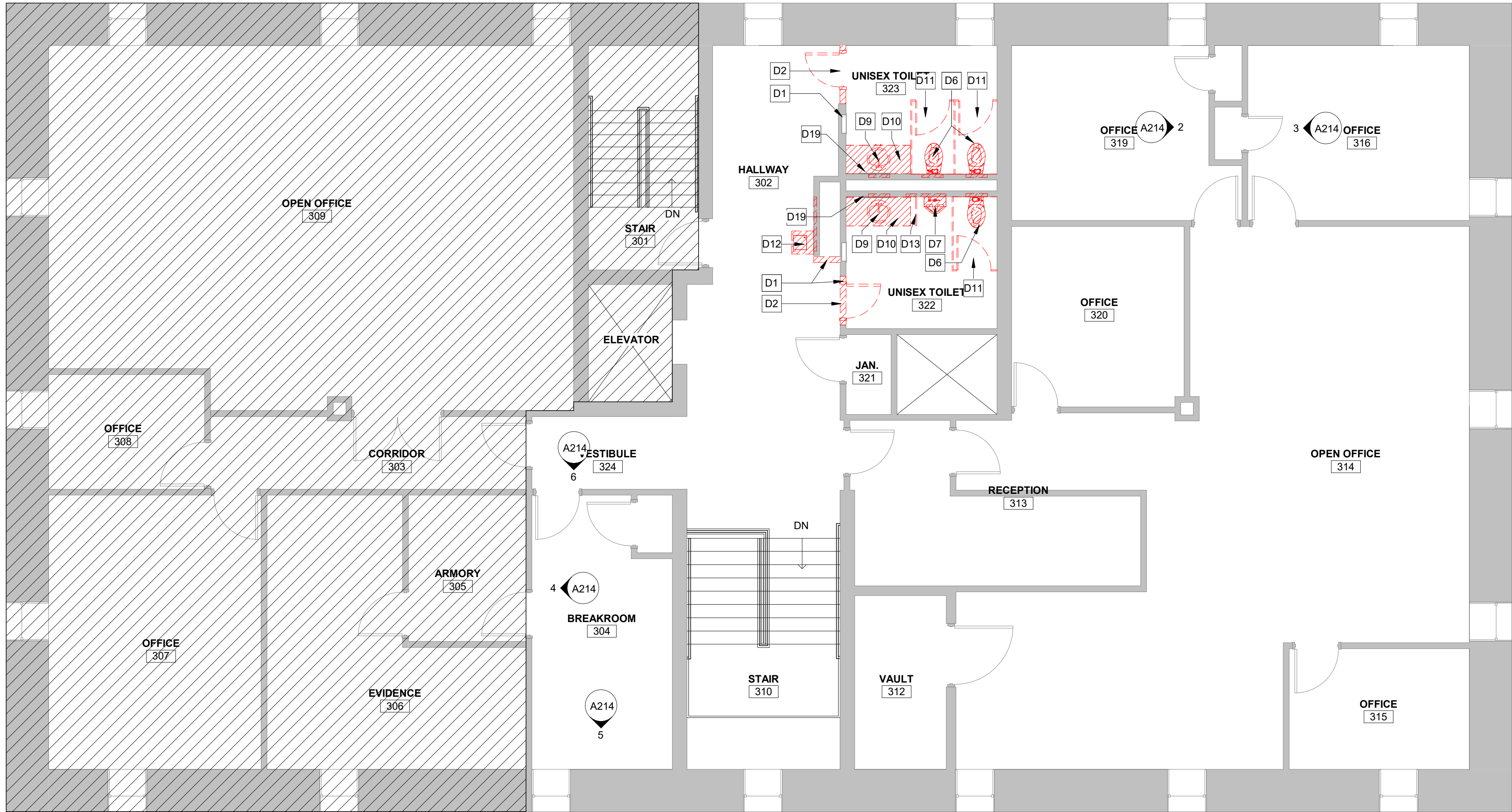
LEGEND - KEYNOTES

Key Value	Keynote Text
D1	REMOVE EXISTING WALL CONSTRUCTION
D2	REMOVE EXISTING DOOR AND FRAME
D3	REMOVE FLOOR TILE AND PREP FOR NEW TILE.
D4	REMOVE SHOWER ENCLOSURE.
D5	REMOVE SHOWER CONTROLS AND SALVAGE FOR REINSTALLATION. REMOVE PORTION OF WALL AS NEEDED TO ACCESS SHOWER CONTROLS AND PLUMBING.
D6	REMOVE TOILET. REMOVE FLUSH VALVE. SALVAGE FOR REINSTALLATION. REMOVE PORTION OF WALL TO ACCESS PLUMBING.
D7	REMOVE URINAL AND SALVAGE FOR REINSTALLATION. REMOVE PORTION OF WALL BEHIND FOR NEW INSTALLATION.
D8	REMOVE SECTION OF WALL AND PREP FOR INSTALLATION OF PAPER TOWEL DISPENSER.
D9	REMOVE EXISTING SINK CONSTRUCTION. REMOVE PORTION OF WALL TO ACCESS PLUMBING.
D10	REMOVE EXISTING CASEWORK CONSTRUCTION.
D12	REMOVE EXISTING DRINKING FOUNTAIN AND PORTION OF WALL REQUIRED FOR NEW INSTALLATION.
D14	REMOVE WALL TILE AND PREP FOR NEW WALL CONSTRUCTION.
D15	REMOVE WALL MOUNTED PHONE AND SALVAGE FOR RELOCATION.
D16	REMOVE EXISTING CONCRETE FLOOR SLAB AS NEEDED TO INSTALL PLUMBING LINES. ADD ALTERNATE #1.
D20	REMOVE AND SALVAGE PAPER TOWEL DISPENSER.
D21	REMOVE PORTION OF WALL TO ACCESS PLUMBING TO REVISE FOR NEW DRINKING FOUNTAIN.



MARK	DATE	DESCRIPTION
2	02-01-21	ADDENDUM NO. 02

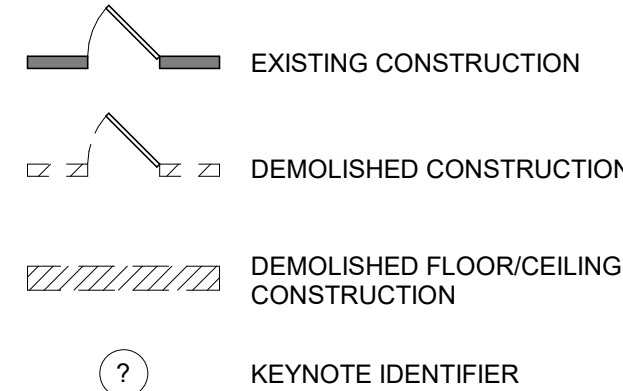
1 DEMO PLAN - LEVEL 3
AD112 3/16" = 1'-0"



GENERAL NOTES - DEMOLITION

- DIMENSIONS SHOWN ON DRAWINGS ARE TO THE FINISHED FACE OF MATERIAL AND/OR CENTERLINES OF STRUCTURE, UNLESS NOTED OTHERWISE.
- AT LOCATIONS WHERE NEW WORK IS REQUIRED, INCLUDING BUT NOT LIMITED TO PLENUM SPACES, CHASES, WALL CONSTRUCTION, AND CEILING HEIGHTS, CONTRACTOR SHALL VERIFY EXISTING CONDITIONS PRIOR TO PREPARING BIDS.
- CONTRACTOR SHALL TAKE APPROPRIATE MEASURES TO PROTECT ALL ADJACENT WORK NOT INDICATED TO BE DEMOLISHED PRIOR TO COMMENCEMENT OF DEMOLITION. CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE AND REPAIR CAUSED BY CONTRACTOR'S NEGLIGENT PERFORMANCE.
- AT LOCATIONS WHERE PORTIONS OF WALL OR CEILING CONSTRUCTION AND DOORS OR WINDOWS AND THEIR FRAMES ARE SCHEDULED TO BE REMOVED, PATCH AND REPAIR ADJACENT WALL OR CEILING CONSTRUCTION WITH MATCHING FINISH MATERIAL AND CONSTRUCTION, UNLESS NOTED OTHERWISE.
- PATCH HOLES IN FLOOR CONSTRUCTION AND WALLS CREATED BY REMOVAL OF DUCTWORK, CONDUITS AND PIPES. PROVIDE APPROPRIATE PENETRATION FIRESTOPPING TO MAINTAIN REQUIRED FIRE RATING.
- REFER TO MECHANICAL, PLUMBING, AND ELECTRICAL DEMOLITION DRAWINGS FOR ASSOCIATED WORK.
- CONTRACTOR SHALL PROVIDE TEMPORARY SHORING AND BRACING OF PARTIALLY DEMOLISHED CONSTRUCTION AND STRUCTURAL ELEMENTS AS REQUIRED TO MAINTAIN SAFE WORKING CONDITIONS.
- PATCH TILE WHERE DAMAGED DURING DEMOLITION. MATCH EXISTING TILE PATTERN USING TILE T-1 AND T-2.
- PATCH TILE WHERE CASEWORK OR WALLS ARE REMOVED IF APPLICABLE. MATCH EXISTING TILE PATTERN USING TILE T-1 AND T-2.

DEMOLITION LEGEND



LEGEND - KEYNOTES

Key Value	Keynote Text
D1	REMOVE EXISTING WALL CONSTRUCTION
D2	REMOVE EXISTING DOOR AND FRAME
D6	REMOVE TOILET. REMOVE FLUSH VALVE. SALVAGE FOR REINSTALLATION. REMOVE PORTION OF WALL TO ACCESS PLUMBING.
D7	REMOVE URINAL AND SALVAGE FOR REINSTALLATION. REMOVE PORTION OF WALL BEHIND FOR NEW INSTALLATION.
D9	REMOVE EXISTING SINK CONSTRUCTION. REMOVE PORTION OF WALL TO ACCESS PLUMBING.
D10	REMOVE EXISTING CASEWORK CONSTRUCTION.
D11	REMOVE EXISTING TOILET STALL.
D12	REMOVE EXISTING DRINKING FOUNTAIN AND PORTION OF WALL REQUIRED FOR NEW INSTALLATION.
D13	REMOVE EXISTING URINAL SCREEN.
D19	REMOVE AND SALVAGE MIRROR FOR RE-INSTALLATION.

ROELAND PARK CITY HALL ADA
IMPROVEMENTS
ROELAND PARK
4600 W 51ST ST #200
ROELAND PARK, KS 66205

MARK	DATE	DESCRIPTION

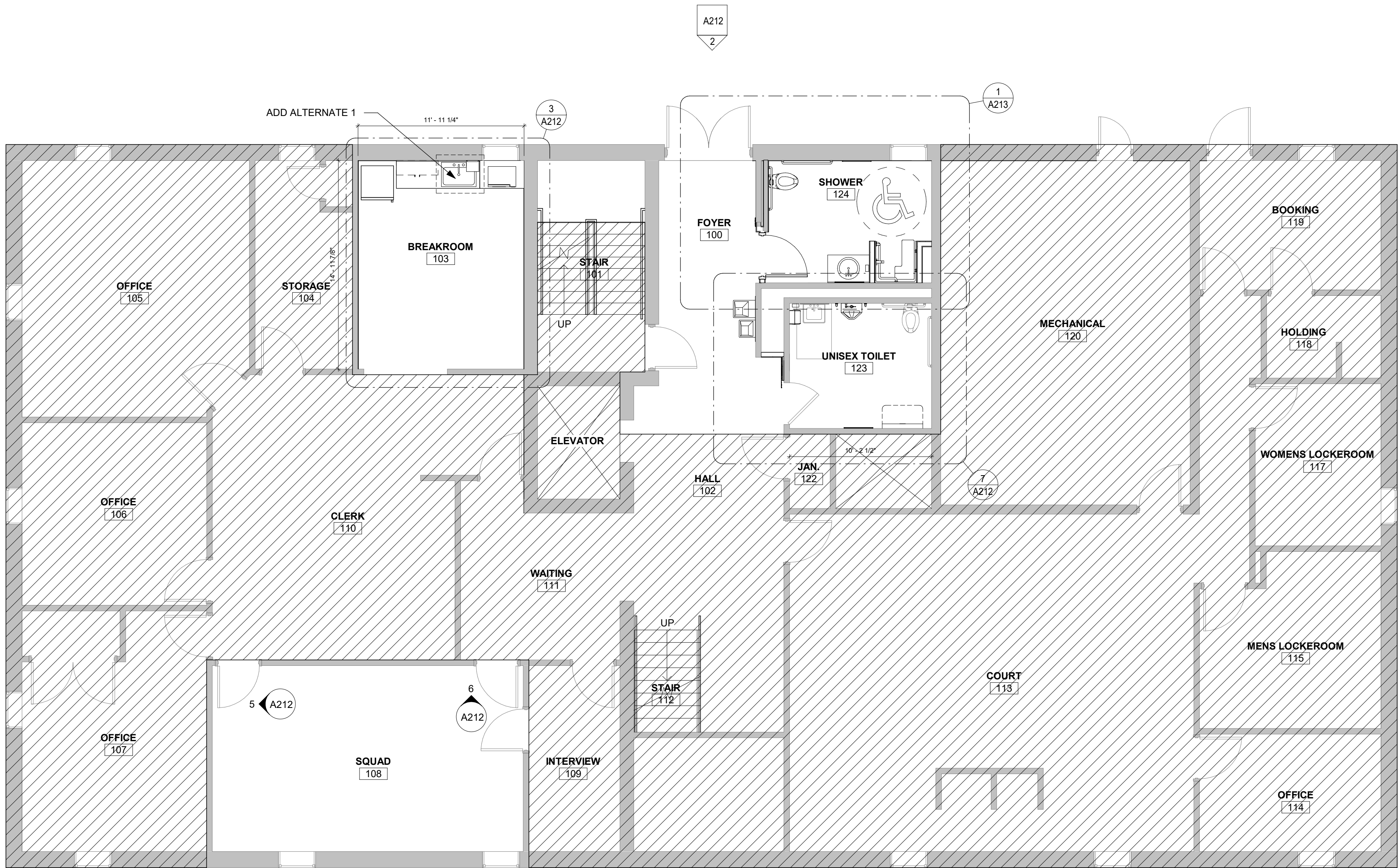
SFS PROJECT NO: 191022-05
ISSUED FOR: 100% CDS
ISSUE DATE: 1/13/2021
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THIRD FLOOR
DEMOLITION
PLAN

AD112



A
B
C
D

1 FLOOR PLAN - LEVEL 1
A111 3/16" = 1'-0"



ALTERNATES

Add Alternate #1 shall include all elements associated with the sink in Breakroom 103. This shall include the base cabinet (re: 9/A212), sink, faucet, all associated plumbing, all associated demolition (cutting of slab, removal of ceiling, removal of finishes, etc.), and replacement of materials and finishes at demolished areas. Reference MEP Narrative for all related work. Base bid shall include base cabinet as shown in detail 13/A212.

GENERAL NOTES - FLOOR PLAN

- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSION PRIOR TO START OF WORK. IN THE EVENT OF DISCREPANCY, NOTIFY ARCHITECT AND OBTAIN RESOLUTION BEFORE PROCEEDING.
- NOTIFY THE ARCHITECT OF ANY AND ALL DISCREPANCIES BETWEEN EXISTING CONDITIONS AND THE CONTRACT DOCUMENTS BEFORE PROCEEDING WITH THAT PORTION OF WORK. FAILURE TO NOTIFY THE ARCHITECT WILL NOT RELIEVE THE CONTRACTOR OF RESPONSIBILITY TO PERFORM THE WORK AS INTENDED BY THE CONTRACT DOCUMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR ALL WORK ARISING FROM SUCH FAILURE TO COORDINATE DISCREPANCIES TO THE SATISFACTION OF THE ARCHITECT.
- WHERE EXISTING CONSTRUCTION AND GRIDS ARE INDICATED, CONTRACTOR SHALL VERIFY EXISTING DIMENSIONED GRIDS PRIOR TO PERFORMING LAYOUT WORK REQUIRED FOR INSTALLATION OF NEW WORK.
- VERIFY EXISTING DIMENSIONS, CONDITIONS AND CLEARANCES PRIOR TO THE SUBMITTAL OF SHOP DRAWINGS.
- ALL SLEEVES, OPENINGS, ETC. FOR CONDUIT, PIPES, DUCTS, ETC. (OUTSIDE OF RATED CHASES) THROUGH FLOOR SLABS AND RATED PARTITIONS ARE TO BE FIRE SEALED IN ACCORDANCE WITH FIRE RATED ASSEMBLY DESIGNS, APPLICABLE CODES AND FIRE MARSHAL'S REQUIREMENTS.
- PROVIDE A MINIMUM OF 3/4" FIRE-RETARDANT TREATED WOOD BLOCKING OR 18 GA. MINIMUM STEEL PLATE BLOCKING AS REQUIRED WITHIN STEEL STUD FRAMED PARTITIONS FOR SECURE AND PROPER ATTACHMENT OF NEW WORK, INCLUDING BUT NOT LIMITED TO AV EQUIPMENT, MILLWORK, VISUAL DISPLAY SURFACES, SIGNAGE, AND FURNISHINGS WHERE INDICATED ON PLANS.
- WHERE WORK OCCURS IN AREAS WITH EXISTING FINISHES TO REMAIN, REFINISH DISTURBED AREAS TO MATCH EXISTING FINISHES AND MATERIALS UNLESS NOTED OR DIRECTED OTHERWISE.
- CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL DIMENSIONS, ELEVATIONS, AND DETAIL SHOWN ON THE DRAWINGS. ANY DISCREPANCIES WHICH WILL PREVENT THE ACCOMPLISHMENT OF INTENT SHOWN ON DRAWINGS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE ARCHITECT. INDICATED CONDITIONS ARE NOT INTENDED AS REPRESENTATIONS OR WARRANTIES OF ACCURACY. IT IS EXPRESSLY UNDERSTOOD THAT THE OWNER WILL NOT BE RESPONSIBLE FOR INTERPRETATIONS OR CONCLUSIONS DRAWN BY THE CONTRACTOR.
- WHERE CONDUIT, PIPES, DUCTS, ETC. ARE INDICATED TO BE INSTALLED IN EXISTING WALLS AND NO FURRING IS SHOWN, THE WALLS SHALL BE NEATLY CHASED, CONDUITS, ETC. INSTALLED, AND WALLS PATCHED TO MATCH EXISTING, IN AREAS OF NEW PARTITIONS WHERE CONDUITS, DUCTS, PIPING, ETC. PASS THROUGH FINISHED SPACES, ROUTE WITHIN PARTITION CONSTRUCTION.
- PROTECT AND PRESERVE ALL EXISTING ITEMS TO REMAIN AND REPAIR AND/OR REPLACE ANY ITEMS DAMAGED DURING THE COURSE OF THE WORK TO THE SATISFACTION AND APPROVAL OF THE ARCHITECT WITHOUT ADDITIONAL COST TO THE OWNER.
- (## ##) INDICATES REFERENCED SPECIFICATIONS FOR PRODUCTS AND MATERIALS SHOWN ON THE DRAWINGS AND SPECIFIED IN THE PROJECT MANUAL.

FLOOR PLAN SYMBOLS

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- ROOM NAME
###
- CENTER LINE
- MATCH LINE
- 101
DOOR INDICATION TAG
- ###
PARTITION TYPE
- X
WINDOW TYPES
- ?
PLAN KEYNOTES
- SPOT ELEVATION
- DRAWING REVISION
- ##
NEW GRID IDENTIFIER
- ##
EXISTING GRID IDENTIFIER

LEGEND - KEYNOTES

Key Value Keynote Text

ROELAND PARK CITY HALL ADA
IMPROVEMENTS
ROELAND PARK
4600 W 51ST ST #200
ROELAND PARK, KS 66205

MARK	DATE	DESCRIPTION

SFS PROJECT NO: 191022-05
ISSUED FOR: 100% CDS
ISSUE DATE: 1/13/2021
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FLOOR PLAN -
LEVEL 1

A111



1 FLOOR PLAN - LEVEL 2
A112/ 3/16" = 1'-0"



GENERAL NOTES - FLOOR PLAN

- DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. VERIFY ALL DIMENSION PRIOR TO START OF WORK. IN THE EVENT OF DISCREPANCY, NOTIFY ARCHITECT AND OBTAIN RESOLUTION BEFORE PROCEEDING.
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- (## ##) INDICATES REFERENCED SPECIFICATIONS FOR PRODUCTS AND MATERIALS SHOWN ON THE DRAWINGS AND SPECIFIED IN THE PROJECT MANUAL.

FLOOR PLAN SYMBOLS

-
- NEW CONSTRUCTION
-
- EXISTING CONSTRUCTION
-
- ROOM NAME AND NUMBER
-
- CENTER LINE
-
- MATCH LINE
-
- 101 DOOR INDICATION TAG
-
- PARTITION TYPE
-
- WINDOW TYPES
-
- PLAN KEYNOTES
-
- SPOT ELEVATION
-
- DRAWING REVISION
-
- NEW GRID IDENTIFIER
-
- EXISTING GRID IDENTIFIER

LEGEND - KEYNOTES

Key Value Keynote Text

ROELAND PARK CITY HALL ADA
IMPROVEMENTS
ROELAND PARK
4600 W 51ST ST #200
ROELAND PARK, KS 66205

MARK	DATE	DESCRIPTION

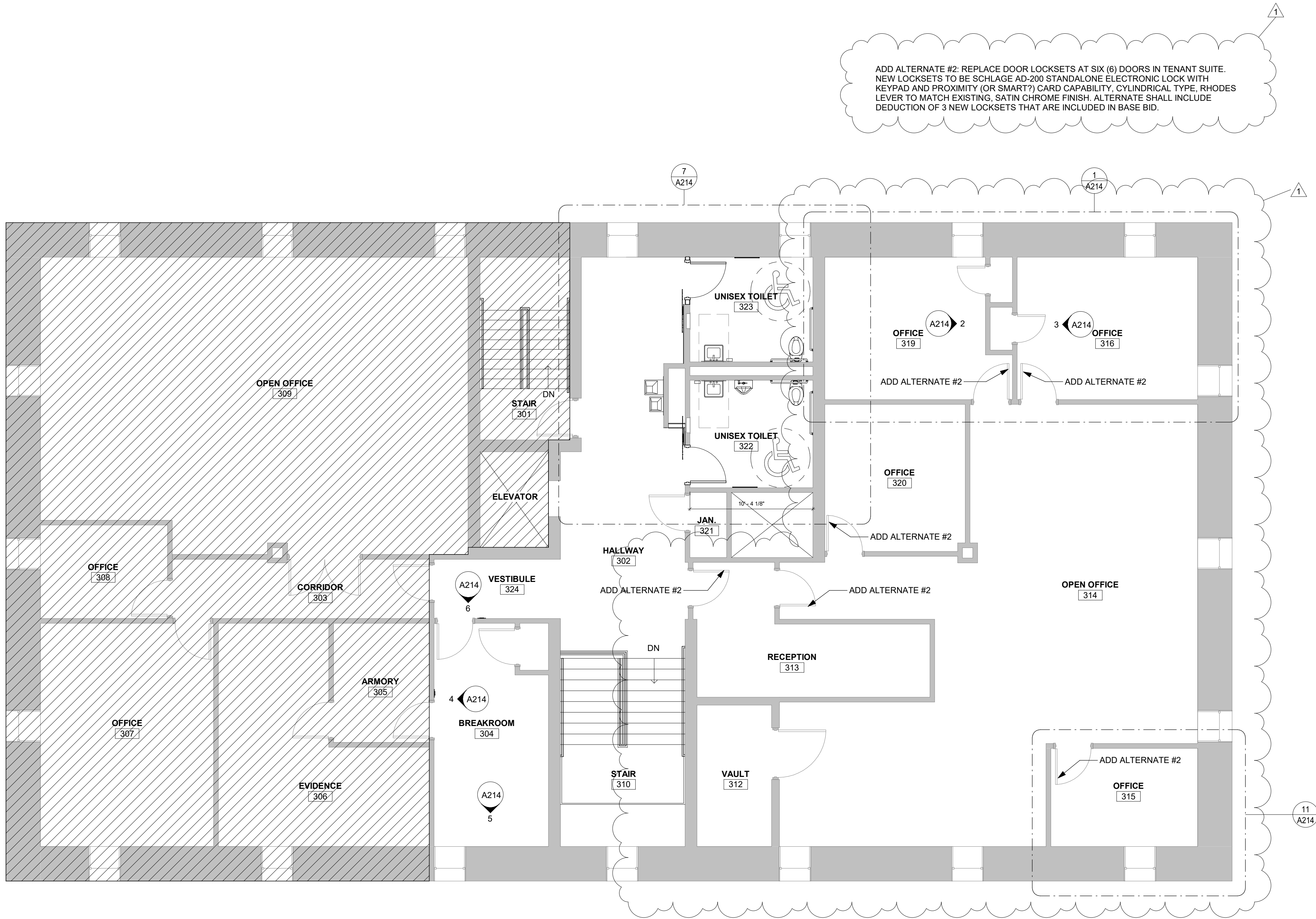
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FLOOR PLAN -
LEVEL 2

A112



1 FLOOR PLAN - LEVEL 3
A113 3/16" = 1'-0"



GENERAL NOTES - FLOOR PLAN

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- ALL SLEEVES, OPENINGS, ETC. FOR CONDUIT, PIPES, DUCTS, ETC. (OUTSIDE OF RATED CHASES) THROUGH FLOOR SLABS AND RATED PARTITIONS ARE TO BE FIRE SEALED IN ACCORDANCE WITH FIRE RATED ASSEMBLY DESIGNS, APPLICABLE CODES AND FIRE MARSHAL'S REQUIREMENTS.
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- (## ##) INDICATES REFERENCED SPECIFICATIONS FOR PRODUCTS AND MATERIALS SHOWN ON THE DRAWINGS AND SPECIFIED IN THE PROJECT MANUAL.

FLOOR PLAN SYMBOLS

- NEW CONSTRUCTION
- EXISTING CONSTRUCTION
- ROOM NAME
###
- CENTER LINE
- MATCH LINE
- 101
DOOR INDICATION TAG
- PARTITION TYPE
- WINDOW TYPES
- PLAN KEYNOTES
- SPOT ELEVATION
- DRAWING REVISION
- NEW GRID IDENTIFIER
- EXISTING GRID IDENTIFIER

LEGEND - KEYNOTES

Key Value Keynote Text

ROELAND PARK CITY HALL ADA
IMPROVEMENTS
ROELAND PARK
4600 W 51ST ST #200
ROELAND PARK, KS 66205

MARK	DATE	DESCRIPTION
1	01-29-21	ADDENDUM NO. 01

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FLOOR PLAN -
LEVEL 3

A113

A

B

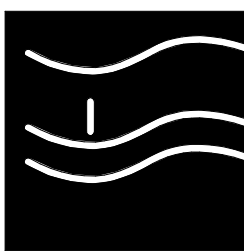
C

D

ROOM FINISH AND MATERIALS LEGEND		
P-1	PAINT COLOR TYPE - 1	099113 & 099123
	PPG PAINTS COLOR: ASHEN 516-4 LOCATION: GENERAL PAINT	
P-2	PAINT COLOR TYPE - 2	099113 & 099123
	PPG PAINTS COLOR: PHANTOM MIST 530-7 LOCATION: TRIM COLOR & DOOR FRAMES	
T-1	TILE TYPE - 1	093000
	CROSSVILLE VISTA AMERICANA COLOR: PALISADES AV184 GROUT: TO MATCH EXISTING SIZES TO MATCH EXISTING PATTERNS. INSTALLATION: INSTALL TO MATCH EXISTING PATTERN	
T-2	TILE TYPE - 2	093000
	CROSSVILLE VISTA AMERICANA COLOR: FOOTHILLS AV182 GROUT: TO MATCH EXISTING SIZES TO MATCH EXISTING PATTERNS. INSTALLATION: INSTALL TO MATCH EXISTING PATTERN	
PL-1	PLASTIC LAMINATE TYPE 1	064116 & 123623
	PLASTIC LAMINATE COUNTERTOP TO MATCH EXISTING PLASTIC LAMINATE COUNTERTOP.	
PL-2	PLASTIC LAMINATE TYPE 2	064116 & 123623
	WOOD LOOK PLASTIC LAMINATE TO MATCH EXISTING WOOD DOORS.	
RTF-1	RESILIENT TILE FLOORING TYPE - 1	096519
	RTF-1 TO MATCH EXISTING	
RB-1	RESILIENT BASE TYPE - 1	096513
	ROPPE PINNACLE PROFILE: 4" COVE BASE COLOR: 110 BROWN	
ACT-1	ACOUSTICAL CEILING TYPE - 1	095123
	ACT-1 TO MATCH EXISTING	
SM-1	SOLID-SURFACE MATERIAL TYPE - 1	123661
	STARON SOLID SURFACE COLOR: SANDED MOCHA SM453 THICKNESS: 1/2" EDGE: EASED	

GENERAL NOTES - FINISH PLAN

1. GENERAL CONTRACTOR TO ENSURE ALL FLOORS AND WALLS ARE PROPERLY PREPARED FOR SPECIFIED FINISH.
2. ALL FLOOR FINISH CHANGES ARE TO PROVIDE PROPER TRANSITION STRIPS, AND FLOOR LEVELING AS REQUIRED.
3. CHANGES IN FLOOR FINISHES SHALL OCCUR AT THE CENTER OF THE DOOR IN THE CLOSED POSITION. AT OPENINGS WHERE NO DOOR IS INDICATED, THE CHANGE IN FLOOR FINISH WILL ALIGN WITH THE OUTSIDE EDGE OF THE OPENING UNLESS OTHERWISE NOTED.
4. ALL CARPET SEAMS ARE TO BE PROPERLY BLENDED, USING MANUFACTURER'S RECOMMENDATIONS.
5. UNLESS OTHERWISE NOTED: ALL WALL INTERIOR PAINT FINISHES SHALL BE A "CLEANABLE/ SCRUBBABLE" EGGSHELL OR MATTE PAINT.
6. UNLESS OTHERWISE NOTED: ALL PAINT SHALL BE COMPLIANT WITH LEED V3 CREDIT 4: LOW EMITTING MATERIALS.
7. UNLESS OTHERWISE NOTED: ALL ADHESIVES AND SEALANTS SHALL BE COMPLIANT WITH LEED V3 CREDIT 4: LOW EMITTING MATERIALS
8. REFER TO INTERIOR ELEVATION DRAWINGS FOR WALLS WITH MULTIPLE FINISHES.
9. PATCH FLOORING TO MATCH EXISTING WHERE WALLS HAVE BEEN REMOVED.
10. PATCH FLOORING TO MATCH EXISTING WHERE CASEWORK HAS BEEN REMOVED.
11. VERIFY P-1, P-2, T-1 & T-2 MATCH EXISTING FINISHES.



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ROELAND PARK CITY HALL ADA
IMPROVEMENTS
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ROELAND PARK, KS 66205

MARK	DATE	DESCRIPTION
1	01-29-21	ADDENDUM NO. 01

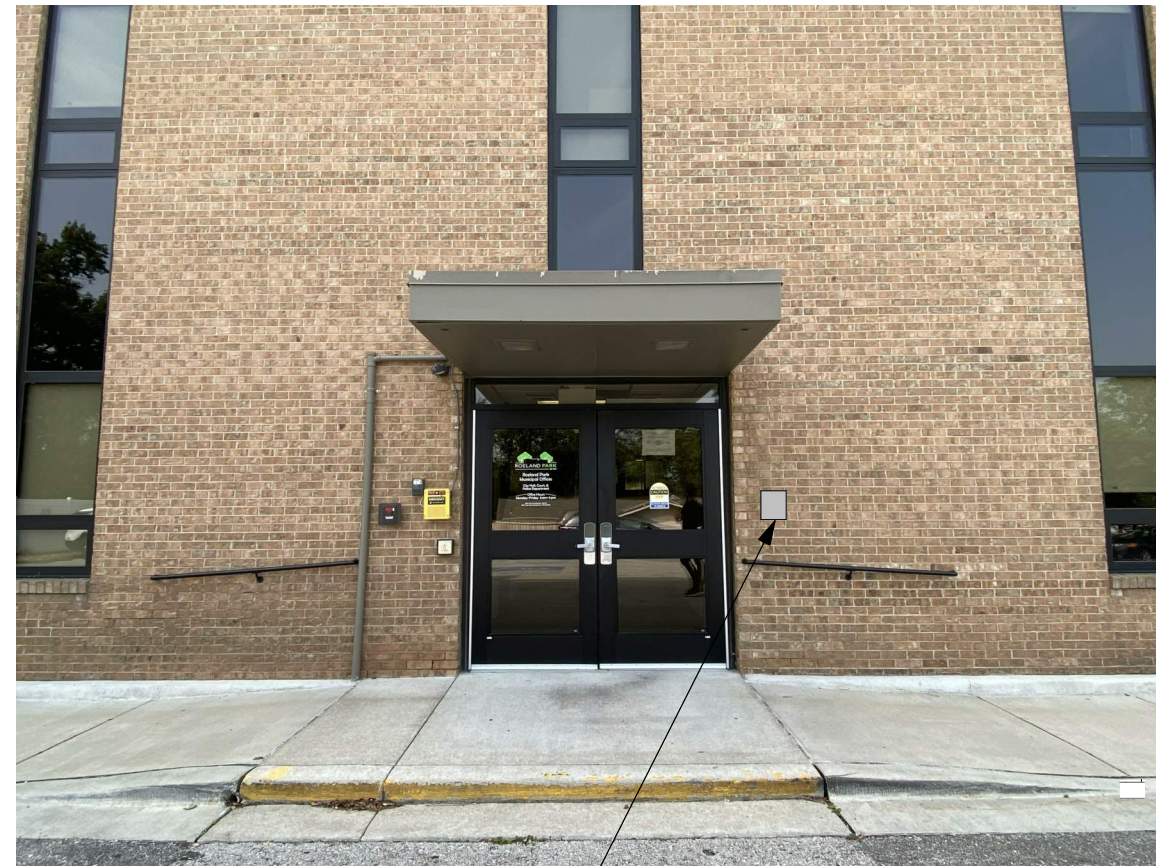
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FINISH LEGEND

A150



SIGN ON WINDOW NOTING ADA ENTRANCE
AT SOUTH ENTRY.

1 South Entrance
A212 1/4" = 1'-0"



SIGN WITH INTERNATIONAL
SYMBOL OF ACCESSIBILITY.
RE: G004 FOR ADA COMPLIANT
LOCATION

2 North Entrance
A212 1/4" = 1'-0"



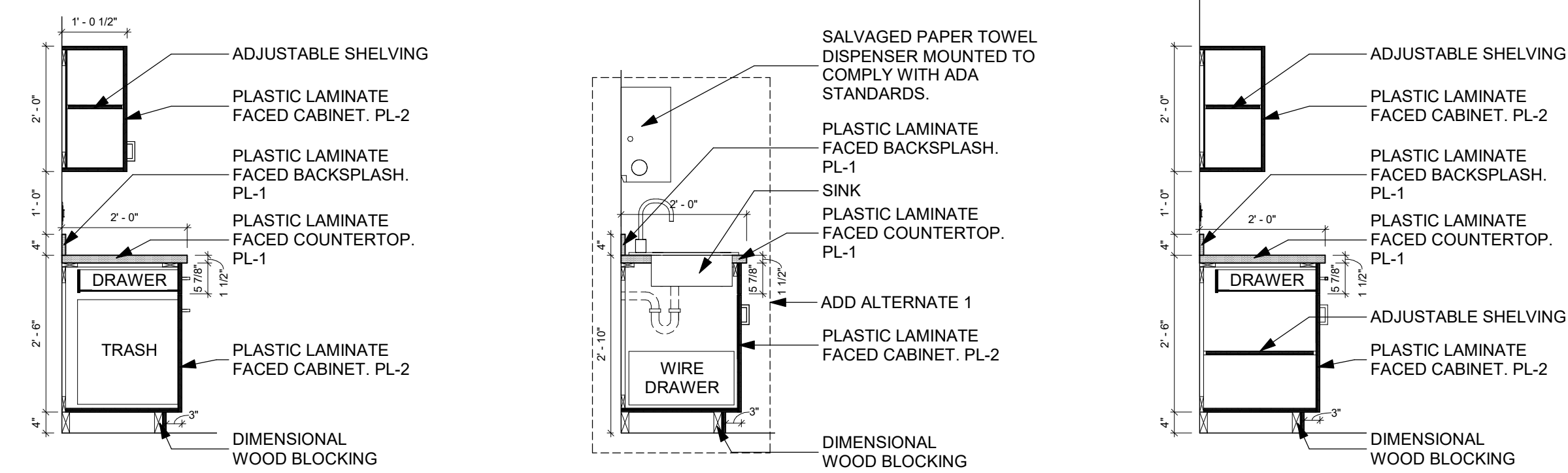
- REMOVE FILE CABINET TO COMPLY WITH ADA SECTION 404.2.4.1

5 Interior Elevation - Squad Room 108 Northwest Door
A212 1/4" = 1'-0"



- REMOVE FILE CABINET TO COMPLY WITH ADA SECTION 403.5.1.

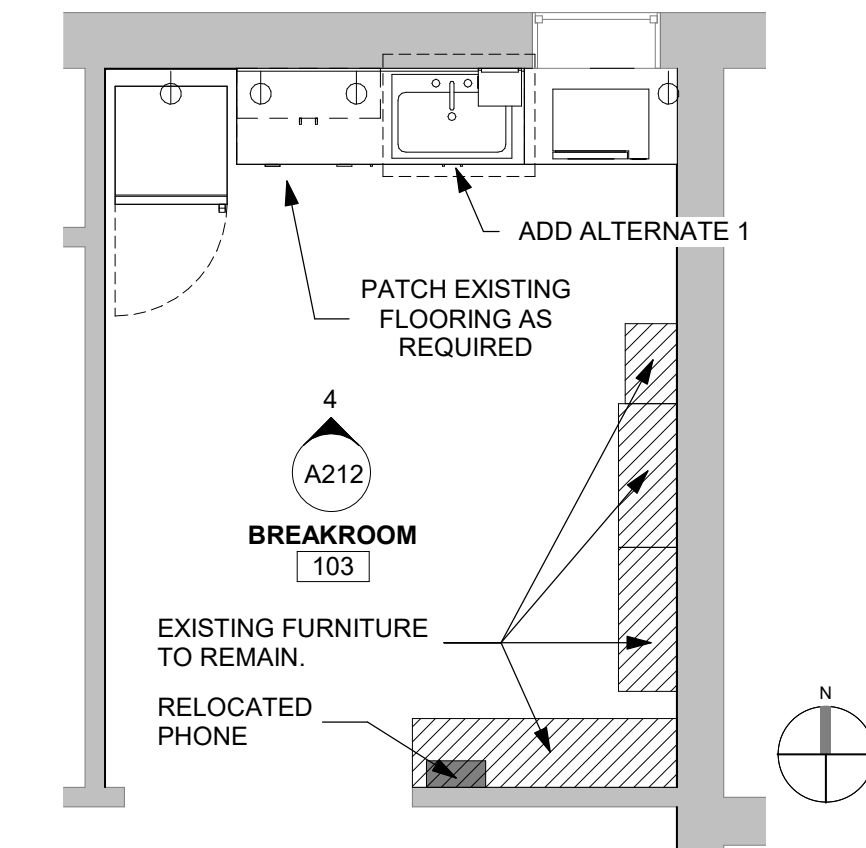
6 Interior Elevation - Squad Room 108 Northeast Door
A212 1/4" = 1'-0"



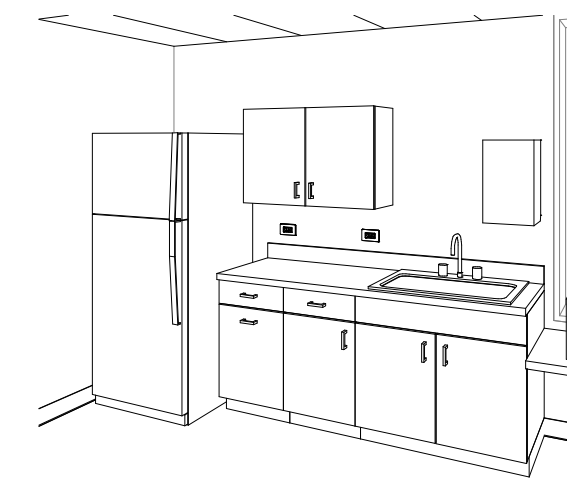
8 CASEWORK SECTION - TRASH UNIT
A212 1/2" = 1'-0"

9 CASEWORK SECTION - SINK
A212 $1/2" = 1'-0"$

13 CASEWORK SECTION
A212 $1/2" = 1'-0"$

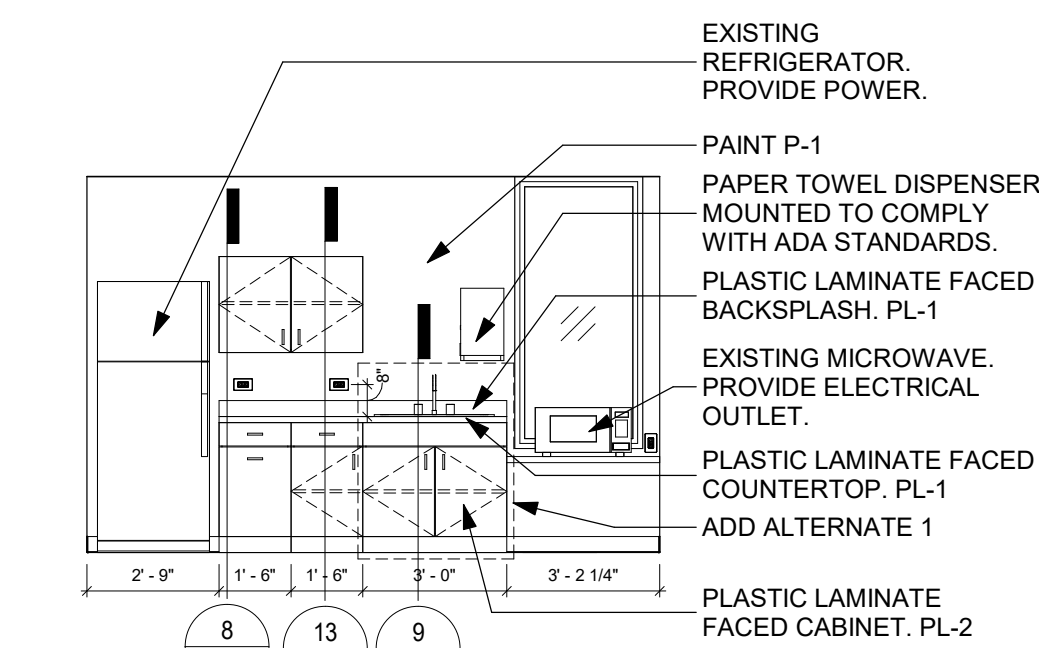


3 ENLARGED FLOOR PLAN - Police Break Room
212 1/4" = 1'-0"

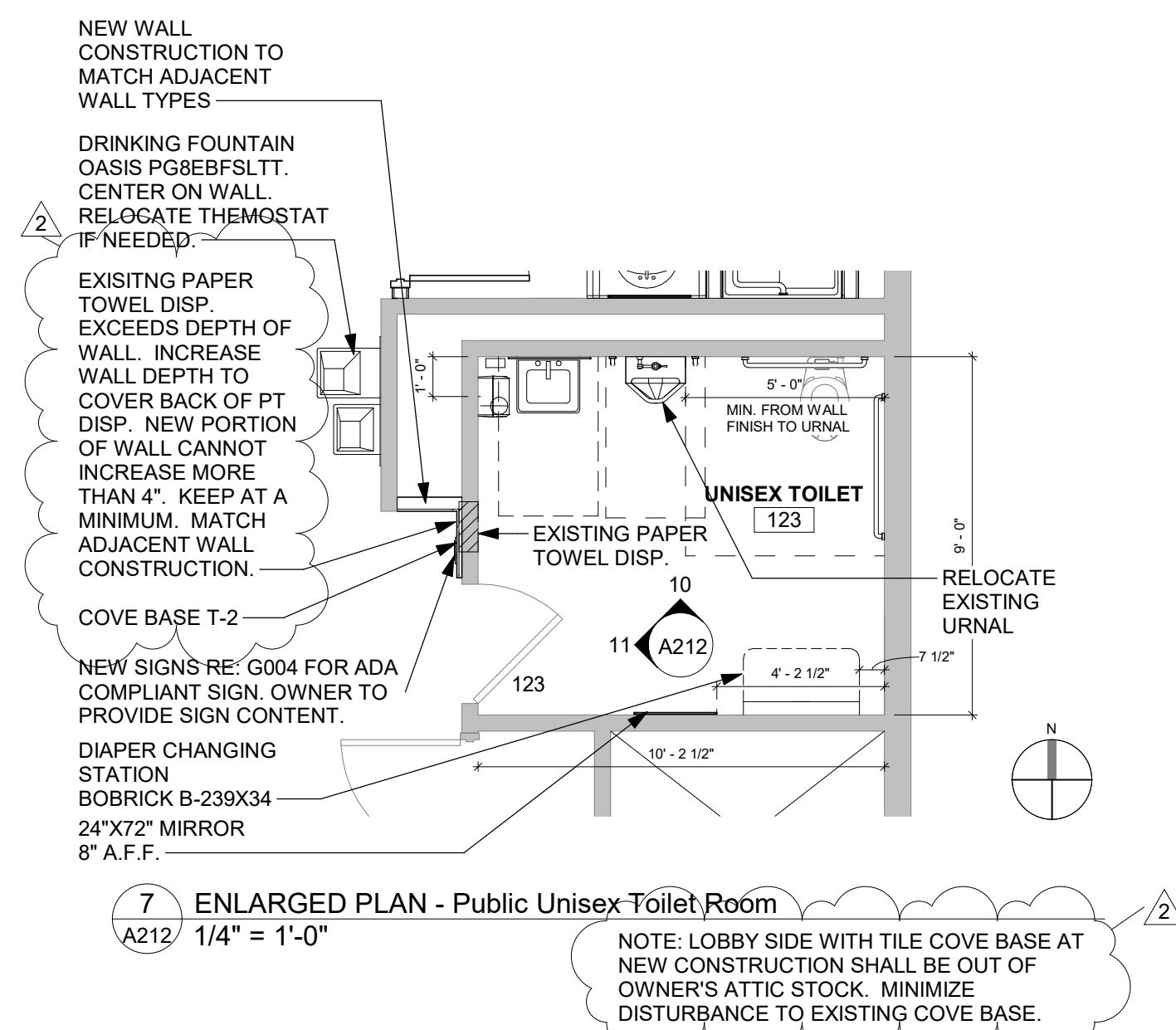


12 3D VIEW - BREAK ROOM
A212

Add Alternate #1 shall include all elements associated with the sink in Breakroom 103. This shall include the base cabinet (re: 9/A212), sink, faucet, all associated plumbing, all associated demolition (cutting of slab, removal of ceiling, removal of finishes, etc.), and replacement of materials and finishes at demolished areas. Reference MEP Narrative for all related work. Base bid shall include base cabinet as shown in detail 13/A212.

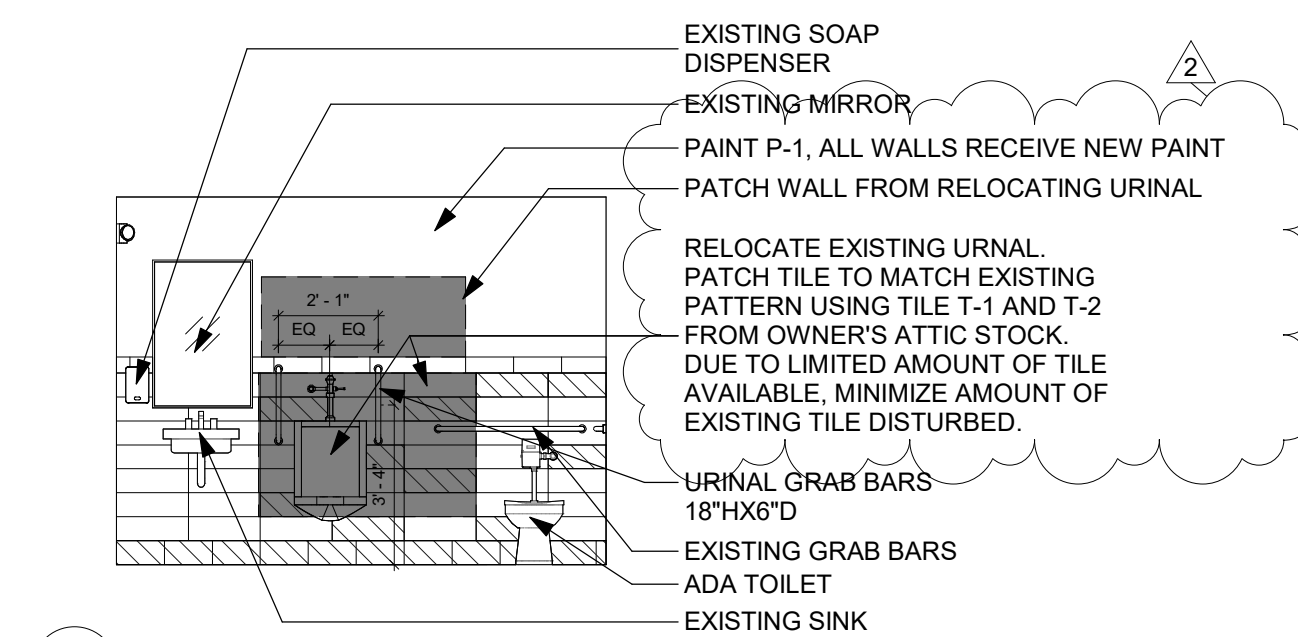


4 NORTH ELEVATION
A212 1/4" = 1'-0"

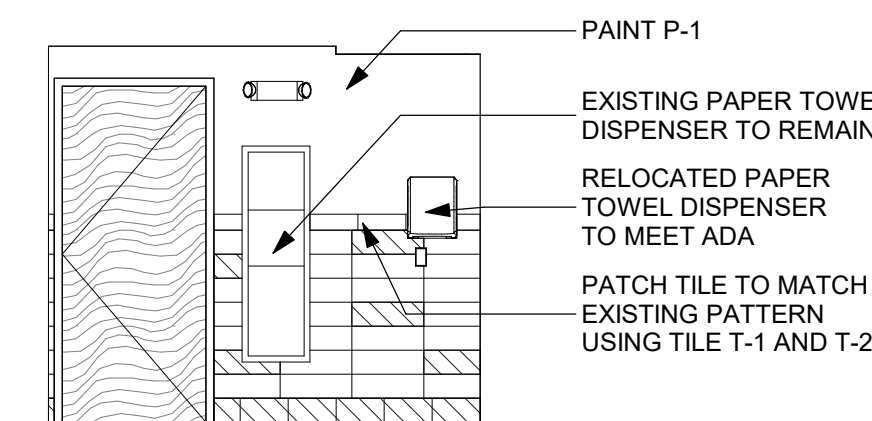


7 ENLARGED PLAN - Public Unisex Toilet Room
A212 1/4" = 1'-0" NOTE: LOBBY SIGNAGE

NOTE: LOBBY SIDE WITH TILE COVE BASE
NEW CONSTRUCTION SHALL BE OUT OF
OWNER'S ATTIC STOCK. MINIMIZE
DISTURBANCE TO EXISTING COVE BASE.



10 ELEVATION - North Wall
A212 1/4" = 1'-0"



11 ELEVATION - West Wall
A212 1/4" = 1'-0"



ROELAND PARK CITY HALL ADA IMPROVEMENTS

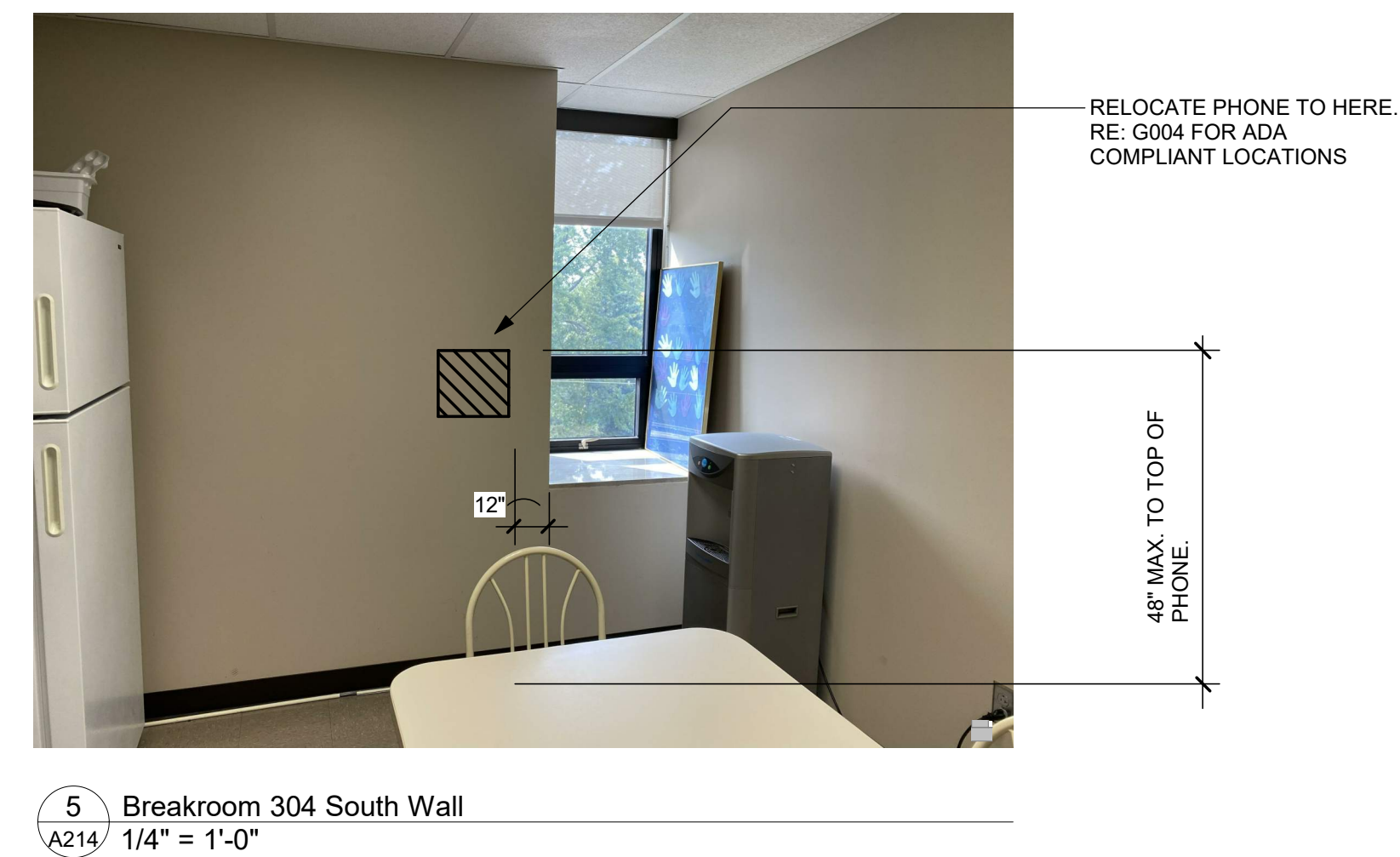
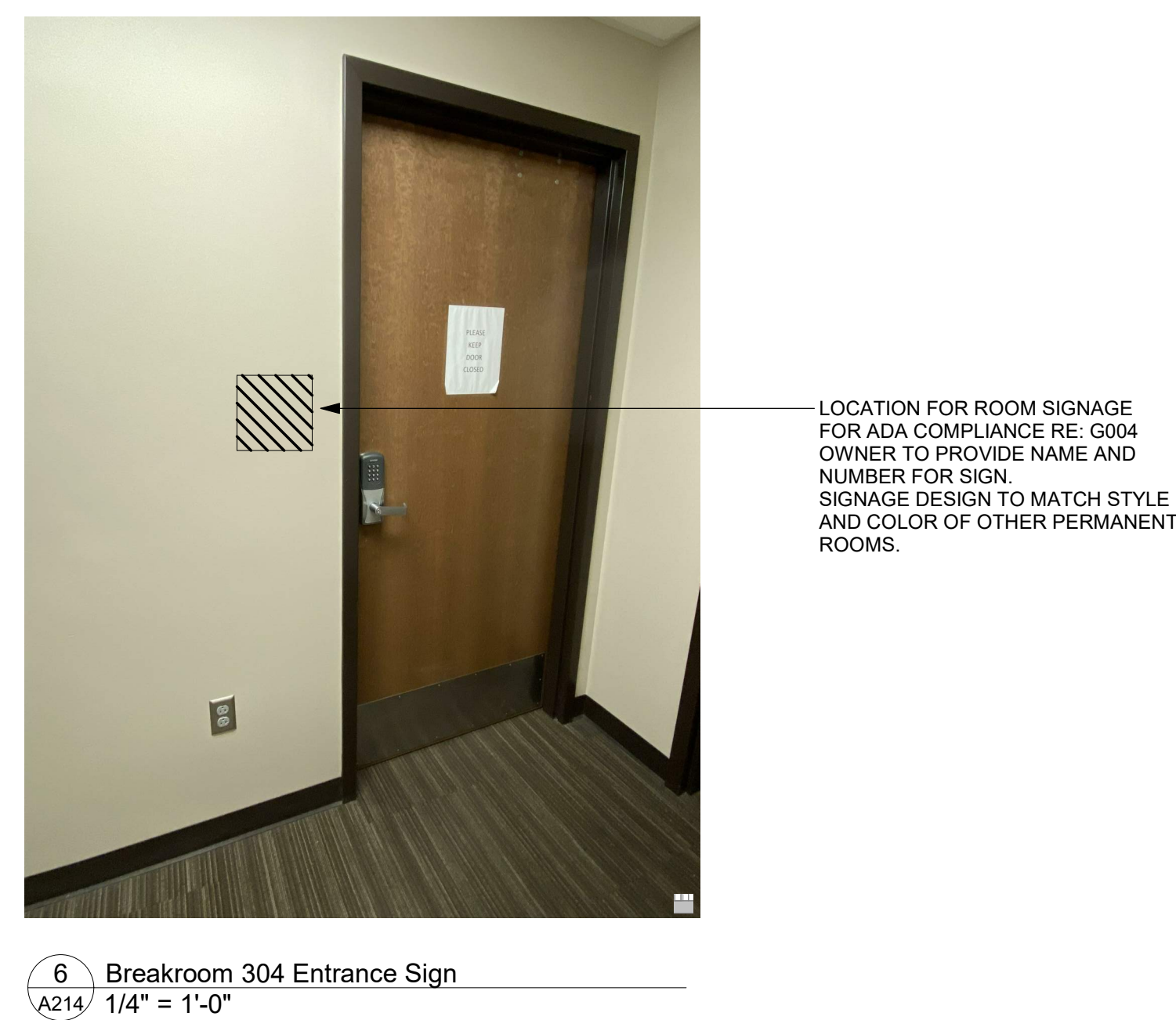
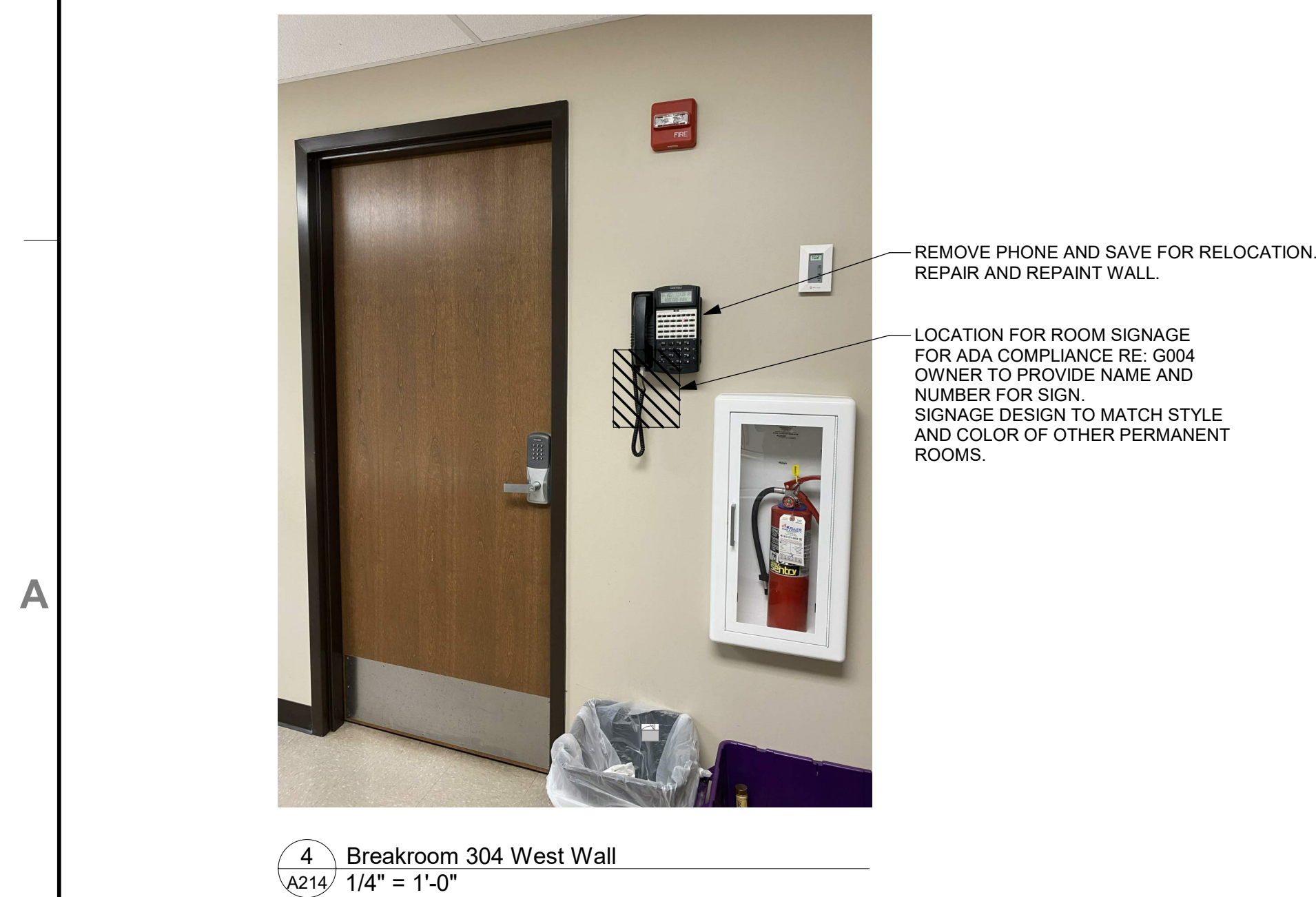
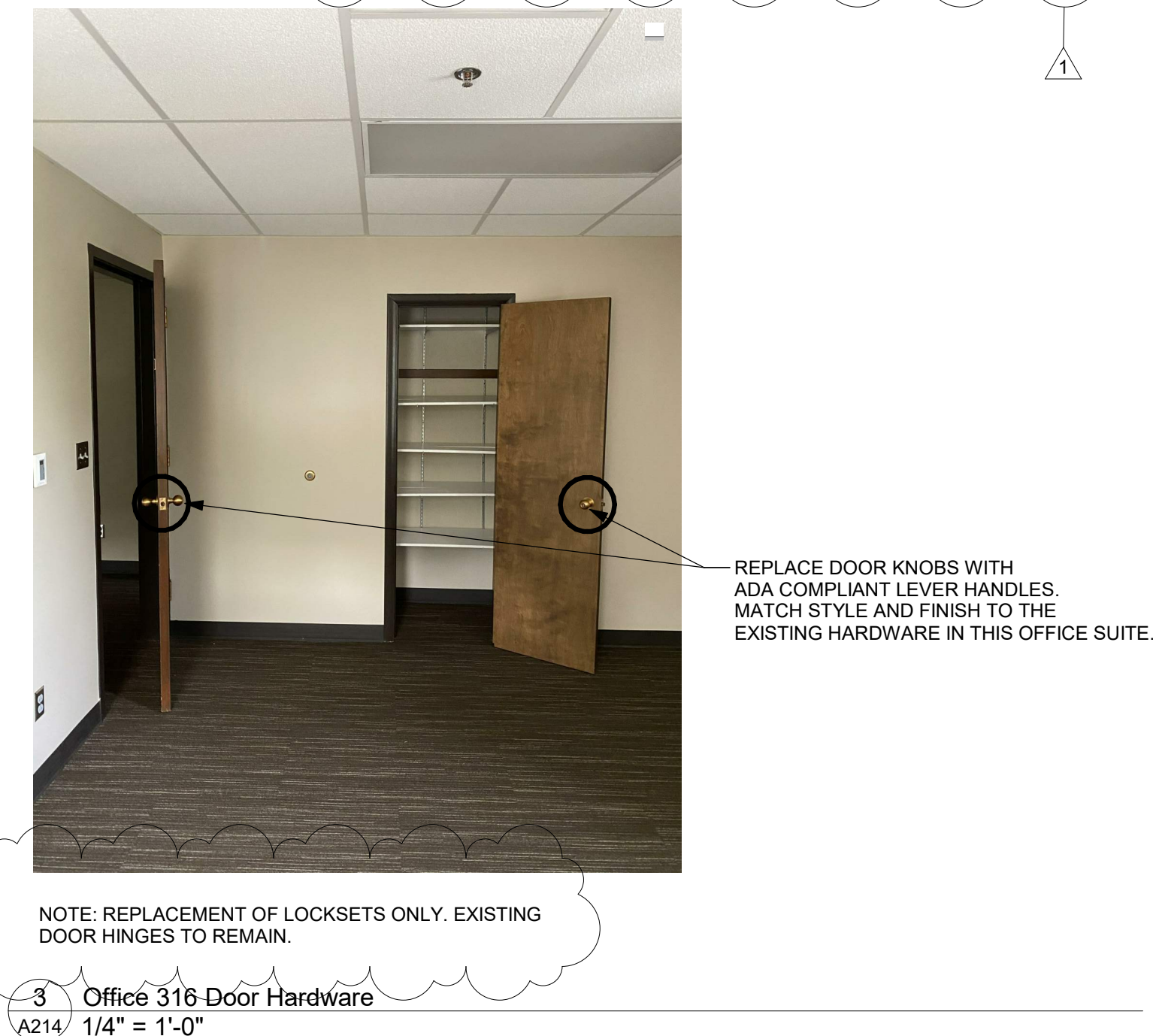
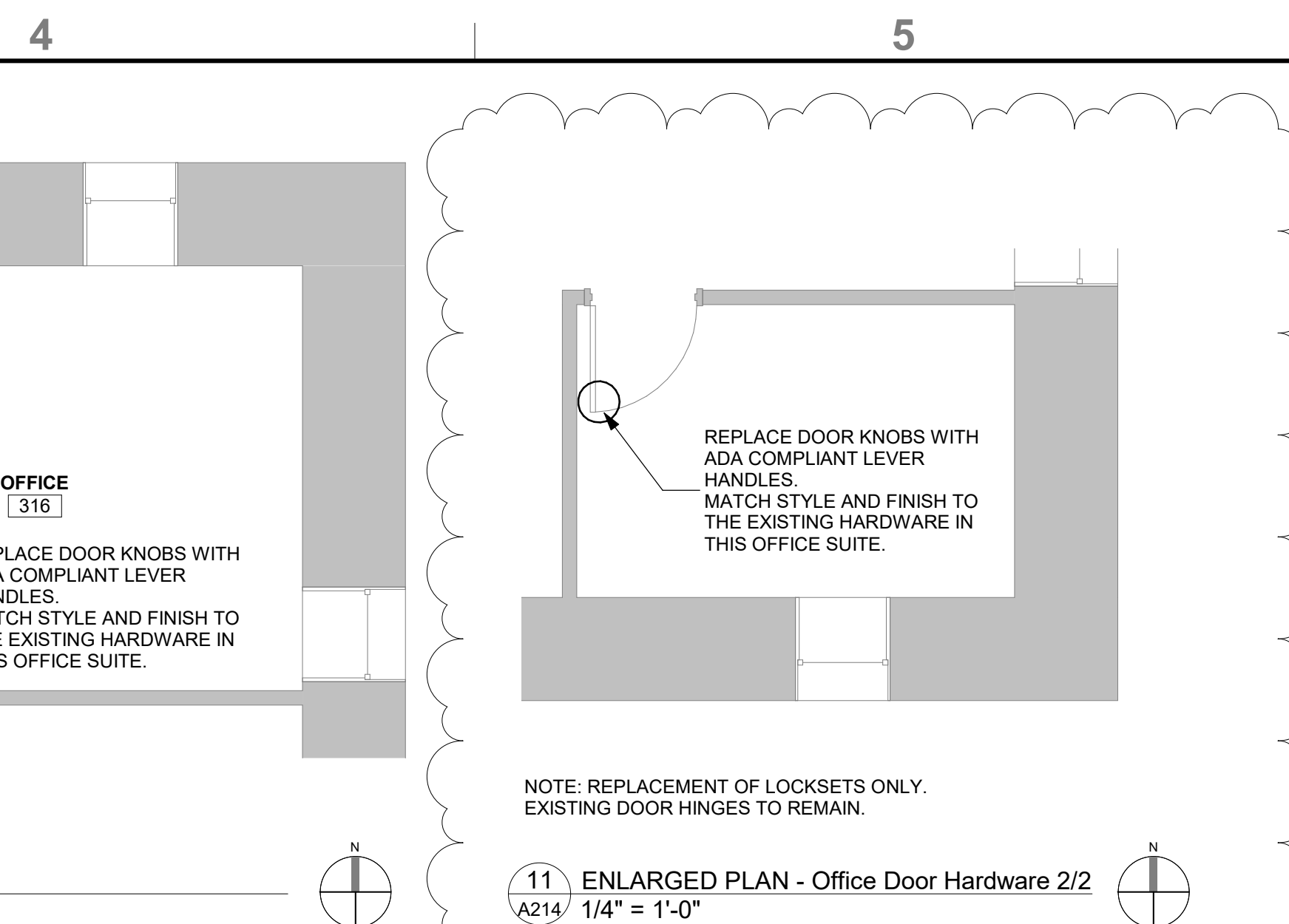
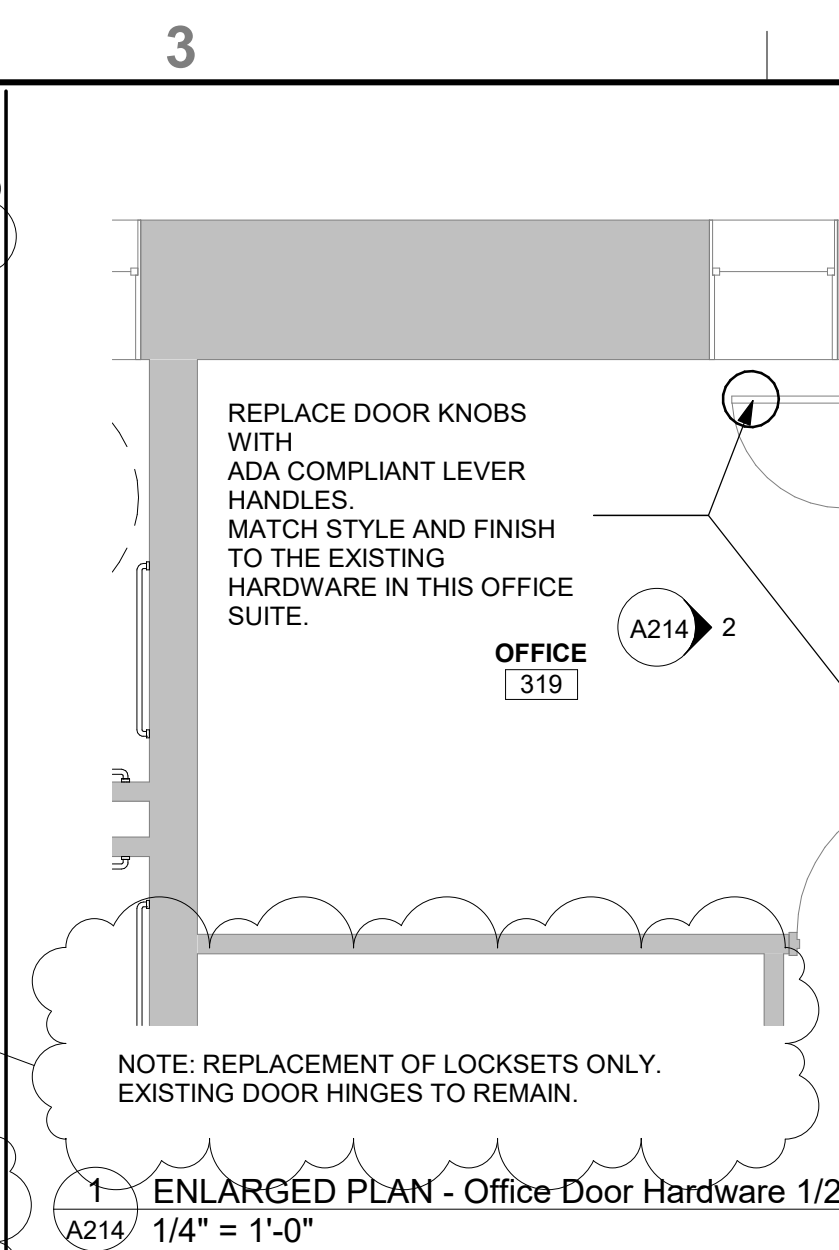
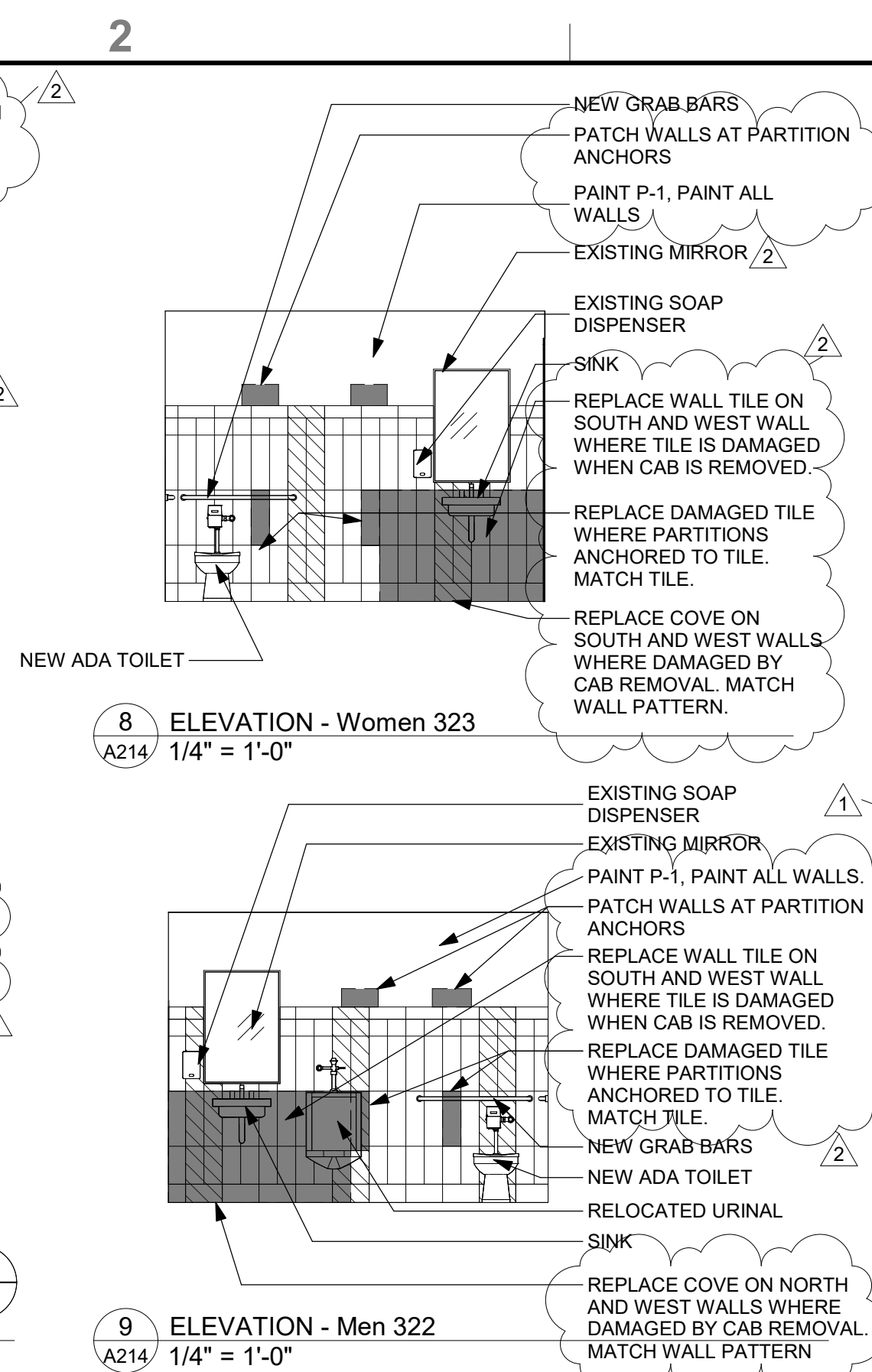
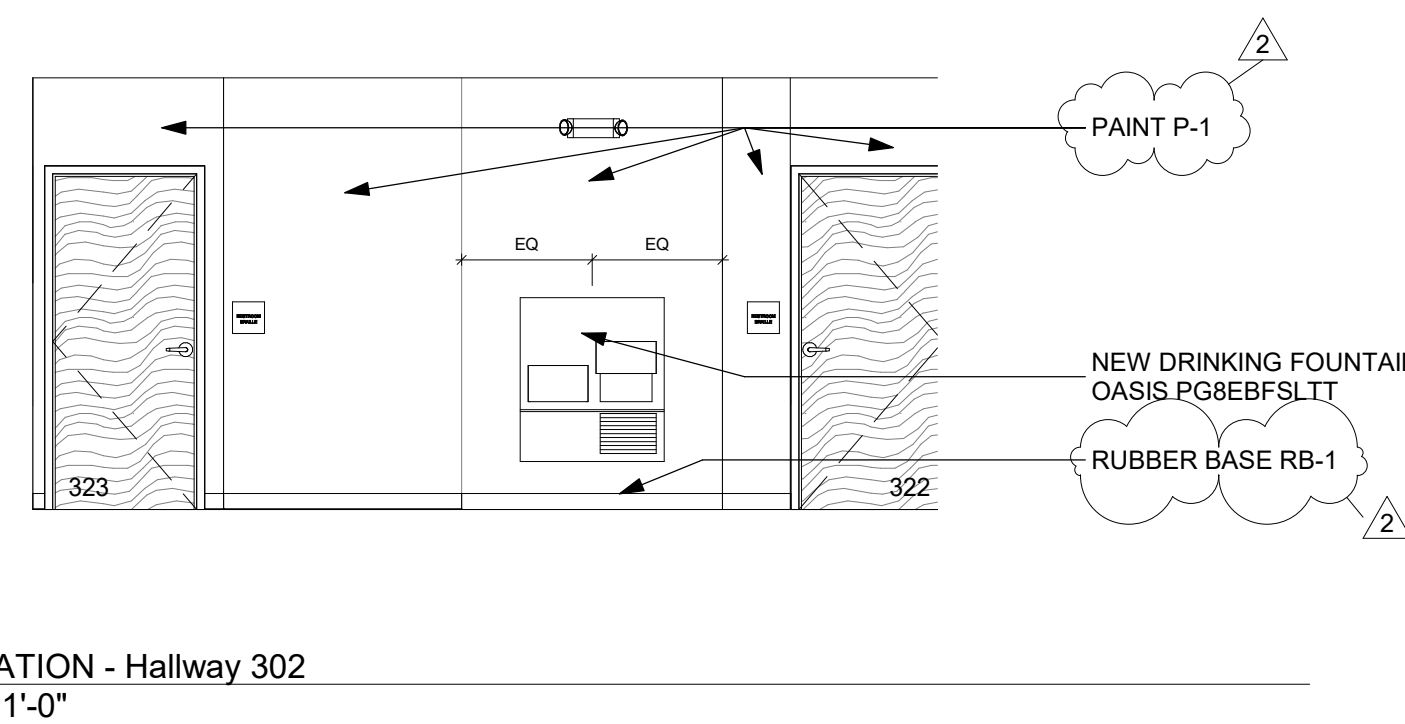
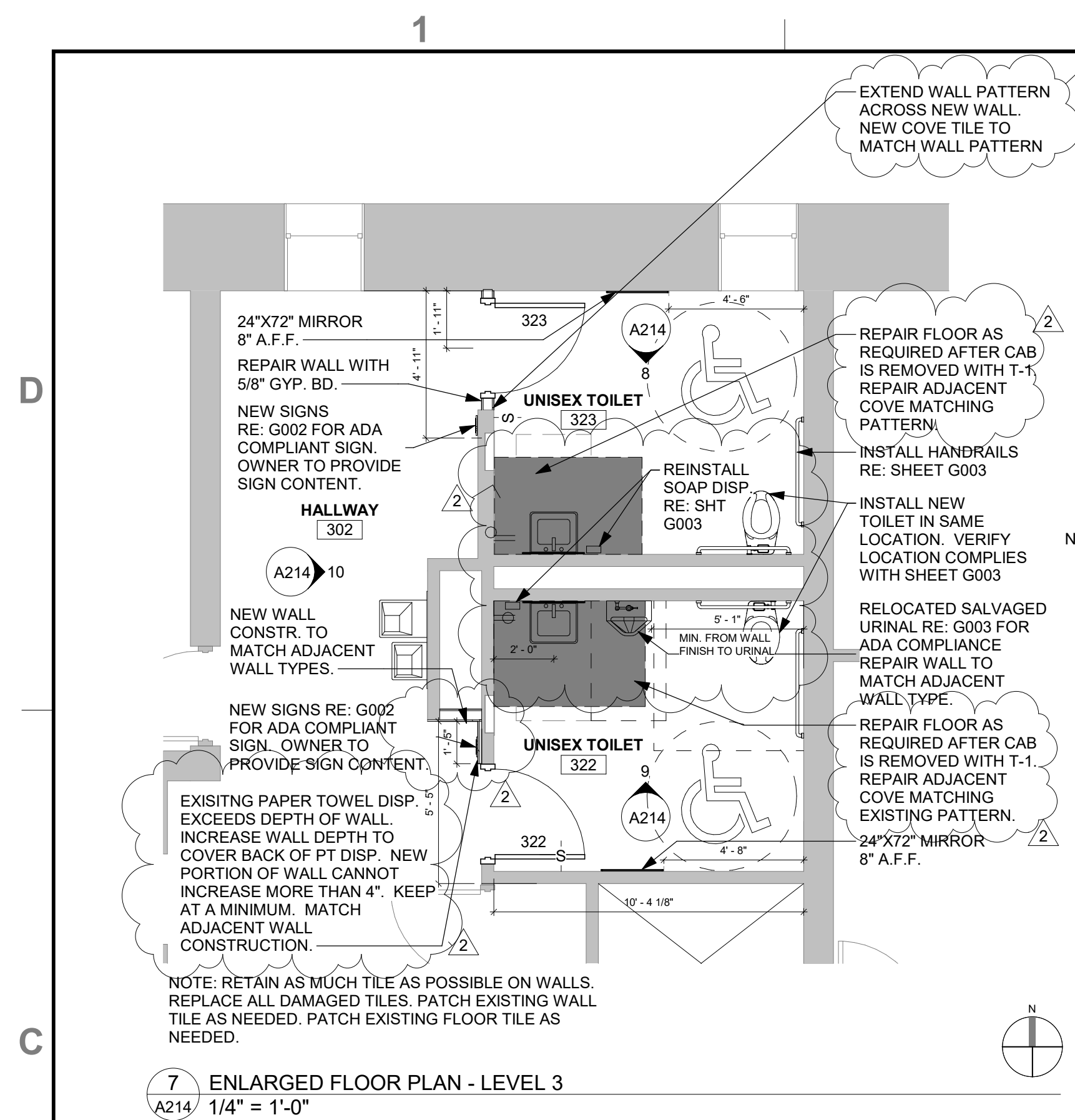
ROELAND PARK
4600 W 51ST ST #200
ROELAND PARK, KS 66205

[illegible]

SFS PROJECT NO: 191022-05
ISSUED FOR: 100% CD'S
ISSUE DATE: 1/13/2021
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INTERIOR ELEVATIONS AND PHOTOS - 1ST FLOOR

A212

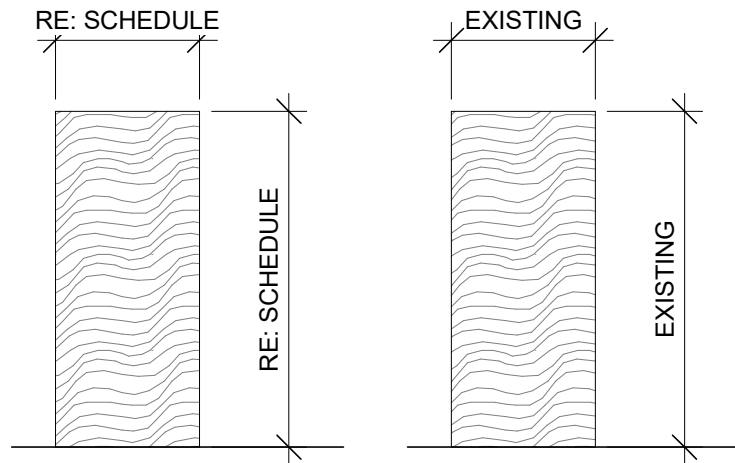


D

GENERAL NOTES - DOOR SCHEDULE

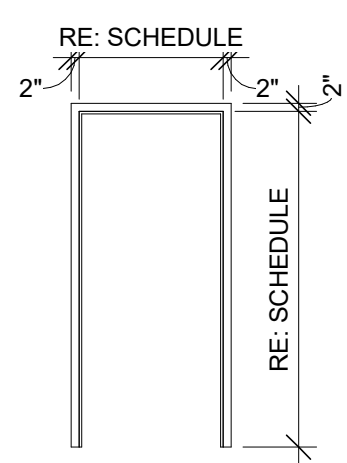
1. GALVANIZED DOOR AND FRAME, (081113) PRIME AND PAINT, (099113)
2. DOOR FRAMES TO BE PAINTED P-2 TO MATCH EXISTING.
3. WOOD DOORS TO MATCH EXISTING BUILDING STANDARD.

2



TYPE A

TYPE B



TYPE 1

TYPES - DOORS
1/4" = 1'-0"

TYPES - FRAMES
1/4" = 1'-0"

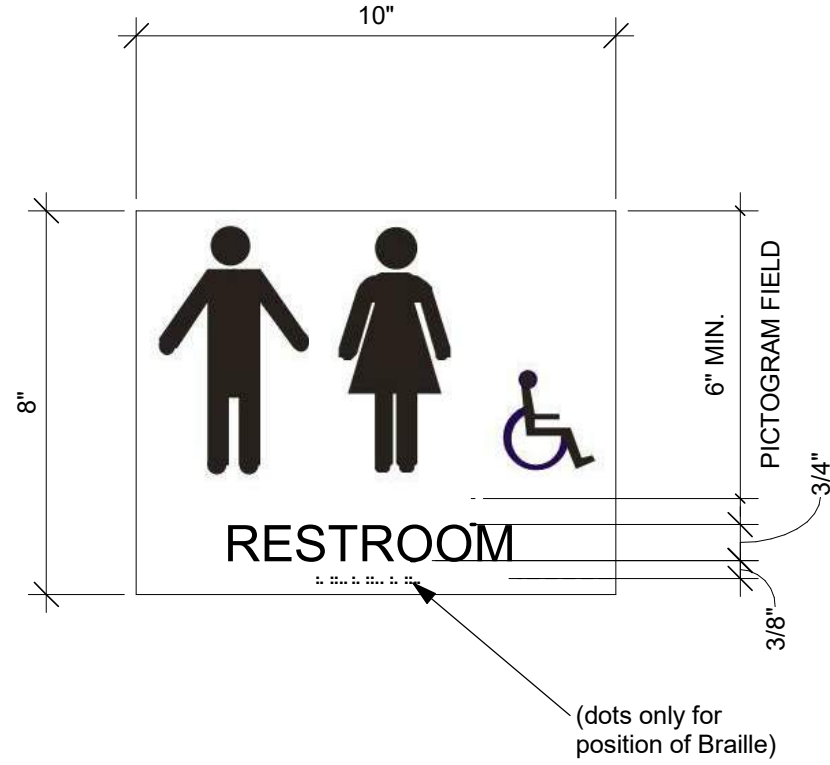
DOOR & FRAME SCHEDULE

DOOR NUMBER	DOOR					FRAME		FIRE RATING	STC RATING	HARDWARE	REFERENCED GENERAL NOTES
	TYPE	MATERIAL	WIDTH	HEIGHT	THICKNESS	MATERIAL	TYPE				
123	B		3' - 0"	7' - 0"	1 3/4"					NOTE 1	
124	A	WD.	3' - 0"	7' - 0"	1 3/4"	H.M.	1			NOTE 2	DOOR FRAME TO MATCH WALL THICKNESS
322	A	WD.	3' - 0"	7' - 0"	1 3/4"	H.M.	1			NOTE 2	DOOR FRAME TO MATCH WALL THICKNESS
323	A	WD.	3' - 0"	7' - 0"	1 3/4"	H.M.	1			NOTE 2	DOOR FRAME TO MATCH WALL THICKNESS
326	A	WD.	3' - 0"	7' - 0"	1 3/4"	H.M.					

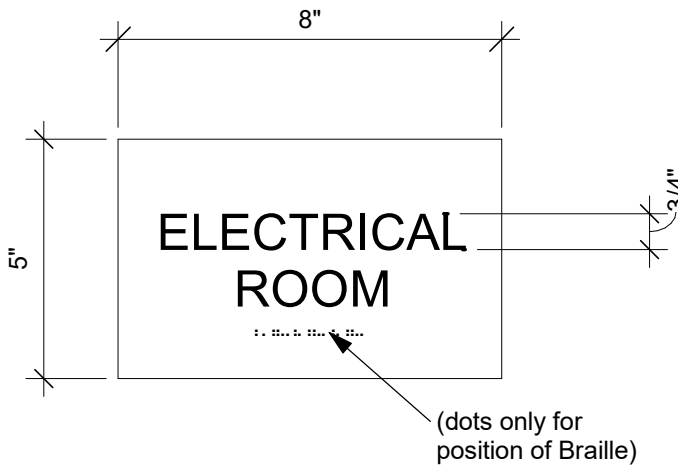
- NOTES:
1. ADD OCCUPANCY INDICATOR TO EXISTING DOOR, SCHLAGE B571
 2. NEW HARDWARE
 - A. LOCKSET BASIS-OF-DESIGN: SCHLAGE L9444, L283-722 TRIM, LEVER STYLE AND FINISH TO MATCH EXISTING.
 - B. CLOSURE BASIS-OF-DESIGN: CORBIN RUSSWIN HARDWARE (RU) DC600 SERIES. FINISH TO MATCH EXISTING.
 - C. HINGES: 3 PER DOOR, MATCH EXISTING IN STYLE AND FINISH
 - D. KICK PLATES TO MATCH EXISTING IN FINISH AND STYLE

2

B



SIGN TYPE 1



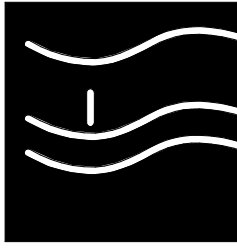
SIGN TYPE 2

TYPES - SIGNAGE
3" = 1'-0"

SIGNAGE SCHEDULE

ROOM NO.	SIGN TYPE	TYPE DESCRIPTION	SIGN MESSAGE	Sign Message 2	MOUNTING LOCATION	ROOM NAME	COMMENTS
322	1	ADA ROOM ID; RAISED LETTERS; GRADE 2 BRAILLE; WITHOUT SYMBOLS	RESTROOM	BRAILLE	WALL	UNISEX TOILET	
323	2	ADA ROOM ID; RAISED LETTERS; GRADE 2 BRAILLE; WITHOUT SYMBOLS	RESTROOM	BRAILLE	WALL	UNISEX TOILET	
123	1	ADA ROOM ID; RAISED LETTERS; GRADE 2 BRAILLE; WITHOUT SYMBOLS	RESTROOM	BRAILLE	WALL	UNISEX TOILET	
123	2	ADA ROOM ID; RAISED LETTERS; GRADE 2 BRAILLE; WITHOUT SYMBOLS	DIAPER CHANGING STATION AND URINAL WITH GRAB BARS	BRAILLE	WALL	UNISEX TOILET	
124	2	ADA ROOM ID; RAISED LETTERS; GRADE 2 BRAILLE; WITHOUT SYMBOLS	POLICE TOILET	BRAILLE	WALL	SHOWER	
221	2	ADA ROOM ID; RAISED LETTERS; GRADE 2 BRAILLE; WITHOUT SYMBOLS	DIAPER CHANGING STATION AND URINAL WITH GRAB BARS LOCATED ON 1ST FLOOR	BRAILLE	WALL	MEN	
222	2	ADA ROOM ID; RAISED LETTERS; GRADE 2 BRAILLE; WITHOUT SYMBOLS	DIAPER CHANGING STATION AND URINAL WITH GRAB BARS LOCATED ON 1ST FLOOR	BRAILLE	WALL	WOMEN	
322	2	ADA ROOM ID; RAISED LETTERS; GRADE 2 BRAILLE; WITHOUT SYMBOLS	DIAPER CHANGING STATION AND URINAL WITH GRAB BARS LOCATED ON 1ST FLOOR	BRAILLE	WALL	UNISEX TOILET	
323	2	ADA ROOM ID; RAISED LETTERS; GRADE 2 BRAILLE; WITHOUT SYMBOLS	DIAPER CHANGING STATION AND URINAL WITH GRAB BARS LOCATED ON 1ST FLOOR	BRAILLE	WALL	UNISEX TOILET	
304	2	ADA ROOM ID; RAISED LETTERS; GRADE 2 BRAILLE; WITHOUT SYMBOLS	KITCHEN	BRAILLE	WALL	BREAKROOM	
305	2	ADA ROOM ID; RAISED LETTERS; GRADE 2 BRAILLE; WITHOUT SYMBOLS	ARMORY	BRAILLE	WALL	ARMORY	

A



sfs architecture
2100 Central St., Suite 31, Kansas City, MO 64108
(816) 774-1397 (816) 421-8824 www.sfsarch.com



ROELAND PARK CITY HALL ADA
IMPROVEMENTS
ROELAND PARK
4600 W 51ST ST #200
ROELAND PARK, KS 66205

MARK	DATE	DESCRIPTION
2	02-01-21	ADDENDUM NO. 02

SFS PROJECT NO: 191022-05
ISSUED FOR: 100% CDS
ISSUE DATE: 1/13/2021
© 2020 SFS ARCHITECTURE
DOOR TYPES
AND SIGNAGE

A601

Project:

Roeland Park City Hall ADA Improvements

City Hall Building

4600 W. 51st Street

Roeland Park, KS 66205

SFS Project Number: 191022-05

PROJECT MANUAL

100% CONSTRUCTION DOCUMENTS

January 13th, 2021



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002113 INSTRUCTIONS TO BIDDERS
004100 BID FORM

MECHANICAL, ELECTRICAL, PLUMBING NARRATIVE
PLUMBING FIXTURE CUT SHEETS

SECTION 00 2113
INSTRUCTIONS TO BIDDERS

SUMMARY

1.01 DOCUMENT INCLUDES

- A. Invitation
 - 1. Bid Submission
 - 2. Intent
 - 3. Work Identified in Contract Documents
 - 4. Contract Time
- B. Bid Documents and Contract Documents
 - 1. Definitions
 - 2. Contract Documents Identification
 - 3. Availability
 - 4. Examination
 - 5. Inquiries/Addenda
 - 6. Product/Assembly/System Substitutions
- C. Site Assessment
 - 1. Pre-Bid Conference
 - 2. Site Examination
- D. Qualifications
 - 1. Qualifications
 - 2. Subcontractors/Suppliers/Others
- E. Bid Submission
 - 1. Submission Procedure
 - 2. Bid Ineligibility
- F. Bid Enclosures/Requirements
 - 1. Insurance
 - 2. Bid Form Requirements
 - 3. Fee for Changes in the Work
 - 4. Bid Form Signature
- G. Offer Acceptance/Rejection
 - 1. Duration of Offer
 - 2. Acceptance of Offer

INVITATION

2.01 BID SUBMISSION

- A. Bids signed and under seal, executed, and dated will be received electronically via email to the Roeland Park City Clerk, Kelley Nielsen at knielsen@roelandpark.org. Email subject line shall read **"Quote for City Hall ADA Improvements."** Bid email shall be received before 2:00 p.m. local Standard time on the **4th day of February, 2021**.
- B. Offers submitted after the above time may be ineligible and returned to the bidder.
- C. Amendments to the submitted offer will be permitted if received via email prior to bid closing and if endorsed by the same party or parties who signed and sealed the offer.

2.02 INTENT

- A. The intent of this Bid request is to obtain an offer to perform work to complete ADA Improvements at the City Hall building located at 4600 W 51st Street, Roeland Park, Kansas, 66205. Improvements will include restroom and breakroom modifications, door hardware upgrades and signage modifications, in accordance with the Contract Documents.

2.03 WORK IDENTIFIED IN THE CONTRACT DOCUMENTS

- A. Work of this proposed Contract comprises remodeling, renovation, and demolition, including general construction, plumbing, and electrical Work.

2.04 CONTRACT TIME

- A. Identify Contract Time in the Bid Form. The completion date in the Agreement shall be the Contract Time added to the commencement date.

BID DOCUMENTS AND CONTRACT DOCUMENTS**3.01 DEFINITIONS**

- A. Bid Documents: Contract Documents supplemented with Invitation To Bid, Instructions to Bidders, Bid Form and Appendices identified.
- B. Contract Documents: The Contract Documents are enumerated in the Agreement between the Owner and Contractor and consist of the Agreement, conditions of the Contract (General, Supplementary and other conditions), Drawings, Specifications, Addenda issued prior to execution of the Contract, other documents listed in the agreement, and Modifications issued after the execution of the Contract. Unless specifically enumerated in the Agreement, the Contract Documents do not include the advertisement or invitation to bid, Instructions to Bidders, sample forms, other information furnished by the Owner in anticipation of receiving bids or proposals, the Contractor's bid or proposal, or portions of Addenda relating to bidding or proposal requirements.
- C. Bid, Offer, or Bidding: Act of submitting an offer under seal.
- D. Bid Amount: Monetary sum identified by the Bidder in the Bid Form.

3.02 CONTRACT DOCUMENTS IDENTIFICATION

- A. The Contract Documents are identified as Project Number 191022-05, as prepared by SFS Architecture, and with contents as identified in the Drawings and associated MEP Narrative.
- B. MEP Scope is defined by narrative only. MEP engineering will be the responsibility of the contractor.

3.03 AVAILABILITY

- A. Bid Documents may be obtained via the City's website at www.roelandpark.net or through My Smart Plans via this link <http://msptransfers.com/sfs/rpcityhallada/>
- B. Bid Documents are made available only for the purpose of obtaining offers for this project. Their use does not grant a license for other purposes.

3.04 EXAMINATION

- A. Upon receipt of Bid Documents verify that documents are complete. Notify Architect should the documents be incomplete.
- B. Immediately notify Architect upon finding discrepancies or omissions in the Bid Documents.

3.05 INQUIRIES/ADDENDA

- A. Direct questions to Kelly Stindt, SFS Architecture, email; kstindt@sfsarch.com.
- B. Addenda may be issued during the bidding period. All Addenda become part of Contract Documents. Include resultant costs in the Bid Amount.
- C. Verbal answers are not binding on any party.
- D. Clarifications requested by bidders must be in writing not less than 7 days before date set for receipt of bids. The reply will be in the form of an Addendum, a copy of which will be forwarded to known recipients and shall be incorporated into the bid sum accordingly.

3.06 PRODUCT/ASSEMBLY/SYSTEM SUBSTITUTIONS

- A. Where the Bid Documents stipulate a particular product, substitutions will be considered up to 7 days before receipt of bids.
- B. Submit substitution requests by completing the form CSI/CSC Form 1.5C – Substitution Request (During the Bidding/Negotiation Stage); Current Edition. See this form for additional information and instructions. Use only this form; other forms of submission are unacceptable.
- C. When a request to substitute a product is made, Architect may approve the substitution and will issue an Addendum to known bidders.
- D. The submission shall provide sufficient information to determine acceptability of such products.
- E. Provide complete information on required revisions to other work to accommodate each proposed substitution.
- F. Provide products as specified unless substitutions are submitted in this manner and accepted.

SITE ASSESSMENT**4.01 PREBID CONFERENCE**

- A. A bidder's conference has been scheduled for 1:30 p.m. on the 27th day of January, 2021 at the location of the City Hall, 4600 W 51st Street, Roeland Park, Kansas 66205.
- B. Attendance at the Prebid conference is encouraged, but not mandatory.
- C. Representatives of Owner and Architect will be in attendance.
- D. Summarized minutes of this meeting will be circulated to by Addendum. These minutes will form part of the Contract Documents.
- E. Information relevant to the Bid Documents will be recorded in an Addendum, issued to Bid Document recipients.

4.02 SITE EXAMINATION

- A. Bidders are encouraged to examine the project site before submitting a bid.
- B. If a bidder is unable to attend the Prebid conference, a visit to the project site may be arranged through the owner by contacting Keith Moody, City Administrator, at 913-722-2600.

QUALIFICATIONS**5.01 EVIDENCE OF QUALIFICATIONS**

- A. To demonstrate qualification for performing the Work of this Contract, bidders may be requested to submit AIA A305.

5.02 SUBCONTRACTORS/SUPPLIERS/OTHERS

- A. Owner reserves the right to reject a proposed subcontractor for reasonable cause.

BID SUBMISSION**6.01 SUBMISSION PROCEDURE**

- A. Bidders shall be solely responsible for the delivery of their bids in the manner and time prescribed.
- B. Submit one copy of the executed offer on the Bid Forms provided, signed and formatted in a PDF file attachment, clearly identified with bidder's name as part of the file name. Email subject line shall indicate "Quote for City Hall ADA Improvements."
- C. Improperly completed information, irregularities in security deposit, may be cause not to open the Bid email file and declare the bid invalid or informal.
- D. An abstract summary of submitted bids will be made available to all bidders following bid opening.

6.02 BID INELIGIBILITY

- A. Bids that are unsigned, improperly signed or sealed, conditional, illegible, obscure, contain arithmetical errors, erasures, alterations, or irregularities of any kind, may at the discretion of the Owner, be declared unacceptable.
- B. Bid Forms, Appendices, and enclosures that are improperly prepared may, at the discretion of Owner, be declared unacceptable.
- C. Failure to provide security deposit, bonding or insurance requirements may, at the discretion of Owner, be waived.

BID ENCLOSURES/REQUIREMENTS**7.01 INSURANCE**

- A. Provide an executed "Undertaking of Insurance" on a standard form provided by the insurance company stating their intention to provide insurance to the bidder in accordance with the insurance requirements of Contract Documents.

7.02 BID FORM REQUIREMENTS

- A. Complete all requested information in the Bid Form and Appendices.

7.03 FEES FOR CHANGES IN THE WORK

- A. Include in the Bid Form, the overhead and profit fees on own Work and Work by subcontractors, applicable for Changes in the Work, whether additions to or deductions from the Work on which the Bid Amount is based.

7.04 BID FORM SIGNATURE

- A. The Bid Form shall be signed by the bidder, as follows:
 - 1. Sole Proprietorship: Signature of sole proprietor in the presence of a witness who will also sign. Insert the words "Sole Proprietor" under the signature. Affix seal.
 - 2. Partnership: Signature of all partners in the presence of a witness who will also sign. Insert the word "Partner" under each signature. Affix seal to each signature.
 - 3. Corporation: Signature of a duly authorized signing officer(s) in their normal signatures. Insert the officer's capacity in which the signing officer acts, under each signature. Affix the corporate seal. If the bid is signed by officials other than the president and secretary of the company, or the president/secretary/treasurer of the company, a copy of the by-law resolution of their board of directors authorizing them to do so, must also be submitted with the Bid Form in the bid envelope.

4. Joint Venture: Each party of the joint venture shall execute the Bid Form under their respective seals in a manner appropriate to such party as described above, similar to the requirements of a Partnership.

OFFER ACCEPTANCE/REJECTION**8.01 DURATION OF OFFER**

- A. Bids shall remain open to acceptance and shall be irrevocable for a period of sixty (60) days after the bid closing date.

8.02 ACCEPTANCE OF OFFER

- A. Owner reserves the right to accept or reject any or all offers.
- B. After acceptance by Owner, Architect on behalf of Owner, will issue to the successful bidder, a written Bid Acceptance.

END OF SECTION 00 2113

SECTION 00 4100**BID FORM****THE PROJECT AND THE PARTIES****1.01 TO:**

- A. City of Roeland Park, Kansas
Attn: Kelley Nielsen, City Clerk
4600 W 51st Street
Roeland Park, KS 66205

1.02 FOR:

- A. Project: Roeland Park City Hall ADA Improvements
City Hall, 4600 W 51st Street, Roeland Park, KS 66205
B. Project number:

1.03 BID DATE: _____ (Bidder to enter date)**1.04 SUBMITTED BY:**

- A. Bidder's Full Name: _____
1. Address: _____
2. City/State/Zip: _____

1.05 OFFER

- A. Having examined the Place of The Work and all matters referred to in the Instructions to Bidders and the Bid Documents prepared by SFS Architecture for the above-mentioned project, we, the undersigned, hereby offer to enter into a Contract to perform the Work for the Sum of:
- B. _____ Dollars
(\$ _____), in lawful money of the United States of America.

1.06 ACCEPTANCE

- A. This offer shall be open to acceptance and is irrevocable for sixty days from the bid closing date.

1.07 CONTRACT TIME

- A. If this bid is accepted, we will:
B. Complete the Work by the _____ day of _____, _____. (Bidder to enter day, month, and year.)

1.08 CHANGES TO THE WORK

- A. When Architect establishes that the method of valuation for Changes in the Work will be net cost plus a percentage fee in accordance with General Conditions, our percentage fee will be:
1. _____ percent (___%) overhead and profit on the net cost of our own Work;
 2. _____ percent (___%) percent on the cost of work done by any Subcontractor.
- B. On work deleted from the Contract, our credit to Owner shall be Architect-approved net cost plus the same values of the overhead and profit percentage noted above.

1.09 ADDENDA

- A. The following Addenda have been received. The modifications to the Bid Documents noted below have been considered and all costs are included in the Bid Sum.

1. Addendum # _____ Dated _____.
2. Addendum # _____ Dated _____.

1.10 BID FORM SIGNATURE(S)

- A. The corporate seal of

(Bidder – print the full name of your firm)

- B. was hereunto affixed in the presence of:

(Authorized signing officer, Title)

- C. (Seal)

- D. _____
(Authorized signing officer, Title)

END OF SECTION 00 4100



MEP Schematic Design Narrative

PROJECT: Roeland Park City Hall ADA Improvements

ARCHITECT: SFS Architecture

PKMR PROJECT: #20.465

SCOPE OF MEP WORK

FIRST FLOOR

Foyer 100

1. Replace existing with new ADA compliant bi-level drinking fountain with bottle filler, Oasis Bi-Level Versa Cooler II with Contactless Versa Filler (Model PG8EBFSLTT, PGEBFSLTT) or approved equal.
 - a. Provide all mounting hardware required. Coordinate exact location and installation height with Architectural and manufacturer's recommendations for ADA compliance.
 - b. Modify existing drain and water piping rough-in as needed to connect to new drinking fountain.

Toilet 123

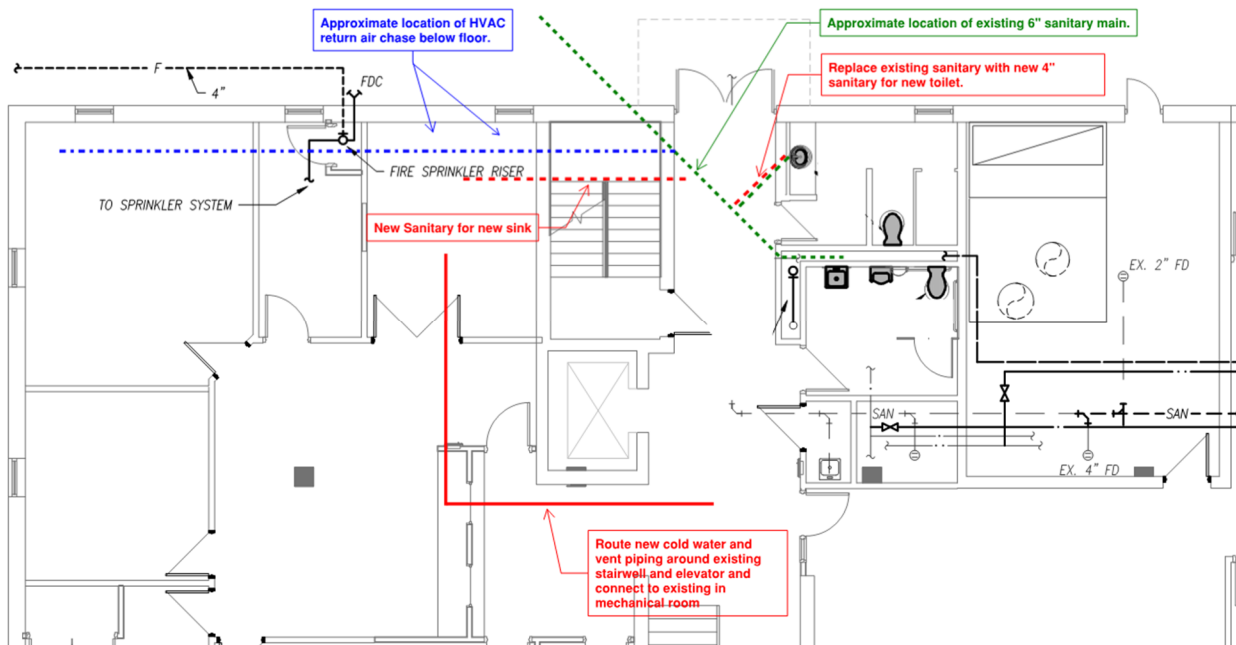
1. Relocate existing urinal as needed for ADA compliance.
 - a. Coordinate exact location and mounting heights with architectural.
 - b. Relocate existing carrier and modify existing plumbing rough-in as needed.

Shower 124 (Refer to Sketch Below)

1. Disconnect and remove existing toilet. Salvage existing flush valve to be reused.
 - a. Scope existing Sanitary piping to document existing piping locations, routing and condition of the piping. Provide condition report to owner for review.
 - b. Sawcut floor as needed to cut existing sanitary serving existing toilet below slab and modify as needed to install new sanitary rough-in for new lavatory location.
2. Install New ADA compliant toilet in new location. American Standard Madera Model 3043.001 or approved equal.
 - a. Scope existing sanitary piping as needed to locate existing piping below slab.
 - b. Sawcut floor as needed to remove existing piping from lavatory and install new 4" sanitary piping for toilet rough in. Extend and connect to existing sanitary main.
 - c. Disconnect and remove existing cold water, hot water, and plumbing vent.
 - d. Provide new 1-1/4" domestic cold water and 2" plumbing vent for connection to new toilet.
 - e. Install existing flush valve for new ADA complaint toilet.
 - f. Coordinate all plumbing rough in with architectural for ADA compliance.
3. Relocate existing countertop mounted lavatory and faucet.
 - a. Modify existing plumbing rough-in as needed to install lavatory in new location.
 - b. Install water supplies, mixing valve and all faucet accessories per manufacturer recommendations for ADA compliance.
 - c. Furnish and install new ADA compliant insulation on the p-trap and water supply risers.
4. Modify existing shower to be ADA Compliant.
 - a. Replace existing shower valve and accessories with new ADA compliant shower system. Modify existing plumbing rough-in as needed.
 - b. Coordinate with architectural as needed to reset existing floor drains to ensure proper drainage, and ADA sloping and shower entry requirements.

Breakroom 103 - Provide add alternate pricing for the scope of work associated with Breakroom 103 as described below (Refer to description and sketch below).

1. Furnish and install new countertop mounted ADA compliant Single Bowl sink and faucet. Provide Elkay Model LRAD252155 sink and American Standard model 7074.501 kitchen faucet or approved equals. Provide new plumbing to new sink as follows.
 - a. Domestic cold water: Extend new 3/4" domestic cold water from nearest adequately sized main located in Mechanical Room 120.
 - b. Domestic Hot Water
 - i. Option 1: Provide new instantaneous electric water heater. Chronomite Model SR30208 or approved equal. Install in casework below sink. Provide new power connection.
 - ii. Option 2: Provide new 2.5-gallon, 1.5 kW mini-tank electric water heater. Locate in casework below sink. (Works with parallel approach to sink only). Provide new 120 V single phase power to water heater. Circuit to nearest spare 120V single phase 20A breaker in nearest panel.
 - c. Sanitary Drain: Sawcut floor as needed to install new 2" sanitary drain piping and connect to existing sanitary main. Field Verify Exact routing as needed to avoid installing piping in Below floor return air chase.
 - d. Plumbing Vent
 - i. Option 1: Route new 1-1/2" plumbing vent up in wall and extend and connect to nearest adequately sized existing plumbing vent.
 - ii. Option 2: Route new 1-1/2" plumbing vent up in wall and provide air admittance valve.



SECOND FLOOR

Hallway 202

1. Replace existing drinking fountain with new ADA compliant single-level drinking fountain with bottle filler. Oasis Versa Cooler II with Contactless Versa Filler (Model PG8EBFT, PGEBFT) or approved equal.
 - a. Relocate new drinking fountain as indicated on Architectural drawings to accommodate ADA door clearance requirements. Coordinate exact location and installation height with Architectural and manufacturer's recommendations for ADA compliance.
 - b. Provide all mounting hardware required.
 - c. Modify existing drain and water piping rough-in as needed to connect to new drinking fountain.

THIRD FLOOR

Hallway 302

1. Replace existing drinking fountain with new ADA compliant bi-level drinking fountain with bottle filler, Oasis Bi-Level Versa Cooler II with Contactless Versa Filler (Model PG8EBFSLTT, PGEBFSLTT) or approved equal.
 - a. Provide all mounting hardware required. Coordinate exact location and installation height with Architectural and manufacturer's recommendations for ADA compliance.
 - b. Modify existing drain and water piping rough-in as needed to connect to new drinking fountain.
 - c. Relocate existing thermostat as needed to facilitate installation of new water cooler.

Men 322

1. Replace existing toilet with ADA compliant toilet. American Standard Madera Model 3043.001 or approved equal.
 - a. Re-use existing flush valve for new ADA compliant toilet.
2. Replace existing counter mounted lavatory with new ADA compliant wall mounted lavatory. American Standard Lucerne Model 3056.421 or approved equal.
 - a. Furnish and install concealed arm carrier. Coordinate mounting height with architectural and manufacturer's recommendations for ADA compliance.
 - b. Modify existing plumbing rough-in as needed to install new lavatory.
 - c. Re-use existing lavatory faucet. Install water supplies, mixing valve and all faucet accessories per manufacturer recommendations for ADA compliance.
 - d. Furnish and install new ADA compliant insulation on the p-trap and water supply risers.
3. Relocate existing urinal as needed for ADA compliance.
 - a. Coordinate exact location and mounting heights with architectural.
 - b. Relocate existing carrier and modify existing plumbing rough-in as needed.

Women 323

1. Replace existing toilet with ADA compliant toilet. American Standard Madera Model 3043.001 or approved equal.
 - a. Re-use existing flush valve for new ADA compliant toilet.
2. Replace existing counter mounted lavatory with new ADA compliant wall mounted lavatory. American Standard Lucerne Model 3056.421 or approved equal.
 - a. Furnish and install concealed arm carrier. Coordinate mounting height with architectural and manufacturer's recommendations for ADA compliance.
 - b. Modify existing plumbing rough-in as needed to install new lavatory.
 - c. Re-use existing lavatory faucet. Install water supplies, mixing valve and all faucet accessories per manufacturer recommendations for ADA compliance.
 - d. Furnish and install new ADA compliant insulation on the p-trap and water supply risers.

GENERAL PLUMBING SYSTEM REQUIREMENTS

Water Supply Systems

1. Backflow preventers and/or vacuum breakers will be provided at all interconnection between the domestic water system and points of possible contamination.
2. Shutoff valves will be provided for each group of fixtures for maintenance purposes.

Sanitary, Waste and Vent System

1. A soil, waste and vent system for plumbing fixtures, floor drains and mechanical equipment arranged for gravity flow will be provided.
2. Sanitary and waste piping shall be sloped a minimum of 1/8" per foot for piping above 3". Vents shall be sloped to drain. Pipe sizing will be in accordance with the Plumbing Code. All sanitary piping 3" and below shall be installed with horizontal slope of 1/4" per foot.

Plumbing Piping

1. Domestic water (interior): Type L hard copper with wrought copper fittings and sweat joints. All sweat joints shall contain 95-5 lead free solder. Press type joints will also be allowed.
2. Sanitary, waste, vent and piping (above grade): Service weight cast iron piping with drainage pattern fittings and Tyseal or No-hub joints.
3. Sanitary, waste, and vent piping (underground): Schedule 40 PVC piping with drainage pattern fittings.
4. All piping shall be labeled for easy identification.

Plumbing Insulation

1. Domestic cold water insulation: 1/2" fiberglass with all service jacket and vapor barrier (1/2" – 2" pipe)
2. Domestic hot water insulation: 1" fiberglass with all service jacket and vapor barrier.

Testing and Adjusting

1. All piping shall be cleaned and tested before equipment is installed and insulation is applied. Testing shall be as required by Code or as specified for those systems.
2. All equipment furnished shall be adjusted to operate properly.
3. All safety devices shall be tested.
4. Any necessary adjustments shall be made to the systems prior to turn over to the owner.

Plumbing Fixtures

1. All plumbing fixtures, faucets and trim will be standard commercial lines. Fixtures and fittings will be provided to comply with ADA requirements.
2. Water Closets: White, siphon jet, water efficient vitreous china, elongated, wall hung with flush valve, carrier, and open front seat with stainless steel hinges.
3. Urinals: White, siphon jet, water efficient, vitreous china, wall-hung style, wall outlet type, with free flush valve and floor mounted carrier.
4. Lavatories: White, vitreous china, self rimming, countertop or wall hung, loose key stops, flow restrictors, cast brass P-trap and grid drain. Reuse existing lavatory faucets and mixing valves to provide tempered water to all lavatories. ADA insulation kits will be provided where piping is exposed.
5. Electric Water Cooler: Self-contained, ADA dual and single height fountains, wall hung, with cast brass P-traps and loose key stops. Provide with bottle Fillers
6. Showers: Showers wall mounted exposed type, or wall mounted recessed type with thermostatic mixing valves. ADA sprays and hoses will be provided for ADA showers.
7. Thermostatically controlled mixing valves will limit hot water temperatures at fixtures (below 120°F).
8. Flush Valves: Reuse existing.

END OF REPORT.



BARRIER FREE

MADERA™ FloWise® 16-1/2" HEIGHT ELONGATED FLUSHOMETER TOILET

VITREOUS CHINA LESS EVERCLEAN®

MADERA™ FloWise® 16-1/2" HEIGHT ELONGATED LESS EVERCLEAN®

- Floor mount flushometer valve toilet
- Vitreous china
- High Efficiency, Low Consumption. Operates in the range of 1.1 gpf to 1.6 gpf (4.2 Lpf to 6.0 Lpf)
- Meets definition of HET (High Efficiency Toilet) when used with a high efficiency flush valve (1.28 gpf or 1.6 / 1.1 gpf dual flush)
- Fully glazed 2-1/8" trapway
- Elongated bowl
- 10" or 12" roughing-in
- 16-1/2" rim height for accessible application
- Condensation channel
- Powerful direct-fed siphon jet action
- 10" x 12" water surface area
- 1-1/2" inlet spud
- 2 bolt caps
- 100% factory flush tested

- ☐ **3043.001** Elongated bowl only, top spud
- ☐ **3248.001** Elongated bowl only, top spud with slotted rim for bedpan holding (White only)
- ☐ **3249.001** Elongated bowl only, back spud

System MaP* Score:

- 1,000 grams of miso @ 1.1 gpf, 1.28 gpf or 1.6 gpf when used with an American Standard flush valve

* Maximum Performance (MaP) testing performed by IAPMO R&T Lab. MaP Report conducted by Veritec Consulting, Inc. and Koeller and Company.

Component Parts:

- ☐ **047007-0070A** Inlet Spud (furnished with bowl)
- ☐ **481310-100** Bolt caps with retainers (furnished with bowl)

Nominal Dimensions:

718 x 356 x 419mm
(28-1/4" x 14" x 16-1/2")

Fixture only, less seat and flush valve

Recommended working pressure—between
25 psi at valve when flushing and 80 psi static

Compliance Certifications -

Meets or Exceeds the Following Specifications:

- ASME A112.19.2-2008 / CSA B45.1-08 for Vitreous China Fixtures



SEE REVERSE FOR ROUGHING-IN DIMENSIONS

To Be Specified:

- ☐ Color: ☐ White ☐ Bone
- ☐ Seat:
 - ☐ American Standard #5901.100 Heavy duty open front less cover
 - ☐ American Standard #5905.100 Extra heavy duty open front less cover
- ☐ Flushometer Valve:
 - ☐ 1.6 gpf:
 - ☐ Sensor-Operated: American Standard Selectronic® DC Power #6065.161.002 (Top Spud)
 - ☐ Sensor-Operated: American Standard Selectronic® AC Power #6067.261.002 (Back Spud)
 - ☐ Manual: American Standard #6047.161.002 (Top Spud)
 - ☐ 1.28 gpf:
 - ☐ Sensor-Operated: American Standard Selectronic® DC Power #6065.121.002 (Top Spud)
 - ☐ Sensor-Operated: American Standard Selectronic® AC Power #6067.221.002 (Back Spud)
 - ☐ Manual: American Standard #6047.121.002 (Top Spud)
 - ☐ 1.6 / 1.1 gpf Dual Flush:
 - ☐ Sensor-Operated: American Standard Selectronic® DC Power #6065.761.002 (Top Spud)



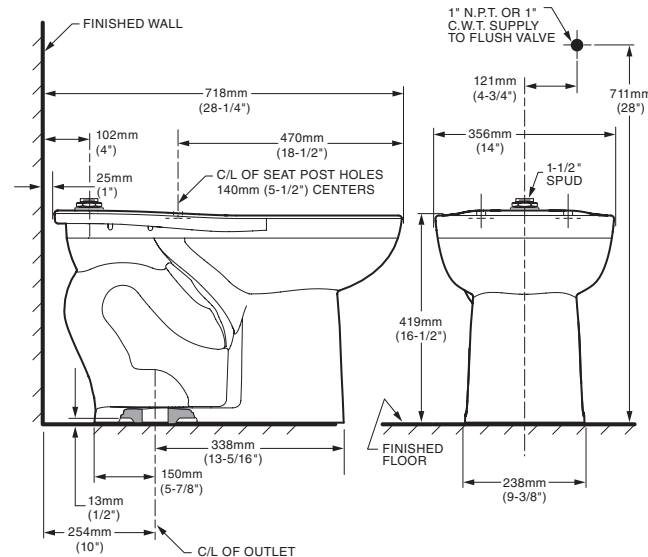
MEETS THE AMERICANS WITH DISABILITIES ACT GUIDELINES
AND ANSI A117.1 REQUIREMENTS FOR ACCESSIBLE AND USABLE
BUILDING FACILITIES - CHECK LOCAL CODES.



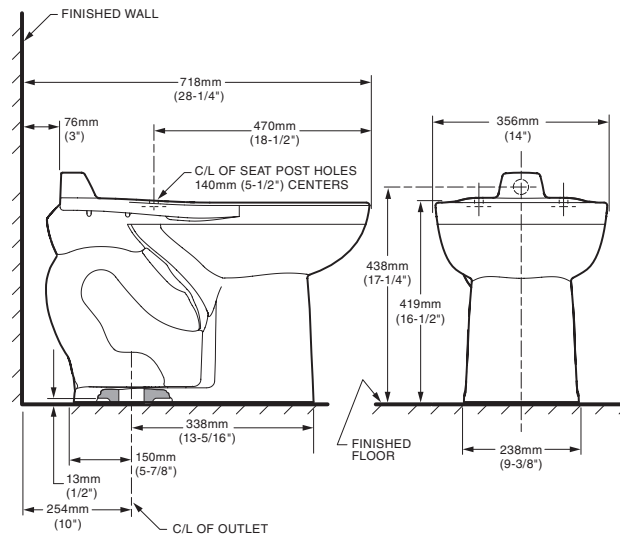
MADERA™ FloWise® 16-1/2" HEIGHT ELONGATED FLUSHOMETER TOILET

VITREOUS CHINA LESS EVERCLEAN®

3043.001/3248.001



3249.001



NOTES:

PRODUCT 3043 SHOWN, 3248 SAME EXCEPT WITH SLOTTED RIM FOR BED PAN HOLDING.
TO COMPLY WITH AREA CODE GOVERNING THE HEIGHT OF VACUUM BREAKER ON THE FLUSHOMETER VALVE, THE PLUMBER MUST VERIFY DIMENSIONS SHOWN FOR SUPPLY ROUGHING.
THIS TOILET DESIGNED TO ROUGH-IN AT A MINIMUM DIMENSION OF 254MM (10") AND A MAXIMUM DIMENSION OF 305MM (12") FROM FINISHED WALL TO C/L OF OUTLET.
FLUSHOMETER VALVE NOT INCLUDED WITH FIXTURE AND MUST BE ORDERED SEPARATELY. FLUSHOMETER VALVE REQUIREMENTS FOR 12" (305MM) ROUGH-IN: SWEAT EXTENSION NIPPLE IS REQUIRED. REFER TO VALVE MANUFACTURER AND LOCAL CODES.

IMPORTANT: Dimensions of fixtures are nominal and may vary within the range of tolerances established by ANSI Standard A112.19.2. These measurements are subject to change or cancellation. No responsibility is assumed for use of superseded or voided pages.

LUCERNE™ WALL-HUNG LAVATORY

- Wall-hung sink
- Vitreous china
- Front overflow
- D-shaped bowl
- Self-draining deck area with contoured back and side splash shields
- Faucet ledge
- Compliant with Texas accessibility standard (TAS) for children age group 13 and up

Faucet holes on 203mm (8") centers (Illus.):

- ☐ **0356.028** For exposed bracket support
Shown with 4801.862 Amarilis Heritage faucet with Triune Cross handles (not included)
- ☐ **0356.015** For wall hanger (included) or concealed arms support
- ☐ **0356.915** For wall hanger (included) or concealed arms support
 - Less overflow

Faucet holes on 102mm (4") centers:

- ☐ **0355.027** For exposed bracket support
- ☐ **0355.012** For wall hanger (included) or concealed arms support
- ☐ **0355.912** For wall hanger (included) or concealed arms support
 - Less overflow

Single center faucet hole (Illus.):

- ☐ **0356.041** For exposed bracket support
Shown with 1340.000 metering faucet (not included)
- ☐ **0356.421** For wall hanger (included) or concealed arms support
- ☐ **0356.921** For wall hanger (included) or concealed arms support
 - Less overflow
- ☐ **0356.439** For wall hanger (included) or concealed arms support
 - Single faucet hole on right
- ☐ **0356.066** For exposed bracket support
 - Single faucet hole on right

Nominal Dimensions:

521 x 464mm
(20-1/2" x 18-1/4")

Bowl sizes:

381mm (15") wide
254mm (10") front to back
165mm (6-1/2") deep

Compliance Certifications -

Meets or Exceeds the Following Specifications:

- ASME A112.19.2 / CSA B45.1 for Vitreous China Fixtures



0356.028



0356.041

SEE FOLLOWING PAGES FOR ROUGHING-IN DIMENSIONS

To Be Specified:

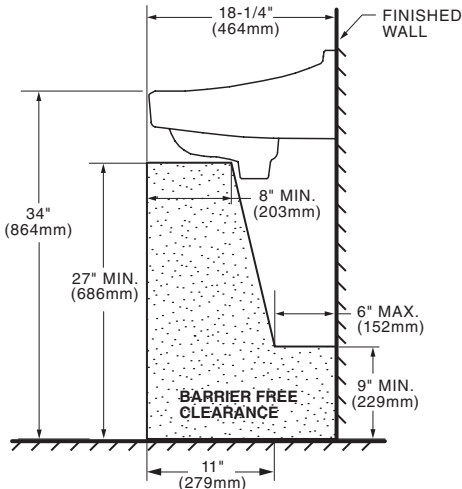
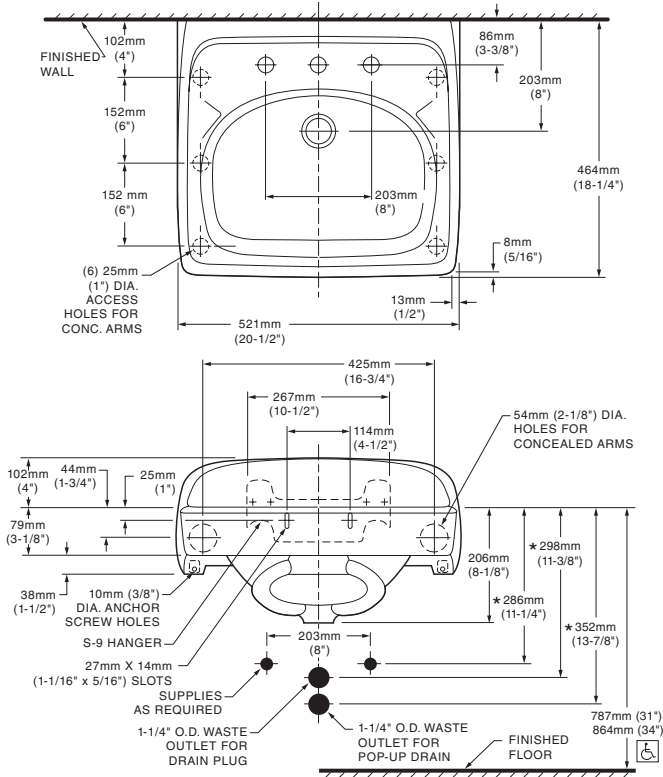
- ☐ Color: ☐ White
- ☐ Faucet*:
- ☐ Faucet Finish:
- ☐ Supplies:
- ☐ 1-1/4" Trap:
- ☐ Nipple:
- ☐ Bracket Support (by others):
- ☐ Concealed Arms Support (by others):

* See faucet section for additional models available

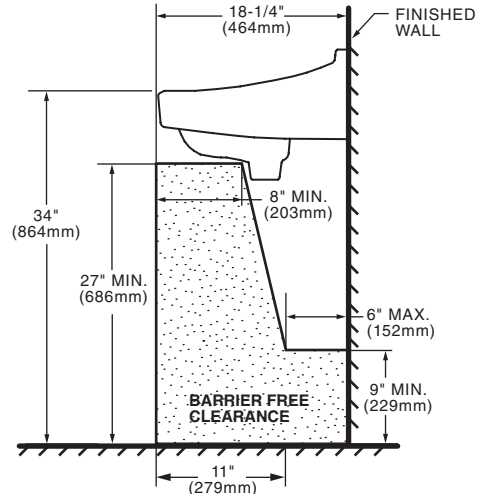
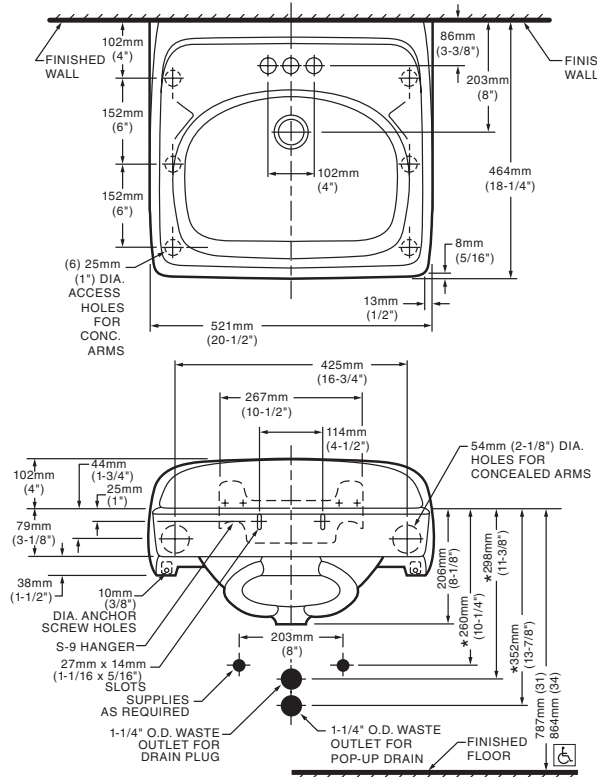


**MEETS THE AMERICANS WITH DISABILITIES ACT GUIDE-
LINES AND ANSI A117.1 ACCESSIBLE AND USABLE
BUILDINGS AND FACILITIES - CHECK LOCAL CODES.**
Top of front rim mounted 864mm (34") from finished floor.

- 0356.028** 8" CTRS FOR EXPOSED BRACKET SUPPORT
0356.015 8" CTRS FOR WALL HANGER
 OR CONCEALED ARMS
0356.915 LESS OVERFLOW



- 0355.021** 4" CTRS FOR EXPOSED BRACKET SUPPORT
0355.012 4" CTRS FOR WALL HANGER OR
 CONCEALED ARMS
0355.912 LESS OVERFLOW



NOTES:

* DIMENSIONS SHOWN FOR LOCATION OF SUPPLIES AND "P" TRAP ARE SUGGESTED.
 PROVIDE SUITABLE REINFORCEMENT FOR ALL WALL SUPPORTS.
 FITTINGS NOT INCLUDED AND MUST BE ORDERED SEPARATELY.
 CONCEALED ARM SUPPORT AS REQUIRED TO BE FURNISHED BY OTHERS.

IMPORTANT: Dimensions of fixtures are nominal and may vary within the range of tolerances established by ANSI Standard A112.19.2. These measurements are subject to change or cancellation. No responsibility is assumed for use of superseded or voided pages.

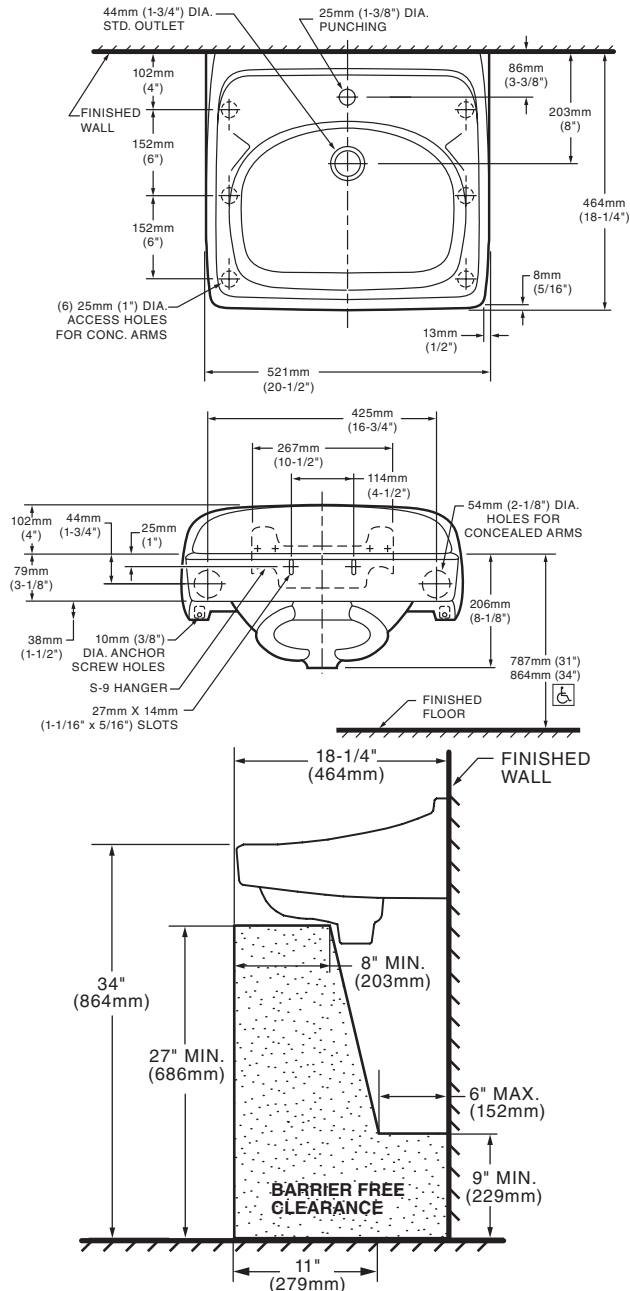
♿ **LAVATORY DESIGNED TO MEET ADA HANDICAPPED GUIDELINES WITH MOUNTING HEIGHT SET AT 864MM (34") ABOVE FINISHED FLOOR.**



0356.041 SINGLE CENTER HOLE FOR EXPOSED
BRACKET SUPPORT

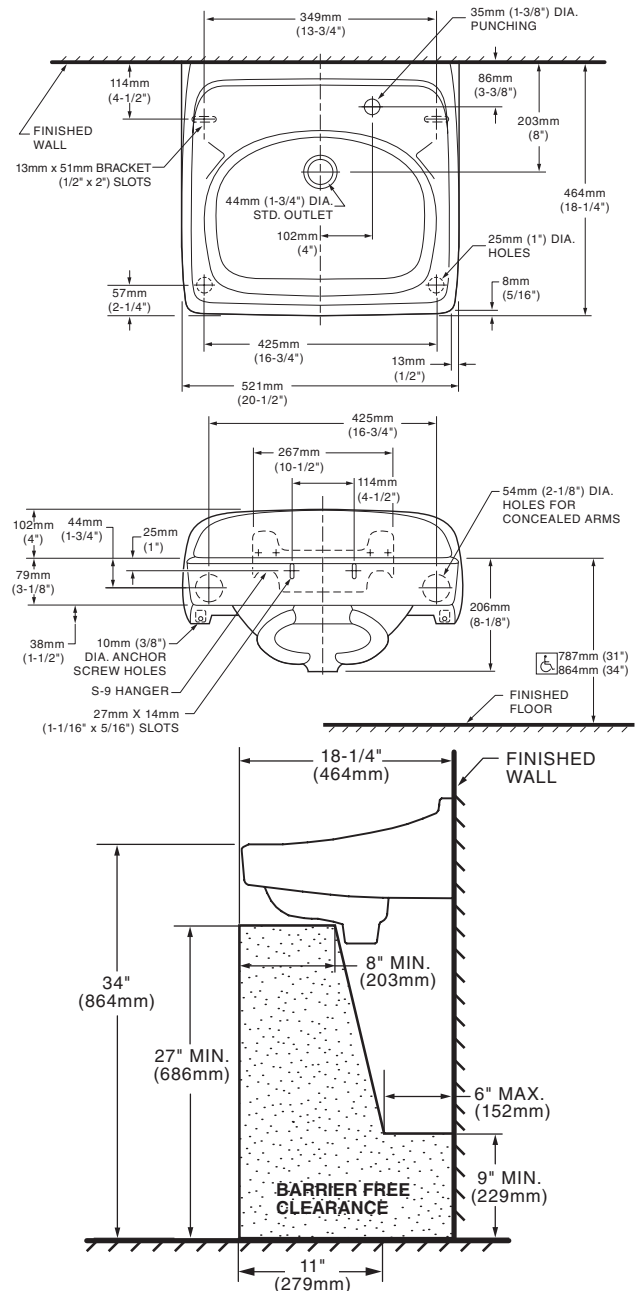
0356.421 SINGLE CENTER HOLE FOR WALL
HANGER OR CONCEALED ARMS

0356.921 LESS OVERFLOW



0356.439 SINGLE CENTER HOLE ON RIGHT FOR WALL
HANGER OR CONCEALED ARMS

0356.066 SINGLE CENTER HOLE ON RIGHT FOR
EXPOSED BRACKET SUPPORT



NOTES:

* DIMENSIONS SHOWN FOR LOCATION OF SUPPLIES AND "P" TRAP ARE SUGGESTED.
PROVIDE SUITABLE REINFORCEMENT FOR ALL WALL SUPPORTS.
FITTINGS NOT INCLUDED AND MUST BE ORDERED SEPARATELY.
CONCEALED ARM SUPPORT AS REQUIRED TO BE FURNISHED BY OTHERS.

IMPORTANT: Dimensions of fixtures are nominal and may vary within the range of tolerances established by ANSI Standard A112.19.2. These measurements are subject to change or cancellation. No responsibility is assumed for use of superseded or voided pages.



LAVATORY DESIGNED TO MEET ADA HANDICAPPED GUIDELINES WITH MOUNTING HEIGHT SET AT 864MM (34") ABOVE FINISHED FLOOR.

Standard EcoPower® Faucet

FEATURES

- Self-generating hydropowered EcoPower system
- No minimum daily usage requirement
- Micro-sensor positioned underneath the spout head for accurate hand detection ensuring smooth and consistent water distribution
- Vandal resistant aerator housing
- Durable chrome plated spout body
- Single-hole mount
- Kit includes spout body, controller box , and mounting hardware - less supply lines
- Equipped with 0.5gpm flow control

MODELS

- ☐ **TEL105-D10E**
 - TELS105 (Standard Spout)
 - TELC105-D10E (Controller: 0.09gpc, 10 sec on-demand)
- ☐ TEL105-D10EM
 - **TEL105-D10E** (Standard Spout Kit)
 - TLM10 (Mixing Valve)
- ☐ TEL105-D10ET
 - **TEL105-D10E** (Standard Spout Kit)
 - TLT10 (Thermostatic Mixing Valve)
- ☐ **TEL105-C20E**
 - TELS105 (Standard Spout)
 - TELC105-C20E (Controller: 0.19gpc, 20 sec continuous)
- ☐ TEL105-C20EM
 - **TEL105-C20E** (Standard Spout Kit)
 - TLM10 (Mixing Valve)
- ☐ TEL105-C20ET
 - **TEL105-C20E** (Standard Spout Kit)
 - TLT10 (Thermostatic Mixing Valve)

COLORS/FINISHES

- #CP Polished Chrome
- #BN Brushed Nickel
- #PN Polished Nickel

OPTIONAL ACCESSORIES

- THP3158#CP - 4" Cover Plate
- 71244T8CC - 8" Cover Plate



PRODUCT SPECIFICATION

TOTO Model #_____ The faucet shall have hydropowered self-generating, EcoPower System. The faucet shall have maximum of 10 seconds on-demand flow (0.09gpc), or 20 seconds continuous flow (0.19gpc). Product shall have anti-scald shape memory alloy thermostatic mixing valve (-ET models only). The faucet shall have self-adjusting sensor.

CODES/STANDARDS

- Operates below federally mandated consumption limit of 0.25gpc
- Complies to California Green Building Code, CALGreen of 0.20 gpc
- Meets or exceeds ASME A112.18.1M/CSA B125.1, and NSF372-2011
- Certifications: IAPMO(cUPC), State of Massachusetts, and others
- California Green Code and City of Los Angeles Water Efficiency Ordinance
- ADA compliant
- Complies with federal and state statutes as low-lead (contains a weighted average of 0.25% lead or less)

* For codes and standards of mixing valves TLM10 and TLT10, please refer to corresponding product spec sheet



TEL105 Series

Standard EcoPower® Faucet

SPECIFICATIONS

Power Supply	EcoPower
Sensor Detection Range	5-1/8" - 7-7/8" (130 - 200mm) Sensor is self-adjusting
Water Supply Pressure	Min (Dynamic/Flowing) Pressure: 15psi (100kPa) Max (Static) Pressure: 80 psi (551kPa)
Water Supply	G1/2 (1/2 NPSM compatible)
Inlet Temperature Range	32-110°F(0-42°C)
Ambient Temperature	32-104°F(0-40°C)
Humidity	Max. 90% RH
Flow Rate	0.09 gpc* - max 10 second On-Demand** (0.09 gpc = 0.5 gpm x 10/60 sec) Equipped with 0.5 gpm flow control
	0.19 gpc* - 20 second Continuous*** (0.19 gpc = 0.5 gpm x 20/60 sec) Equipped with 0.5 gpm flow control
Warranty	Three years

NOTE

Following the federal mandate for water efficiency outlined in the Environmental Protection Act of 1992, faucets can be rated for water consumption based on two categories: Flow Rate and Water Consumption. TOTO uses the water consumption standard because it is the most accurate method of measuring water use. TOTO faucets also comply with the CALGreen Guideline of water usage.

Water Saving

On-Demand [10 sec.] faucet (0.09gpc)
Federal Standard (0.25gpc) – 64% less
CAL Green (0.20gpc) – 55% less

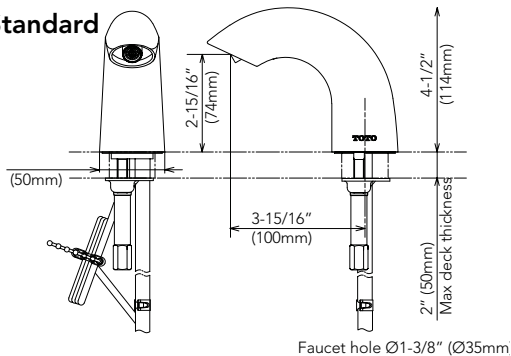
Continuous [20 sec.] faucet (0.19gpc)
Federal Standard (0.25gpc) – 24% less
CAL Green (0.20gpc) – 5% less

*Gallons per cycle (gpc) is the amount of water per usage cycle .

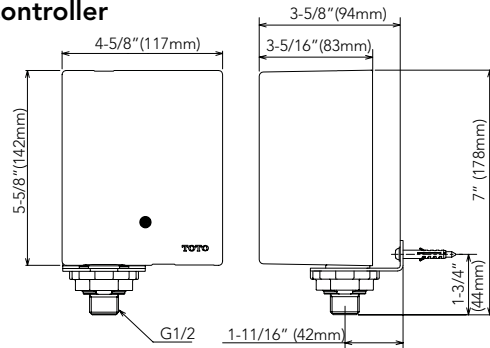
** On-demand refers to the way in which the water is dispersed (i.e.; water is only dispersed when the sensor is activated by the user as needed).

*** Continuous means that water is dispersed for a continuous 20 second cycle.

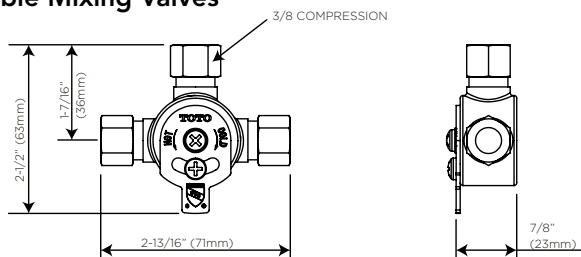
Standard



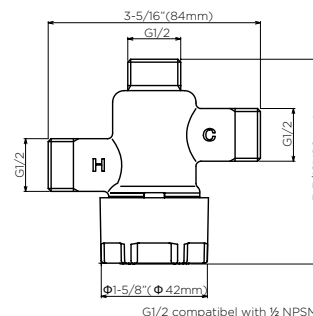
Controller



Available Mixing Valves



Hot/Cold Mixing Tee (TLM10)



Thermostatic Mixing Valve (TLT10)

TOTO

These dimensions and specifications are subject to change without notice



Technical Sheet

Contactless Bi-Level VersaCooler® II with Contactless VersaFiller

- PG8EBFSLTT
- PGEBSLTT

Suggested Specification

Model PG8EBFSLTT shall deliver 8.0 gph of 50°F water at 90°F ambient and 80°F inlet water per ASHRAE 18 testing. Model PGEBSLTT is a non-refrigerated drinking fountain and delivers ambient water. Shall include the VersaFiller sports bottle filler with contactless activation. Each fountain shall have independent activation using contactless infrared sensor to activate the flow of water. Contactless VersaFiller components contain Freshield®, which utilizes a silver-based antimicrobial compound to protect the surfaces from discoloration, odors and degradation caused by the growth of micro-organisms and mildew. Basin shall be designed to eliminate splashing and standing water. Water saver bubbler to reduce waste water by 50% and shall have flexible guard and operate between 20 and 100 PSI. Cabinet finish shall be brushed stainless steel or greystone on galvanized steel. Shall use R-134a refrigerant. Shall comply with ANSI 117.1 and ADA. Shall be listed by Underwriters Laboratories to US and Canadian standards. Shall comply with NSF/ANSI 61 and NSF/ANSI 372.

Models

- PG8EBFSLTT with contactless sensor delivers 8.0 gallons of chilled drinking water per hour.
- PGEBSLTT with contactless sensor is a non-refrigerated fountain.

Standard Features

- Waterways are Lead-Free in materials & construction
- Flexible one-piece water saver bubbler guard infused with silver based antimicrobial additive
- Stainless steel top and heavy duty galvanized steel frame
- High efficiency cooling system and refrigerant R-134a
- Contactless infrared sensor activation on each fountain operate independently of each other
- External stream height adjustment on each fountain
- Contactless VersaFiller
- Built in filter monitor and bottle counter
- External cold control adjustment on model PG8EBFSLTT

Finishes

- Standard cabinet finish: Greystone powder coated paint on galvanized steel
- Optional finishes: Sandstone powder coated paint; Stainless steel (at additional cost)

Installation

- Prior to roughing consult with local, state and federal codes for proper mounting height
- Shipped with complete instructions and wall mounting bracket
- Removable side and front panels provide easy access for installation.



Options

- One piece chrome plated brass bubbler (036700-001)
- VersaFilter

Limited 5-Year Warranty

(Continental limits of the United States and Canada)
Five years on the sealed refrigeration system and most component parts. Detailed warranty certificate enclosed with each water cooler; sample available upon request.

Export Warranty

One year on components parts. Detailed warranty certificate enclosed with each drinking fountain; sample copy available upon request.

Certifications/Compliance

- Certified to UL 399 and CAN/CSA C22.2 No.120 (electric water coolers only)
- Product Certified to NSF/ANSI Standard 61-G & 372 and conforms with the lead content requirements for "Lead Free" plumbing as defined by California, Vermont, Maryland, and Louisiana state laws and the U.S. Safe Drinking Water Act
- These waters coolers comply with the requirements of ADA (Americans with Disabilities Act) when properly installed



WARNING:
Cancer and Reproductive Harm
www.P65Warnings.ca.gov



Model	50° F Drinking Water 90° F Ambient Air Temp*			Hot'N Cold™ Model	115 Volts, 60 HZ			Glass Filler Acc. Option	Cabinet Color Finish	Net Wt. Approx.
	Rated Capacity GPH	Base Rate GPH	Pre-Cooler		Compr. HP	Full Load Amps	Rated Watts			
PG8EBFSLTT	8.0	8.0	No	No	1/4	4.6	460	No	Yes	109 Lbs
PGEBSLTT	Fountain Only					.20	11	No	Yes	78 Lbs

*Industry standard rating condition 80° F inlet water temperature

Specifications subject to change without notice

NOTES:

1. TRAP, STOP VALVE AND ELECTRICAL OUTLET NOT FURNISHED.
2. ALLOW 4 INCHES [102 MM] MIN. PER SIDE FOR VENTILATION. PER SIDE FOR VENTILATION.
3. RECOMMENDED ADULT BARRIER FREE HEIGHT INSTALLATION SHOWN. REDUCE HEIGHT BY 3 INCHES FOR INSTALLATIONS USED PRIMARILY BY CHILDREN AGES 12 AND YOUNGER. UNIT SHALL ALSO HAVE A MINIMUM CLEAR FLOOR SPACE 30[760] BY 48[1220]. ADJUST VERTICAL DIMENSIONS AS REQUIRED TO COMPLY WITH FEDERAL, STATE, AND LOCAL CODES.

115v GROUND NORTH AMERICAN DUPLEX RECEPTACLE REQUIRED. THIS DRINKING WATER COOLER IS INTENDED TO BE CONNECTED TO A 20A MINIMUM GROUND FAULT CIRCUIT INTERRUPTING (GFCI) DEVICE TO MEET UL REQUIREMENTS.

ROUGHING-IN AND DIMENSIONAL DRAWING

The drawing shows a front view of a drinking water cooler unit with two dispensing stations. The left station is labeled 'WATER FOUNTAIN' and the right is 'WATER COOLER'. Above the cooler is a 'SHORT LEG' and a 'DRAIN TUBE'. The unit is mounted on a 'FINISHED FLOOR'. Dimensions are given in inches and millimeters. Key components labeled include 'PUSH PAD', 'TOUCH FREE SENSOR UNDER NOSE', 'TOUCH FREE SENSOR UNDER NOSE', 'CONNECT COOLER REMOTE OUTLET TO FOUNTAIN WATER INLET WITH SUPPLIED FITTING', '1/4 [6] HANGER MOUNTING HOLE, 2 PLCS.', 'PGF & PGVF SERIES FILTER WITH FLEXIBLE TUBING', '1/4 IPS WASTE OPTIMUM LOCATION STUB OUT 1[25]', 'ELECTRICAL OUTLET OPTIMUM LOCATION', '3/8 WATER SUPPLY OPTIMUM LOCATION STUB OUT 1[25]', '1/4 [6] MOUNTING HOLES 8 PLCS.', 'AIR FLOW', '1/4 [38] 2 PLCS.', '3/32 [848]', '29 5/16 [744]', '2 1/4 [540]', '16 1/8 [419]', '17 [432]', '33 [838]', 'ORIFICE', '35 5/8 [897]', '24 1/8 [611]', '7 3/8 [186]', '15 7/8 [392]', '2 PLCS.', '1 [25]', '2 1/4 [57]', '14 3/8 [359]', '2 PLCS.', '1 1/2 [38]', '2 PLCS.', '5 16 [8] HANGER MOUNTING HOLES, 4 PLCS.', '6 3/8 [162]', '2 PLCS.', '12 3/4 [324]', '2 PLCS.', 'PUSH PAD MODEL PG(8)EBFSL WATER COOLER AND FOUNTAIN', 'PGV(8)EBFSL', 'T15 DRIVE SIZE TORX HEAD SCREWS', '1 1/2 O.D. TAILPIECE', '3/8 O.D. WATER INLET WITH STRAINER', '6 3/2 [158]', '7 3/8 [187]', '27 [686]', '21 1/4 [540]', '13 3/8 [337]', 'FINISHED WALL', 'THIRD ANGLE PROJECTION', 'ROUGHING-IN AND DIMENSIONAL DRAWING'.

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Technical Sheet

CONTACTLESS VERSACOOLER® II WITH CONTACTLESS VERSAFILLER®

- PG8EBFT
- PGEBFT

Suggested Specification

Model PG8EBFT shall deliver 8.0 gph of 50°F water at 90°F ambient and 80°F inlet water per ASHRAE 18 testing. Model PG8EBFT shall include PG8ACT and the VersaFiller® Sports Bottle Filler with contactless activation; lower unit shall have infrared sensor to activate the flow of water for the cooler. VersaFiller components contain Freshield®, which utilizes a silver-based antimicrobial compound to protect the surfaces from discoloration, odors and degradation caused by the growth of micro-organisms and mildew. Basin shall be designed to eliminate splashing and standing water. Water saver bubbler to reduce waste water by 50% and shall have flexible guard and operate between 20 and 100 PSI. Shall use R-134a refrigerant. Shall comply with ANSI 117.1 and ADA. Shall be listed by Underwriters Laboratories to US and Canadian standards, and comply with NSF/ANSI 61 and NSF/ANSI 372.

Features:	<ul style="list-style-type: none">• Built-in 100 micron strainer stops particles before they enter the waterway• Waterways are lead-free in materials & construction• Flexible one-piece water saver bubbler infused with silver-based antimicrobial additive
	<ul style="list-style-type: none">• Stainless steel top and heavy duty galvanized steel frame• Contactless activation on both fountain and VersaFiller bottle filler• External stream height adjustment on lower unit• Built-in filter monitor and bottle counter
	<ul style="list-style-type: none">• Standard: Greystone powder coat on galvanized steel
	<ul style="list-style-type: none">• Sandstone powder coat on galvanized steel; stainless steel (at additional cost)
Finish:	
Filtration:	N/A
Power:	115 Volts, 60 Hz
Bubbler Style:	Water Saver
Activation By:	Contactless Sensor
Mounting Type:	Wall Mounted
Chilling Option:	8.0 gallons per hour* Non-refrigerated
Full Load Amps:	PG8EBFT - 4.6 PGEBFT - 0.2
Rated Watts:	PG8EBFT - 460 PGEBFT - 11
Dimensions (D x W x H):	18-5/8" x 17-5/8" x 51-5/32"
Approx. Net Weight:	PG8EBFT - 72 lbs PGEBFT - 35 lbs
Installation Location:	Indoor



Models

- PG8EBFT delivers 8.0 gallons of chilled drinking water per hour.
- PGEBFT is a non-refrigerated fountain.

Installation

- Prior to roughing consult with local, state and federal codes
- for proper mounting height
- Shipped with complete instructions and wall mounting bracket
- Removable side and front panels provide easy access for installation.

Options

- One piece chrome plated brass bubbler (036700-001)
- VersaFilter

Limited 5-Year Warranty

(Continental limits of the United States and Canada)
Five years on the sealed refrigeration system and most component parts. Detailed warranty certificate enclosed with each water cooler; sample available upon request.

Export Warranty

One year on components parts. Detailed warranty certificate enclosed with each drinking fountain; sample copy available upon request.

Certifications/Compliance

- Certified to UL 399 and CAN/CSA C22.2 No.120 (electric water coolers only)
- Product Certified to NSF/ANSI Standard 61-G & 372 and conforms with the lead content requirements for "Lead Free" plumbing as defined by California, Vermont, Maryland, and Louisiana state laws and the U.S. Safe Drinking Water Act
- These water coolers comply with the requirements of ADA (Americans with Disabilities Act) when properly installed

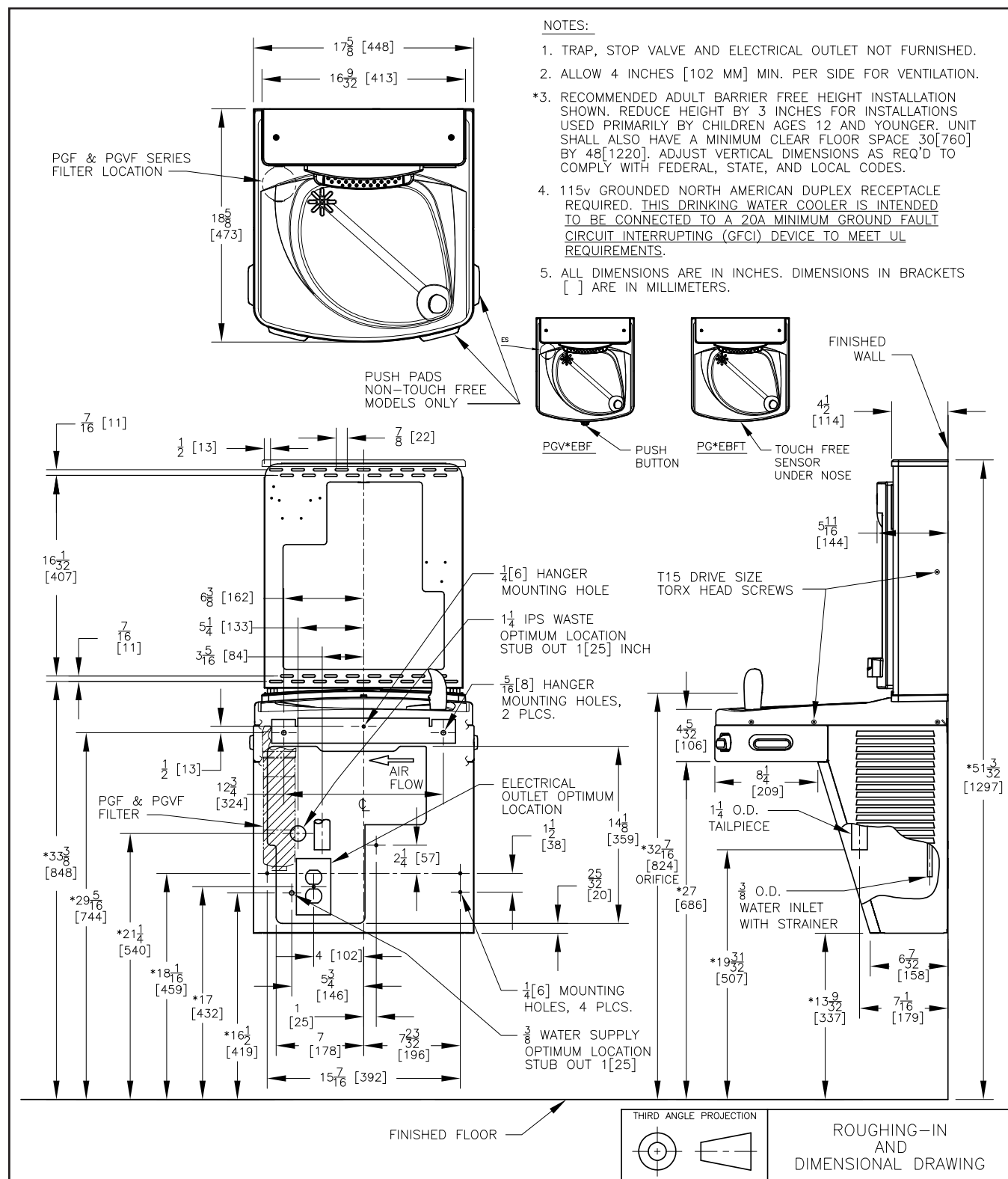


WARNING:
Cancer and Reproductive Harm
www.P65Warnings.ca.gov



*Industry standard rating condition at 90°F ambient, 80°F inlet water and 50°F drinking water temperature

CONTACTLESS VERSACOOLER® II WITH CONTACTLESS VERSAFILLER®



OASIS INTERNATIONAL

www.oasiscoolers.com

222 East Campus View Blvd.
Columbus, OH 43235

1-800-646-2747

OASIS is a registered trademark of LVD Acquisition, LLC dba Oasis International, © 2020 LVD Acquisition AS0068-F-2010

PRODUCT SPECIFICATIONS

Elkay Lustertone™ Classic Stainless Steel 25" x 21-1/4" x 5-1/2", Single Bowl Drop-in ADA Sink. Sink is manufactured from 18 gauge 304 Stainless Steel with a Lustrous Satin finish, Rear Center drain placement, and Bottom only pads.

Installation Type:	Drop-in
Material:	304 Stainless Steel
Finish:	Lustrous Satin
Gauge:	18
Sound Deadening:	Bottom only pads
Number of Bowls:	1
Sink Dimensions:	25" x 21-1/4" x 5-1/2"
Bowl 1 Dimensions:	21" x 15-3/4" x 5-3/8"
Drain Size:	3-1/2" (89mm)
Drain Location:	Rear Center
Minimum Cabinet Size:	30"
Mounting Hardware:	Part # 64090012 included for countertops up to 3/4" (19mm) thick
Cutout Template #:	1000001245

Template is available for download at [elkay.com](#). CAD software will be required to open the template.

Cutout Dimensions for Drop-in Installation:

24-3/8" x 20-5/8" (619mm x 524mm) with 1-1/2" (38mm) corner radius

Custom Options	
<input type="checkbox"/> Type 316 Stainless Steel	
Drain Location	
<input type="checkbox"/> Right Rear	<input type="checkbox"/> Left Rear
<input type="checkbox"/> Center	<input type="checkbox"/> Center Rear
Overflow Location	
<input type="checkbox"/> Front	<input type="checkbox"/> Rear
Alternate Punching	
<input type="checkbox"/> Faucet Model:	<input type="checkbox"/> Punch Required:
Sink Size	
<input type="checkbox"/> Bowl Depth:	<input type="checkbox"/> Drainboard Width:

Provide add alternate pricing for the fixtures associated with Breakroom 103.

PART: _____ QTY: _____

PROJECT: _____

CONTACT: _____

DATE: _____

NOTES: _____

APPROVAL: _____



AMERICAN PRIDE. A LIFETIME TRADITION.

Like your family, the Elkay family has values and traditions that endure. For almost a century, Elkay has been a family-owned and operated company, providing thousands of jobs that support our families and communities.



Product Compliance: ADA & ICC A117.1
ASME A112.19.3/CSA B45.4
BUY AMERICAN ACT



Sinks are listed by IAPMO® as meeting the applicable requirements of the Uniform Plumbing Code®, International Plumbing Code®, and National Plumbing Code of Canada.



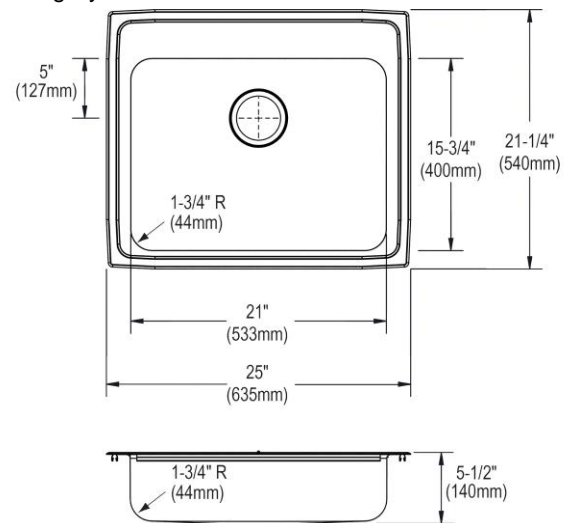
Complies with ADA & ICC A117.1 accessibility requirements when installed according to the requirements outlined in these standards.

[Clean and Care Manual \(PDF\)](#)

[Installation Instructions \(PDF\)](#)

[Warranty \(PDF\)](#)

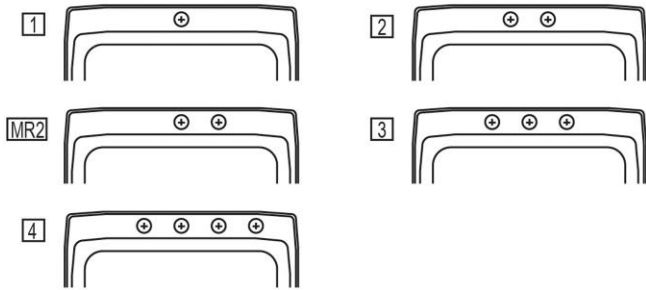
Similar models are available with: 4", 4-1/2", 5", 6", and 6-1/2" depths, CuVerro antimicrobial copper, Quick-Clip Mounting System



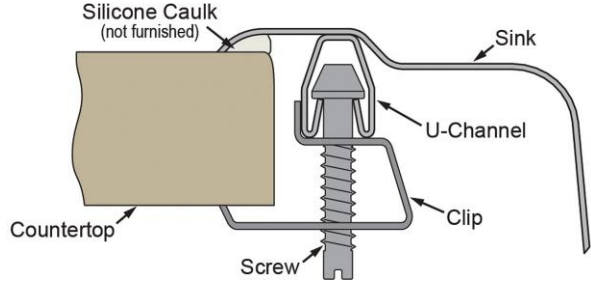
In keeping with our policy of continuing product improvement, Elkay reserves the right to change product specifications without notice. Please visit [elkay.com](#) for the most current version of Elkay product specification sheets. This specification describes an Elkay product with design, quality, and functional benefits to the user. When making a comparison of other producers' offerings, be certain these features are not overlooked.

Hole Drilling Configurations:

1-1/2" (38mm) Diameter Faucet Holes on 4" (102mm) Centers



Installation Profile:



OPTIONAL ACCESSORIES

Bottom Grid:	LKWOBG2115SS
Cutting Board:	CB1516
Drain:	LK99, LKAD35
Faucet:	LKGT1041CR, LKGT1041NK, LKGT1041RB
Hardware:	LK364, LK463
Soap Dispenser:	LKGT1054

In keeping with our policy of continuing product improvement, Elkay reserves the right to change product specifications without notice. Please visit elkay.com for the most current version of Elkay product specification sheets. This specification describes an Elkay product with design, quality, and functional benefits to the user. When making a comparison of other producers' offerings, be certain these features are not overlooked.



Buy it for looks. Buy it for life.®

DESCRIPTION

- Reflex™ pulldown system offers smooth operation, easy movement and secure docking
- Metal construction with various finishes identified by suffix
- Duralock™ quick connect installation
- Pullout spray with 68" braided hose
- Flexible supply lines with 3/8"CC fittings connect directly to supply stop
- High arc spout provides height and reach to fill or clean large pots while pull out wand provides the maneuverability for cleaning or rinsing
- 360° rotating spout

OPERATION

- Lever style handle
- Temperature controlled by 100° arc of handle travel
- Operates with less than 5 lbs. of force
- Operates in stream or spray mode in the pulldown or retracted position
- When filling a vessel outside the sink, the pause feature conveniently stops the flow of water as the wand passes over the counter top

FLOW

- Flow is limited to 1.5 gpm (5.7 L/min) at 60 psi

CARTRIDGE

- 1255™ Duralast™ cartridge for Single-Handle Faucets

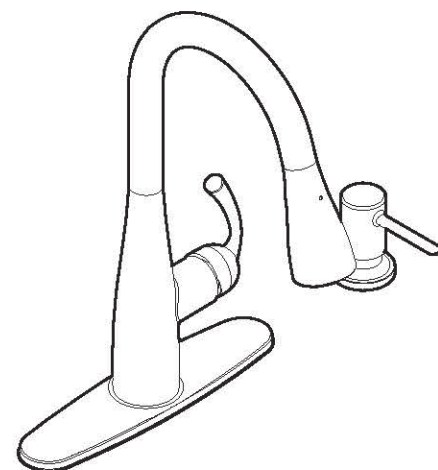
STANDARDS

- Third party certified to IAPMO Green, ASME A112.18.1/CSA B125.1 and all applicable requirements referenced therein including NSF 61/9
- Meets CalGreen and Georgia SB370 requirements
- Complies with California Proposition 65 and with the Federal Safe Drinking Water Act
- The backflow protection system in the device consists of two independently operating check valves, a primary and a secondary which prevent backflow

- ♿ ADA for lever handle

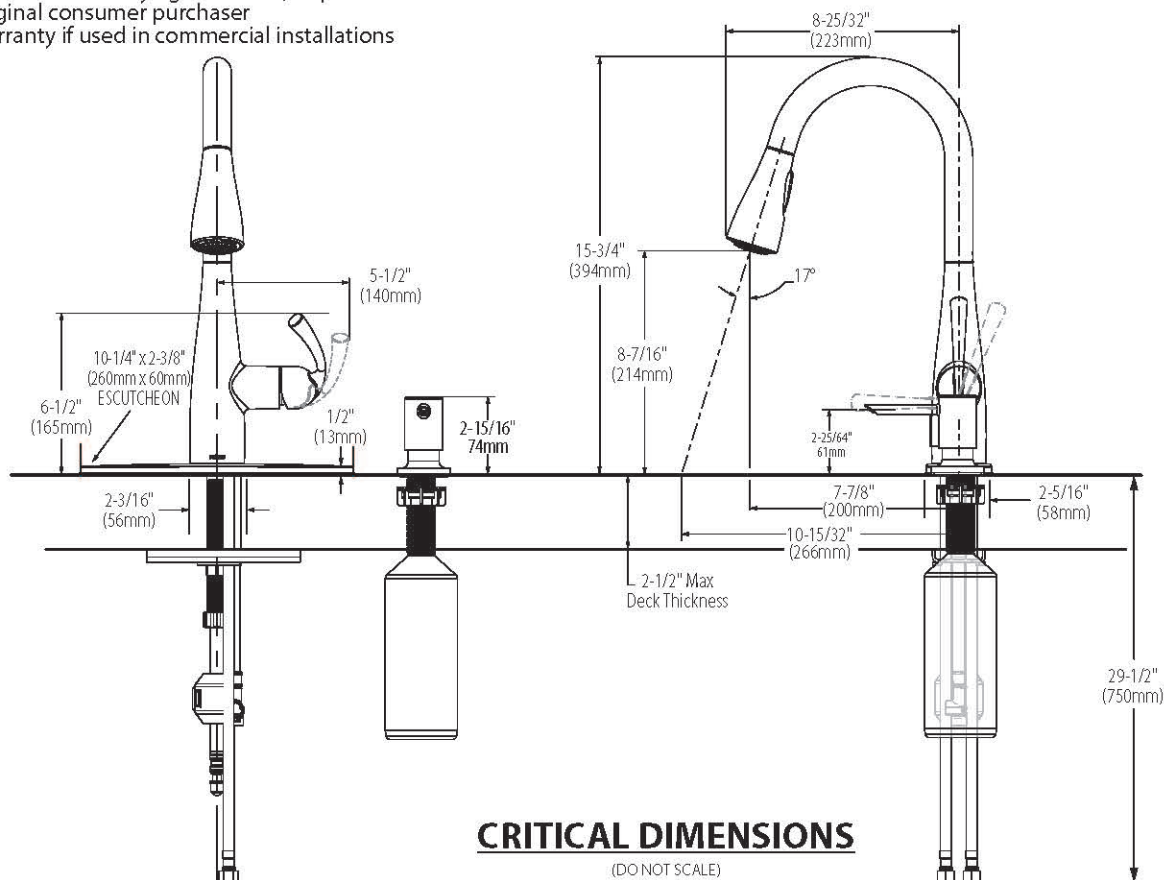
WARRANTY

- Lifetime limited warranty against leaks, drips and finish defects to the original consumer purchaser
- 5 year warranty if used in commercial installations



**ESSIE™ Single Handle
Pulldown Kitchen Faucet
Model: 87014 series**

**NOTE: THIS FAUCET IS DESIGNED TO BE INSTALLED
THRU 1 HOLE, 1-1/2" (38mm) MIN. DIA.
(1 HOLE FOR SOAP DISPENSER)**





ELECTRIC TANKLESS WATER HEATER - POINT OF USE

INSTANT-FLOW® SR - STANDARD FLOW

IDEAL APPLICATION: hospitality sink,
manual hand washing faucet

PRODUCT FEATURES

- Unlimited hot water
- Saves water and energy - 99% energy efficient
- Vandal resistant rugged cast aluminum housing
- Space saving compact size:
6-1/4" (H) x 9-5/8" x 2-3/4"
(159 (H) x 244 x 70mm)
- Meets applicable building codes
including ADA, UL, IAPMO, UPC, CSA.
- Environmentally friendly
- Made in the U.S.A.

Chronomite Instant-Flow® SR- Standard Flow models are manufactured to provide reliable point-of-use hot water. There is no pressure and temperature relief valve needed (unless required by code), saving time and money on installation.

Housing is fabricated from rugged cast aluminum alloy.

Element assembly is fabricated from Celcon plastic.

Heating coils are nichrome.

Faucet flow controls are supplied with each unit. 3/8" compression fittings are supplied (standard). Optional 1/2" and 3/4" male NPT water connections available.



Member of
U.S. Green
Building Council



Water
Conserving
Product



Made in
the USA



Instant-Flow® SR - Standard Flow

GUIDE SPECIFICATION

Tankless Water Heater shall be a Chronomite Laboratories Model

SR -

AMPS

/

VOLTS

OPTIONS

with

Amps

and

Volts

to heat 1.0 GPM (3.8 LPM) at a temperature rise of

°F

Unit shall be provided with Celcon waterways, and Nichrome heating coils

OPTIONS

- ☐ PA 765 ABS Housing (P)
- ☐ Satin Finish Stainless Steel Housing (SS)
- ☐ High Polish Finish Stainless Steel (SSP)
- ☐ Pressure & Temp Relief Valve Assembly (TP)
- ☐ 1/2" Male NPT (NPT08)
- ☐ 3/4" Male NPT ABS Housing Only (NPT12)
- ☐ Disconnect Switch, Rotary 40A - Lockable Nema 4X (2095-1)

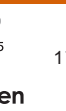
For the model being selected, please place the corresponding amps, volts and temperature rise values in the Guide Specifications to the right.

MODEL	AMPS	VOLTS	WATTS	ACTIVATION GPM	°F TEMPERATURE RISE @		
					1.00 GPM	1.25 GPM	1.50 GPM
SR-30/208	30	208	6240	0.65	43	34	28
SR-30/240	30	240	7200	0.65	49	39	33
SR-30/277	30	277	8310	0.65	57	45	38
SR-40/208	40	208	8320	0.65	57	45	38
SR-40/240	40	240	9600	0.65	66	52	44

Complies
with
Standards
for:

LISTED TO:
UL STD 499

CERTIFIED TO:
CAN/CSA STD C22.2 NO. 88



CHRONOMITE LABORATORIES, INC.

17451 Hurley St. :: City of Industry, CA 91744 U.S.A.
Phone 800-447-4962 :: 626-937-4270
Fax 626-937-4279 :: www.chronomite.com

MEMBER OF



INSTANT-FLOW® SR - STANDARD FLOW

INSTANT-FLOW® SR - STANDARD FLOW METRIC CHART

MODEL	AMPS/PHASE	1 Ø VOLTAGE	WATTS	ACTIVATION LPM	°C TEMPERATURE RISE @		
					4.00 LPM	5.00 LPM	6.00 LPM
SR-30/208	30	208	6240	2.5	22	18	15
SR-30/240	30	240	7200	2.5	26	21	17
SR-30/277	30	277	8310	2.5	30	24	20
SR-40/208	40	208	8320	2.5	30	24	20
SR-40/240	40	240	9600	2.5	34	28	23

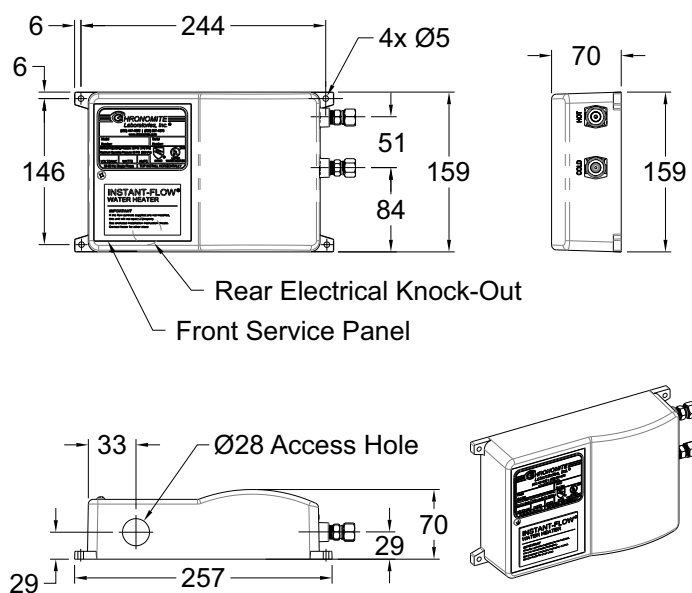
TECHNICAL DIMENSIONS

INSTANT-FLOW® SR - STANDARD FLOW

Dimensions:	159 (H) x 244 x 70mm
Weight:	2.27 Kg
Materials:	Rugged cast aluminum housing Celcon plastic element assembly with nichrome coils
Housing Color:	White
Minimum Operating Flow Rate:	2.5 LPM
Minimum Operating Pressure:	172 kPa
Maximum Operating Pressure:	552 kPa
Maximum Pressure:	1034 kPa
Maximum Water Temperature:	71°C
Maximum Ambient Operating Temperature:	60°C
Listing:	UL, IAPMO, UPC, ADA, ETL

GENERAL NOTES:

- 240V models when operated at 220V will have approximately a 15% temperature decrease.
- 120V models when operated 110V will have approximately a 15% temperature decrease.



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SELECTION SUMMARY
& APPROVAL FOR
MANUFACTURING

Company _____	Quantity _____
Model Number & Options _____	
Contact _____	Title _____
Signature (Approval for Manufacturing) _____	Date _____

CHRONOMITE
LABORATORIES, INC.

PH. 800-447-4962

626-937-4270

FAX 626-937-4279

www.chronomite.com

INSTANT-FLOW® SR - STANDARD FLOW

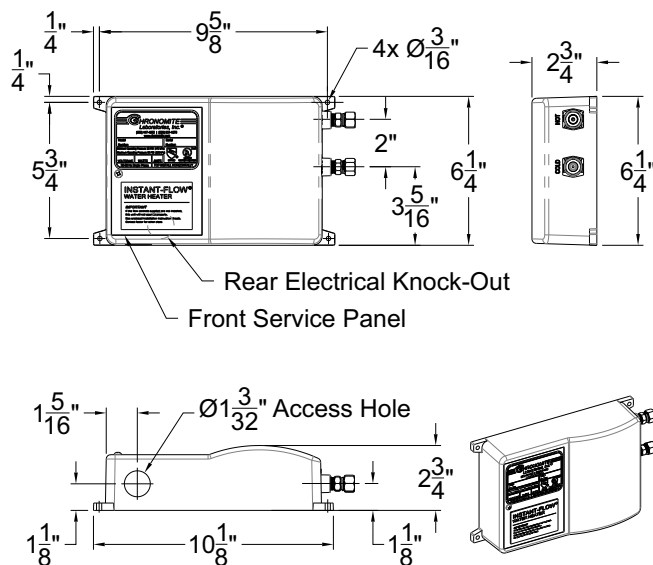
TECHNICAL DIMENSIONS

INSTANT-FLOW® SR - STANDARD FLOW

Dimensions:	6-1/4" (H) x 9-5/8" x 2-3/4"
Weight:	5 lbs.
Materials:	Rugged cast aluminum housing Celcon plastic element assembly with nichrome coils
Housing Color:	White
Minimum Operating Flow Rate:	0.65 GPM
Minimum Operating Pressure:	25 PSI
Maximum Operating Pressure:	80 PSI
Maximum Pressure:	150 PSI
Maximum Water Temperature:	160°F
Maximum Ambient Operating Temperature:	140°F
Listing:	UL, IAPMO, UPC, ADA, ETL

GENERAL NOTES:

- 240V models when operated at 220V will have approximately a 15% temperature decrease.
- 120V models when operated 110V will have approximately a 15% temperature decrease.

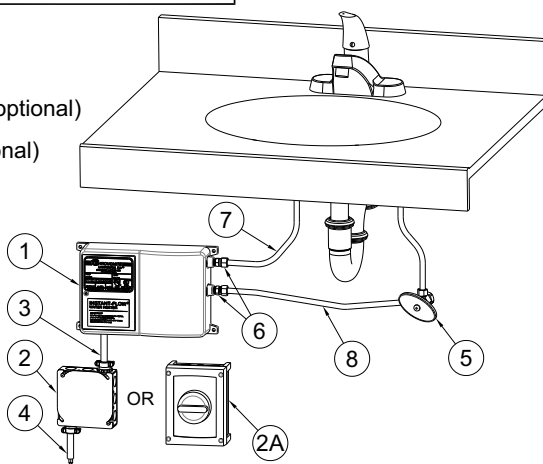


INSTALLATION DIAGRAM

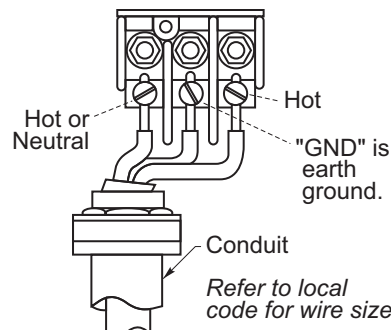
Notes:

1. Heater to be installed below the level of all hot water outlets serviced by the heater.
2. Diagram shown with standard 3/8" Compression Fitting. Optional 1/2" Male NPT water connections available.

- 1 Instant-Flow SR Heater
- 2 Electrical Junction Supply Box (optional)
- 2A 2095-1 Disconnect Switch (optional)
- 3 Electrical Supply Conduit
- 4 Electrical Supply Wire
- 5 Dual outlet Stop, 3/8" Comp. Outlet Connections
- 6 3/8" Comp. x 1/4" NPT Fittings (supplied)
- 7 3/8" Hot Water Outlet
- 8 3/8" Cold Water Inlet



WIRING CONNECTION



ATTENTION:

Unit must be hard wired.
NOTE: Heaters are single phase.
All tests are measured at the output of the heater.

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Member of Morris Group International, City of Industry, CA Please visit www.chronomite.com for most current specifications.

SELECTION SUMMARY
& APPROVAL FOR
MANUFACTURING

Company _____	Quantity _____
Model Number & Options _____	
Contact _____	Title _____
Signature (Approval for Manufacturing)	Date _____

CHRONOMITE
LABORATORIES, INC.

PH. 800-447-4962
626-937-4270
FAX 626-937-4279
www.chronomite.com

Item Number: New Business- VII.-B.
Committee 2/15/2021
Meeting Date:



City of Roeland Park

Action Item Summary

Date: 2/9/2021
Submitted By: Donnie Scharff, Director of Public Works
Committee/Department: Public Works
Title: **Award Bid for 2021 CARS Project (Roe Mill and Overlay with Landscaping; City Hall Parking Improvements)**
Item Type: Discussion

Recommendation:

Staff recommend awarding the contract for the 2021 CARS Project-Roe Blvd Mill & Overlay & Landscaping and City Hall Parking Lot Improvements to McConnell & Associates. Staff recommends including Alternate 2.

Details:

Below are the main project components and the amount budgeted for each:

Mill and Overlay Roe Boulevard north of 48th street= \$261,000 budgeted (\$7,500 of that amount is for engineering/bidding/inspection)

Landscaping the Roe Boulevard Corridor= \$319,000 budgeted (\$7,500 of that amount is for engineering/bidding/inspection)

McConnell is the low bidder for these two elements with no alternates at \$528,827

City Hall Parking Improvements= \$145,000 budgeted (\$14,400 of that amount is for engineering/bidding/inspection); McConnell is the low bidder at \$97,603.

Budget allocated to construction totals \$695,600 and budget allocated to engineering/bidding/inspection services totals \$29,400.

McConnell's total base bid for all 3 elements is \$626,430.

The Mill and Overlay along with the Landscaping are CARS funding eligible elements (which means half of the construction cost and inspection costs will be reimbursed by CARS). The mill and overlay element will be complete by 5/31/21. The City Hall parking element will be complete by 5/31/21.

Attached is a summary of the two bids received as well as a recommendation from the City Engineer. The City Engineer has shown how the CARS eligible work and add alternates (page 2) compare to the CARS Maximum Reimbursement awarded to these elements (\$283,000). The base bid for the Landscaping element allows the contractor to install the trees and plants up until fall (10/24/21 completion deadline). Alternate 1 is an additional cost for just the trees to be planted by 5/31/21 (\$8,424 add, this puts us over the CARS cap by \$2,425). Alternate 2 is an additional cost for having all plants and trees installed by 5/31/21 (\$21,472 add, this puts us over the CARS cap by \$9,000). Also attached is a letter from the landscape architect (Ben Wagner from Vireo) explaining pros and cons associated with waiting until fall to install the landscaping. Their recommendation is also included, which is to include Alternate 2 (all plantings in the spring). Please note that around 28,000 bulbs are specified and these cannot be planted until the fall.

A 3rd Alternate was also included that would provide decorative crosswalks (\$168,573 add). This was included as an alternate in order to take advantage of having 50% of the cost paid through CARS in the event that the landscaping and mill/overlay components came in under budget. The mill/overlay/landscaping did not come in significantly under budget and therefore if Alternate 3 were included in the award the City would pay most of the additional cost for this item. Ornamental crosswalks have not been part of the design plans since the designs had to comply with KDOT standards which do not afford ornamental crosswalk options. This bid is not subject to KDOT standards as we are not using any federal funds on this project. Staff and the City Engineer do not recommend including Alternate 3 with this award based upon budget considerations. We can hold off on this item until we near the completion of the balance of the work under this contract and if we do not use the "Force Account" (contingency allowances) included in the bid we may be able to add the item at that time.

Financial Impact

Amount of Request: Base Bid for Mill/Overlay/Landscaping/City Hall Parking \$626,430; add \$21,472 for Alt 2 = \$647,902	
Budgeted Item?	Budgeted Amount: Total \$725,000; Construction= \$695,600, Engineering= \$29,400
Line Item Code/Description: Equipment Rerve Fund for City Hall Parking= \$145k; TIF1 Fund for Mill/Overlay/Landscaping= \$580k	

Additional Information

Attached are the plan sheets for the City Hall Parking lot portion of the project.

The link below takes you to the landscaping plans:

<https://www.roelandpark.org/DocumentCenter/View/3075/Planting-Plans-with-Pictures-of-Proposed-Species-and-Notes-Included-from-Vireo-8-16-19-PDF>

The link below takes you to the complete set of plans for the Roe project, sheets 6-9 reflect the mill and overly portion of the project: <https://www.roelandpark.org/DocumentCenter/View/3912/Mill-and-Overlay-Landscaping-and-City-Hall-Parking-Final-Plans-February-11-2021>

How does item relate to Strategic Plan?

The project keeps our infrastructure in good condition and enhances the plantings on public right of way.

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
📎 Larkin Recommendation and Bid Summary Letter	Cover Memo
📎 Vireo Memo and Recommendation	Cover Memo
📎 City Hall Parking Improvement Plans	Cover Memo

February 10, 2021

Ms. Kelley Nielsen
City Clerk
City of Roeland Park, KS
4600 W. 51st Street
Roeland Park, KS 66205

9001 State Line Rd., Ste. 200
Kansas City, MO 64114
[P] 816.361.0440
[F] 816.361.0045
LampRynearson.com

Re: 2021 CARS (ROE BLVD MILL/OVERLAY/LANDSCAPING)
AND CITY HALL PARKING LOT
CARS PROJECT NO. 320001345

Dear Ms. Nielsen:

A total of two bids were received for the above referenced project on Tuesday, February 9, 2021. The low bid was submitted by McConnell and Associates Corporation with a combined base bid amount of \$626,430.48. The engineers estimate for the combined base bid was \$692,038.00. Attached is a completed bid tabulation and list of proposed subcontractors. The contractor proposes to complete approximately 52% of the work with their own forces, conforming to the contract requirements.

We have previously worked with McConnell and Associates and found them to be a qualified contractor. They most recently completed the 2019 CARS project for the City of Roeland Park. After consultation with city staff we recommend that McConnell and Associates be awarded the contract.

The City will need to determine which bid alternates to select on the 2021 CARS portion of the project. Attached is a summary of Estimated Project Costs as of this date for the 2021 CARS project. All costs above the CARS Cap will be 100% City Costs. The most likely options are:

- The Base Bid, and Base + Alternate 1 (Tree planting by May 31, 2021) are slightly under/over the CARS reimbursement cap.
- The Base Bid + Alternate 2 (All landscaping by May 31) is about \$9k above the CARS cap.
- The Base Bid + Alternate 2 + Alternate 3 (enhanced crosswalk pavement markings) is about \$93k above the CARS Cap.

If you have any questions, or need additional information, please contact me at (816) 804-1230.

Sincerely,

LAMP RYNEARSON


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

Email C: Project File
Keith Moody, City Administrator
Donnie Scharff, Director of Public Works

Project: 2021 CARS (Roe Blvd Mill/Overlay/Landscaping)

Date: 2/10/2021

Item Description	Base Bid Cost	CARS Eligible	Bid Alt 1	CARS Eligible	Bid Alt 2	CARS Eligible	Bid Alt 2 + 3	CARS Eligible	Notes
1 Construction Cost	\$ 528,828	\$ 264,414	\$ 537,252	\$ 268,626	\$ 550,300	\$ 275,150	\$ 718,873	\$ 359,437	McConnell & Associates Bid
2 City Contingency	\$ 10,577	\$ 5,288	\$ 10,577	\$ 5,288	\$ 10,577	\$ 5,288	\$ 10,577	\$ 5,288	Assume 2% CO of Base Bid are CARS eligible (Contract also has \$20k Force Account)
3 Engineering	\$ 22,069		\$ 22,069		\$ 22,069		\$ 22,069		Lamp Ryneerson Task Order
4 Construction Observation	\$ 17,733	\$ 8,867	\$ 17,733	\$ 8,867	\$ 17,733	\$ 8,867	\$ 17,733	\$ 8,867	Lamp Ryneerson Task Order
5 Material Testing	\$ 5,288	\$ 2,644	\$ 5,288	\$ 2,644	\$ 5,288	\$ 2,644	\$ 5,288	\$ 2,644	Lamp Ryneerson Estimate 1% of construction
6 Project Administration	\$ -		\$ -		\$ -		\$ -		Assumes no City costs
7 Legal fees, Publications	\$ 500		\$ 500		\$ 500		\$ 500		Estimated publications
Total Project Cost	\$ 584,995	\$ 281,213	\$ 593,419	\$ 285,425	\$ 606,467	\$ 291,949	\$ 775,040	\$ 376,236	
2021 CARS Maximum Reimbursement		\$ 283,000		\$ 283,000		\$ 283,000		\$ 283,000	
City Cost		\$ 303,782		\$ 310,419		\$ 323,467		\$ 492,040	



MAC

McConnell & Associates

1225 Iron • North Kansas City, MO 64116 • 816-842-6066 • Fax 816-842-1638 • www.McConnellAssociates.org
St. Louis: 314-962-1920 • Pevely: 636-475-7733 • Wichita: 316-264-1180

Company Name	Scope(s)	Total	Percent of Total Bid
KB Concrete	Concrete	\$ 42,547.00	7%
DJM Ecological	Landscaping	\$ 229,739.00	37%
Erosion Specialists	Erosion Control/Sod	\$ 17,912.00	3%
K&G Striping	Pavement Marking/Traffic Control	\$ 13,158.00	2%
Remaining (MAC)	Asphalt/Milling/Grading/Furnishings/Etc.	\$ 323,074.00	52%
TOTAL BID		\$ 626,430.48	

Detailed Bid Tabulation
ROE BOULEVARD-2021 CARS

Bid Date 2/9/2021

PROJECT INFORMATION

PROJECT:	Roe Boulevard Improvements-2021 CARS	DATE:	February 10, 2021
JOB NO.:	320001345 CARS	PROJECT MANAGER:	DGM
CLIENT:	City of Roeland Park, KS	PREPARED BY:	DGM

Item No.		Units	Unit Price	Engineer's Estimate		McConnell & Associates		J.M. Fahey Constr. Co.	
				Quantity	Extension	Unit Price	Extension	Unit Price	Extension
	Bid Items								
1	Clearing and Grubbing	Lump Sum	\$ 10,000.00	1	\$ 10,000.00	\$ 9,250.00	\$ 9,250.00	\$ 24,000.00	\$ 24,000.00
2	Plant Mix Asphalt Mixture - Overland Park (Surface)	Ton	\$ 85.00	1,290.4	\$ 109,684.00	\$ 82.82	\$ 106,870.93	\$ 72.00	\$ 92,908.80
3	Milling	Sq. Yd.	\$ 2.20	9,300	\$ 20,460.00	\$ 2.88	\$ 26,784.00	\$ 2.50	\$ 23,250.00
4	Sod (Tall Turf Type Fescue) (Strips)	Sq. Yd.	\$ 8.00	2,953	\$ 23,624.00	\$ 6.75	\$ 19,932.75	\$ 6.00	\$ 17,718.00
5	Fertilizer (12-12-12)	Lbs.	\$ 3.00	122	\$ 366.00	\$ 0.85	\$ 103.70	\$ 0.75	\$ 91.50
6	Concrete Pavement (6" Uniform) (AE) (Plain)	Sq. Yd.	\$ 80.00	148	\$ 11,840.00	\$ 180.00	\$ 26,640.00	\$ 160.00	\$ 23,680.00
7	Sidewalk Construction (4") (AE)	Sq. Yd.	\$ 70.00	125	\$ 8,750.00	\$ 56.70	\$ 7,087.50	\$ 90.00	\$ 11,250.00
8	Sidewalk Ramp	Sq. Yd.	\$ 110.00	7	\$ 770.00	\$ 86.40	\$ 604.80	\$ 450.00	\$ 3,150.00
9	Filter Sock (8")	Ln. Ft.	\$ 15.00	104	\$ 1,560.00	\$ 4.50	\$ 468.00	\$ 4.00	\$ 416.00
10	Landscaping	Lump Sum	\$ 270,000.00	1	\$ 270,000.00	\$ 275,688.00	\$ 275,688.00	\$390,000.00	\$ 390,000.00
11	Waste Receptacle	Each	\$ 650.00	1	\$ 650.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00	\$ 2,500.00
12	Bench	Each	\$ 14,000.00	3	\$ 42,000.00	\$ 4,800.00	\$ 14,400.00	\$ 3,200.00	\$ 9,600.00
13	Pavement Marking (Multi-Component) (White) (4")	Ln. Ft.	\$ 1.00	1,280	\$ 1,280.00	\$ 1.50	\$ 1,920.00	\$ 1.50	\$ 1,920.00
14	Pavement Marking (Multi-Component) (White) (6")	Ln. Ft.	\$ 1.50	20	\$ 30.00	\$ 2.40	\$ 48.00	\$ 2.25	\$ 45.00
15	Pavement Marking Symbol (Intersection Grade) (White) (Right Turn Arrow)	Each	\$ 300.00	3	\$ 900.00	\$ 330.00	\$ 990.00	\$ 300.00	\$ 900.00
16	Pavement Marking Symbol (Intersection Grade) (White) (Left Turn Arrow)	Each	\$ 300.00	3	\$ 900.00	\$ 330.00	\$ 990.00	\$ 300.00	\$ 900.00
17	Traffic Control	Lump Sum	\$ 25,000.00	1	\$ 25,000.00	\$ 4,000.00	\$ 4,000.00	\$ 15,500.00	\$ 15,500.00
18	Mobilization	Lump Sum	\$ 25,000.00	1	\$ 25,000.00	\$ 10,550.00	\$ 10,550.00	\$ 12,000.00	\$ 12,000.00
19	Force Account (Set Price)	Lump Sum	\$ 20,000.00	1	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00	\$ 20,000.00
		Construction (Base Bid)			\$ 572,814.00		\$ 528,827.68		\$ 649,829.30
	Bid Alternate #1								
	Tree Installation by 5/31/2021	LS	\$ 10,000.00	1	\$ 10,000.00	\$ 8,424.00	\$ 8,424.00	\$ 3,000.00	\$ 3,000.00
	Bid Alternate #2								
	All Work by 5/31/2021	LS	\$ 50,000.00	1	\$ 50,000.00	\$ 21,472.00	\$ 21,472.00	\$ 3,000.00	\$ 3,000.00
	Bid Alternate #3								
20	Impressed Thermoplastic Pavement Markings (Crosswalk)	Sq. Ft.	\$ 18.00	9,005	\$ 162,090.00	\$ 18.72	\$ 168,573.60	\$ 18.00	\$ 162,090.00
	Notes:								
	1. All bids matched.								
	2. Bid Alternates 1 and 2 are exclusive								



9001 State Line Rd., Ste. 200
 Kansas City, MO 64114
 [P] 816.361.0440
 [F] 816.361.0045
 LampRynearson.com

2/10/2021

Detailed Bid Tabulation									
City Hall Site Improvements Bid 2/9/2021									
4600 W. 51st Street									
City of Roeland Park, Kansas						McConnell & Associates		J.M. Fahey Constr. Co.	
Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total	Unit Price	Total	Unit Price	Total
1	Asphalt Milling (2")	SY	2,798	\$ 4.00	\$ 11,192.00	\$ 3.50	\$ 9,793.00	\$ 3.50	\$ 9,793.00
2	Asphaltic Concrete Surface (2") (Overland Park Mix)	TON	410	\$ 90.00	\$ 36,900.00	\$ 90.00	\$ 36,900.00	\$ 75.00	\$ 30,750.00
3	Base Repair (Asphalt) (4" Repair)	SY	209	\$ 70.00	\$ 14,630.00	\$ 21.50	\$ 4,493.50	\$ 70.50	\$ 14,734.50
4	Curb and Gutter (Combined) (CG-1) (Remove and Replace)	LF	113	\$ 40.00	\$ 4,520.00	\$ 54.00	\$ 6,102.00	\$ 60.25	\$ 6,808.25
5	Sidewalk Construction (4") (KCMMB4K)	SY	41	\$ 72.00	\$ 2,952.00	\$ 56.70	\$ 2,324.70	\$ 77.00	\$ 3,157.00
6	Sidewalk (Remove and Replace) (4") (KCMMB4K)	SY	40	\$ 90.00	\$ 3,600.00	\$ 86.40	\$ 3,456.00	\$ 99.00	\$ 3,960.00
7	Sidewalk Ramps with Detectable Warning Surface (6")	SY	15	\$ 150.00	\$ 2,250.00	\$ 86.40	\$ 1,296.00	\$ 187.00	\$ 2,805.00
8	Detectable Warning Surface	SF	29	\$ 50.00	\$ 1,450.00	\$ 78.00	\$ 2,262.00	\$ 44.50	\$ 1,290.50
9	Ramp Curb	LF	16	\$ 25.00	\$ 400.00	\$ 24.00	\$ 384.00	\$ 49.00	\$ 784.00
10	Vertical Curb	LF	30	\$ 35.00	\$ 1,050.00	\$ 30.00	\$ 900.00	\$ 42.00	\$ 1,260.00
11	Pavement Marking (4")	LF	1,112	\$ 2.50	\$ 2,780.00	\$ 1.80	\$ 2,001.60	\$ 1.50	\$ 1,668.00
12	Pavement Marking (Electric Vehicle)	EA.	2	\$ 400.00	\$ 800.00	\$ 300.00	\$ 600.00	\$ 252.00	\$ 504.00
13	Pavement Marking (ADA and Crosswalk)	L.S.	1	\$ 3,000.00	\$ 3,000.00	\$ 900.00	\$ 900.00	\$ 756.00	\$ 756.00
14	Sign (ADA)	EA.	3	\$ 300.00	\$ 900.00	\$ 360.00	\$ 1,080.00	\$ 303.00	\$ 909.00
15	Sodding	SY	80	\$ 10.00	\$ 800.00	\$ 6.75	\$ 540.00	\$ 5.50	\$ 440.00
16	Mobilization	L.S.	1	\$ 7,000.00	\$ 7,000.00	\$ 2,000.00	\$ 2,000.00	\$ 12,000.00	\$ 12,000.00
17	Clearing, Grubbing, Demolition	L.S.	1	\$ 4,400.00	\$ 4,400.00	\$ 2,250.00	\$ 2,250.00	\$ 760.00	\$ 760.00
18	Erosion Control	L.S.	1	\$ 1,700.00	\$ 1,700.00	\$ 350.00	\$ 350.00	\$ 760.00	\$ 760.00
19	Grading	L.S.	1	\$ 6,100.00	\$ 6,100.00	\$ 2,250.00	\$ 2,250.00	\$ 760.00	\$ 760.00
20	Traffic Control	L.S.	1	\$ 2,200.00	\$ 2,200.00	\$ 2,220.00	\$ 2,220.00	\$ 1,850.00	\$ 1,850.00
21	Construction Staking	L.S.	1	\$ 3,100.00	\$ 3,100.00	\$ 8,000.00	\$ 8,000.00	\$ 1,850.00	\$ 1,850.00
22	Force Account	SET	1	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00	\$ 7,500.00
Totals					\$ 119,224.00	\$ 97,602.80		\$ 105,099.25	

Note:

All bids matched

Kansas City

929 Walnut Suite 700
Kansas City MO 64106
816-756-5690

Omaha

1111 N. 13th Street Suite 116
Omaha, NE 68102
402-553-5485

February 11, 2021

RE: Roe Blvd Landscape Installation

Dan & Keith,

Below is a list of pros & cons related to the potential landscape installation windows for the Roe 2021 project. The comments below pertain primarily to the understory plantings (perennials & ornamental grasses). Tree installation can occur within either of the specified planting windows with minimal advantages/disadvantages. Furthermore, the proposed cost increase to complete all or a portion of the project this spring is negligible and is therefore not evaluated here.

Spring Planting

Pros:

- Planting this spring is advantageous in that it will continue momentum for the corridor improvements without the delay of waiting until the fall planting window

Cons:

- Assuming most nurseries/plant suppliers have already been taking orders since the end of the previous fall planting season, requiring the contractor to complete the landscape installation this spring could result in an increased likelihood of plant substitutions. Although some plant substitutions are a normal part of every landscape project, a larger number of substitutions could potentially diminish the original landscape design intent. The plants selected for the Roe Blvd corridor have been carefully considered for their cultural and aesthetic characteristics as well as their ability to tolerate the difficult conditions of non-irrigated roadway medians. Although all proposed plant substitutions will be subject to the approval of the landscape architect, there remains an increased likelihood of this with a spring planting. Too many plant substitutions could result in an inferior landscape installation.
- Given the contractor's required 3-month maintenance period, a spring planting will most likely result in the transfer of maintenance to the City during the difficult summer months. Although many of the plantings could be established before temperatures climb too high, there is an increased risk of plant stress and failure if the plantings in these non-irrigated medians are subjected to high temps before they are fully established.

Fall Planting

Pros:

- Delaying the landscape installation until the fall planting window should give the plantings the greatest chance of success because the establishment period will carry into the cooler fall months as opposed to the summer. This will allow the plantings to establish their root

systems and increase survivability before they are subjected to the high temperatures and lower moisture levels of the roadway environment.

Cons:

- Delaying the landscape installation until the fall could slow momentum for the project and raise questions within the community as to why the improvements have not been completed.

Conclusion

Given the above, our recommendation is to proceed with installation of the trees this spring and delay installation of the understory plantings until the fall. This will create some momentum for the project while giving the landscape contractor ample time to secure the specified understory plant material. This arrangement provides the greatest likelihood of success for the plantings without causing unnecessary delay overall. However, a determination will need to be made as to how to handle the contractor's required 3-month establishment maintenance period if the trees and understory plantings are installed at separate times.

All of this said, if the contractor indicates that they will be able to procure and install the specified plant material this spring with minimal plant substitutions, our recommendation is to proceed with installation of all plant material this spring.

CITY HALL IMPROVEMENTS
CITY OF ROELAND PARK, KANSAS
LAMP RYNEARSON PROJECT NO. 0320001.03
CITY PROJECT NO. 22-CH-001



ALL UTILITIES ARE SHOWN BASED ON THE INFORMATION AVAILABLE TO THE ENGINEER. THERE IS NO GUARANTEE ALL FACILITIES ARE SHOWN OR THAT THE LOCATION, DEPTH, AND SIZE OF EACH FACILITY IS CORRECT. THE CONTRACTOR IS RESPONSIBLE FOR LOCATING ALL UTILITIES AND SERVICE LINES PRIOR TO CONSTRUCTION. COORDINATE NECESSARY RELOCATIONS WITH UTILITY COMPANIES.

UTILITY CONTACTS

SPECTRUM (TIME WARNER CABLE)
DESIGN & CONSTRUCTION
8221 W. 119TH ST.
OVERLAND PARK, KANSAS 66213
(913) 643-1901
ATTN.: STEVEN BAXTER
STEVEN.BAXTER@CHARTER.COM
(913) 643-1961
ATTN.: RON FRANK
RON.FRANK@CHARTER.COM

EVERGY
8730 NIEMAN ROAD
OVERLAND PARK, KANSAS 66214
(913) 681-7420
ATTN.: GARY PRICE
GARY.PRICE@EVERGY.COM

WATERONE
10747 RENNER BOULEVARD
LENEXA, KANSAS 66219-9624
(913) 895-5775
ATTN.: JAN HARDIE
JHARDIE@WATERONE.ORG

JOHNSON COUNTY UNIFIED
WASTEWATER DISTRICT
7311 W. 130TH SUITE 100
OVERLAND PARK, KANSAS 66213
(913) 207-5234
(913) 715-8537
ATTN.: MIKE PILLER
MIKE.PILLER@JCWC.ORG

AT&T
(913) 383-8848
ATTN.: RANDY GASKIN
RG513@ATT.COM
ATTN.: LENNY VOHS
LVOHS@ATT.COM

KANSAS GAS SERVICE
11401 WEST 88TH STREET
OVERLAND PARK, KANSAS 66214
(913) 645-9626
ATTN.: DAYLN BUCHANAN
DAYLN.BUCHANAN@ONEGAS.COM

GOOGLE FIBER
(913) 683-1900
ATTN.: LAUREN MARCUCCI
LMARCUCCI@GOOGLE.COM

QUANTITIES			
Item No.	Item Description	Unit	Estimated Quantity
1	Asphalt Milling (2")	SY	2,798
2	Asphaltic Concrete Surface (2") (Overland Park Mix)	TON	410
3	Base Repair (Asphalt) (4" Repair)	SY	209
4	Curb and Gutter (Combined) (CG-1) (Remove and Replace)	LF	113
5	Sidewalk Construction (4") (KCMMB4K)	SY	41
6	Sidewalk (Remove and Replace) (4") (KCMMB4K)	SY	40
7	Sidewalk Ramps with Detectable Warning Surface (6")	SY	15
8	Detectable Warning Surface	SF	29
9	Ramp Curb	LF	16
10	Vertical Curb	LF	30
11	Pavement Marking (4")	LF	1,112
12	Pavement Marking (Electric Vehicle)	EA.	2
13	Pavement Marking (ADA and Crosswalk)	L.S.	1
14	Sign (ADA)	EA.	3
15	Sodding	SY	80
16	Mobilization	L.S.	1
17	Clearing, Grubbing, Demolition	L.S.	1
18	Erosion Control	L.S.	1
19	Grading	L.S.	1
20	Traffic Control	L.S.	1
21	Construction Staking	L.S.	1
22	Force Account	SET	1



LOCATION MAP

INDEX OF SHEETS

SHEET NO.	SHEET TITLE
01	COVER SHEET
02	OVERALL SITE PLAN SHEET
03	ADA AND GRADING PLAN SHEET
04-05	DETAIL SHEETS

GENERAL CONSTRUCTION NOTES:

- PRIOR TO THE BEGINNING OF CONSTRUCTION THE CONTRACTOR SHALL ATTEND A PRE-CONSTRUCTION MEETING TO ADDRESS ANY ISSUES. THIS MEETING SHALL INCLUDE THE PROJECT MANAGER, CONSTRUCTION SITE FOREMAN, CITY PROJECT MANAGER, ENGINEER AND IMPACTED UTILITY COMPANIES.
- THE CONTRACTOR SHALL THOROUGHLY REVIEW AND BECOME FAMILIAR WITH THE SPECIFICATIONS AND SPECIAL CONDITIONS OF THE CONTRACT DOCUMENTS PRIOR TO BEGINNING CONSTRUCTION ON THIS PROJECT.
- CONTRACTOR SHALL, AT THE TIME OF THE PRE-CONSTRUCTION CONFERENCE, SUBMIT A DETAILED PLAN FOR HANDLING TRAFFIC DURING CONSTRUCTION AND NON-WORKING HOURS FOR REVIEW AND APPROVAL BY THE CITY BEFORE COMMENCING ANY WORK. AN ATSSA CERTIFIED WORKSITE TRAFFIC SUPERVISOR SHALL CERTIFY THE TRAFFIC CONTROL PLAN.
- ALL TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", 2009 EDITION AND ITS MOST CURRENT REVISIONS.
- LOCAL TRAFFIC ON ALL STREETS SHALL BE CARRIED THROUGH CONSTRUCTION, TO THE EXTENT PRACTICABLE. DETOURS SHALL ONLY BE USED WITH PRIOR APPROVAL FROM THE CITY.
- MINIMUM 24HR. NOTICE TO COUNTY, CITY POLICE, PARAMEDIC UNITS, FIRE DISTRICTS, POST OFFICE AND SCHOOL DISTRICT SHALL BE GIVEN BY THE CONTRACTOR BEFORE CLOSING A PUBLIC THOROUGHFARE.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING EROSION AND SEDIMENT CONTROL BMPs (BEST MANAGEMENT PRACTICES) TO PREVENT SEDIMENT FROM REACHING PAVED AREAS, STORM SEWER SYSTEMS, DRAINAGE COURSES AND ADJACENT PROPERTIES. IN THE EVENT THE PREVENTION MEASURES ARE NOT EFFECTIVE, THE CONTRACTOR SHALL REMOVE ANY DEBRIS, SILT OR MUD AND RESTORE THE RIGHT-OF-WAY, OR ADJACENT PROPERTIES TO ORIGINAL OR BETTER CONDITION.
- EXCEPT WHERE NECESSARY TO INSTALL EROSION AND SEDIMENT CONTROL DEVICES, CLEARING ACTIVITIES SHALL NOT BEGIN UNTIL ALL PROPER EROSION AND SEDIMENT CONTROL DEVICES HAVE BEEN INSTALLED AND THE SOIL STABILIZED.
- ALL CLEARING AND GRUBBING SHALL INCLUDE CLEARING OF TREES, STUMPS, BRUSH, FENCES, POSTS, MAILBOXES, SIGNS, EXISTING ASPHALT, CONCRETE, CURB, OTHER EXISTING SURFACE FEATURES, STORM SEWER PIPE, STORM SEWER STRUCTURES, OTHER STORM SEWER FEATURES AS NECESSARY BY CONTRACTOR, TO PERFORM THE WORK AS SHOWN ON PLANS. ALL DEBRIS, UNSUITABLE WASTE MATERIAL FROM THE STREET/YARDS SHALL BE DISPOSED OF BY THE CONTRACTOR OFF SITE. DISPOSAL OF DEBRIS AND UNSUITABLE WASTE MATERIAL SHALL BE SUBSIDIARY TO CLEARING AND DEMOLITION.
- ALL WORK SHALL BE CONFINED WITHIN THE EASEMENTS AND/OR CONSTRUCTION LIMITS AS DIRECTED BY THE ENGINEER. ALL GRADING LIMITS SHOWN ARE APPROXIMATE AND MAY BE EXTENDED OR REDUCED AT THE DIRECTION OF THE ENGINEER.
- CONTRACTOR TO REVIEW AND ADHERE TO ALL PROVISIONS ON EASEMENTS, IF ANY, PROVIDED TO CONTRACTOR BY OWNER.
- THE CONTRACTOR SHALL AT NO TIME LEAVE EQUIPMENT, MATERIALS OR DEBRIS AT LOCATIONS THAT COULD OBSTRUCT INTERSECTION SIGHT DISTANCE, IMPEDE PEDESTRIAN TRAFFIC, OBSTRUCT ANY EXISTING CAPACITY OF STORM SEWER SYSTEM, IMPEDE TRAFFIC, OR CAUSE FLOODING OR EROSION TO RESIDENCES.
- DRIVEWAYS, SIDEWALKS, AND OTHER AREAS DAMAGED BY THE CONTRACTOR SHALL BE RESTORED TO A CONDITION EQUAL TO OR BETTER THAN EXISTING BEFORE DAMAGE OCCURRED.
- SAW CUTS FOR MATERIAL REMOVAL SHALL BE FULL DEPTH.
- THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING ALL UTILITY LOCATIONS. CONTACT KANSAS ONE-CALL AT 811 OR KANSAS1CALL.COM AT LEAST 2 FULL BUSINESS DAYS PRIOR TO EXCAVATION.
- THE INFORMATION SHOWN ON THESE PLANS CONCERNING THE TYPE AND LOCATION OF UNDERGROUND UTILITIES IS NOT GUARANTEED TO BE ACCURATE OR ALL INCLUSIVE. THE CONTRACTOR IS RESPONSIBLE FOR CONTACTING ALL UTILITY COMPANIES FOR FIELD LOCATION OF ALL UNDERGROUND UTILITY LINES PRIOR TO COMMENCEMENT OF WORK AND FOR MAKING HIS OWN VERIFICATION AS TO THE TYPE AND LOCATION OF UNDERGROUND UTILITIES AS MAY BE NECESSARY TO AVOID DAMAGE THERE TO. THE CONTRACTOR SHALL NOTIFY ALL THOSE UTILITY COMPANIES WHICH HAVE FACILITIES IN THE VICINITY 72 HOURS PRIOR TO CONSTRUCTION. THE REMOVAL OF EXISTING OR ABANDONED UTILITIES IS SUBSIDIARY TO "CLEARING AND GRUBBING".
- THE CONTRACTOR SHALL PROTECT EXISTING UTILITIES AT ALL TIMES. RELOCATION OF EXISTING UTILITIES BY CONTRACTOR MUST BE COORDINATED WITH AND APPROVED BY THE UTILITY OWNER, CITY, AND ENGINEER. (NO DIRECT PAY).
- TREES NOT MARKED WITH AN "X" BUT FOUND TO BE IN CONFLICT WITH THE PROPOSED WORK MAY BE REMOVED ONLY WITH PRIOR WRITTEN APPROVAL OF THE ENGINEER.
- CONTRACTOR SHALL REMOVE SHRUBS AND OTHER LANDSCAPING, AS REQUIRED, WITHIN THE GRADING LIMITS.
- CONTRACTOR SHALL SOD AND FERTILIZE ALL DISTURBED AREAS. RESTORATION OF ANY AREAS OUTSIDE OF THE GRADING LIMITS THAT ARE DISTURBED DURING UTILITY RELOCATION, SHALL BE REPAIRED BY THE UTILITY. CONTRACTOR SHALL COORDINATE SAID WORK.
- CONTRACTOR SHALL MAINTAIN DRAINAGE DURING CONSTRUCTION AND IS RESPONSIBLE FOR ANY DEWATERING NECESSARY FOR CONSTRUCTION. DEWATERING SHALL BE SUBSIDIARY TO OTHER BID ITEMS.
- THE CONTRACTOR IS RESPONSIBLE FOR THE PROTECTION OF ALL PROPERTY CORNERS/MONUMENTS AND SECTION CORNERS. ANY PROPERTY CORNER AND/OR SECTION CORNERS DISTURBED OR DAMAGED BY CONSTRUCTION ACTIVITIES SHALL BE RESET BY A REGISTERED LAND SURVEYOR LICENSED IN THE STATE OF KANSAS AT THE CONTRACTORS EXPENSE, UNLESS OTHERWISE NOTED.
- OPEN PITS SHALL NOT BE LEFT AT THE END OF A WORK DAY. ALL EXCAVATIONS SHALL BE BACKFILLED OR COMPLETELY ENCLOSED WITH TEMPORARY FENCING.
- CONTRACTOR TO STAKE RIGHT OF WAY AND EASEMENTS PRIOR TO CONSTRUCTION.

APPROVED:
MARK DANIEL MCGHEE JR.

DATE: 01-25-2021

APPROVED:
DONNIE SCHARFF, DIRECTOR OF PUBLIC WORKS
ROELAND PARK, KANSAS

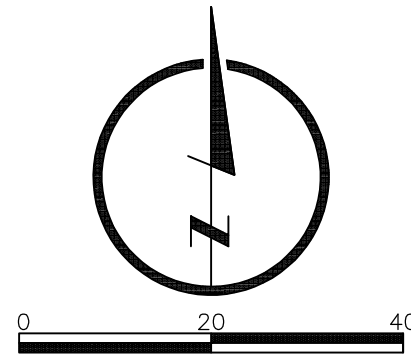
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LAMP
RYNEARSON

9001 STATE LINE RD., STE. 200
KANSAS CITY, MO 64114
816.361.0440
LampRynearson.com

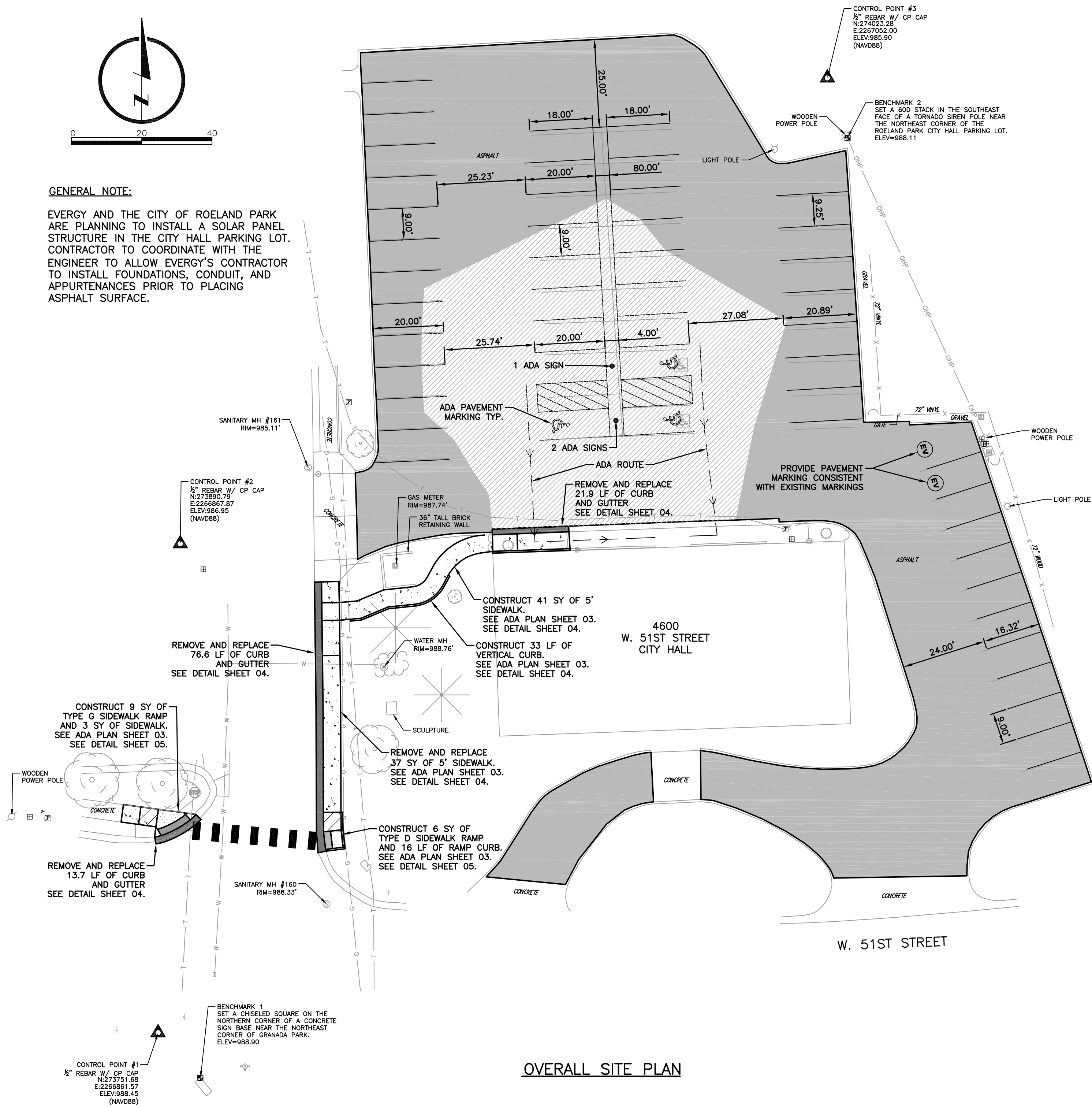


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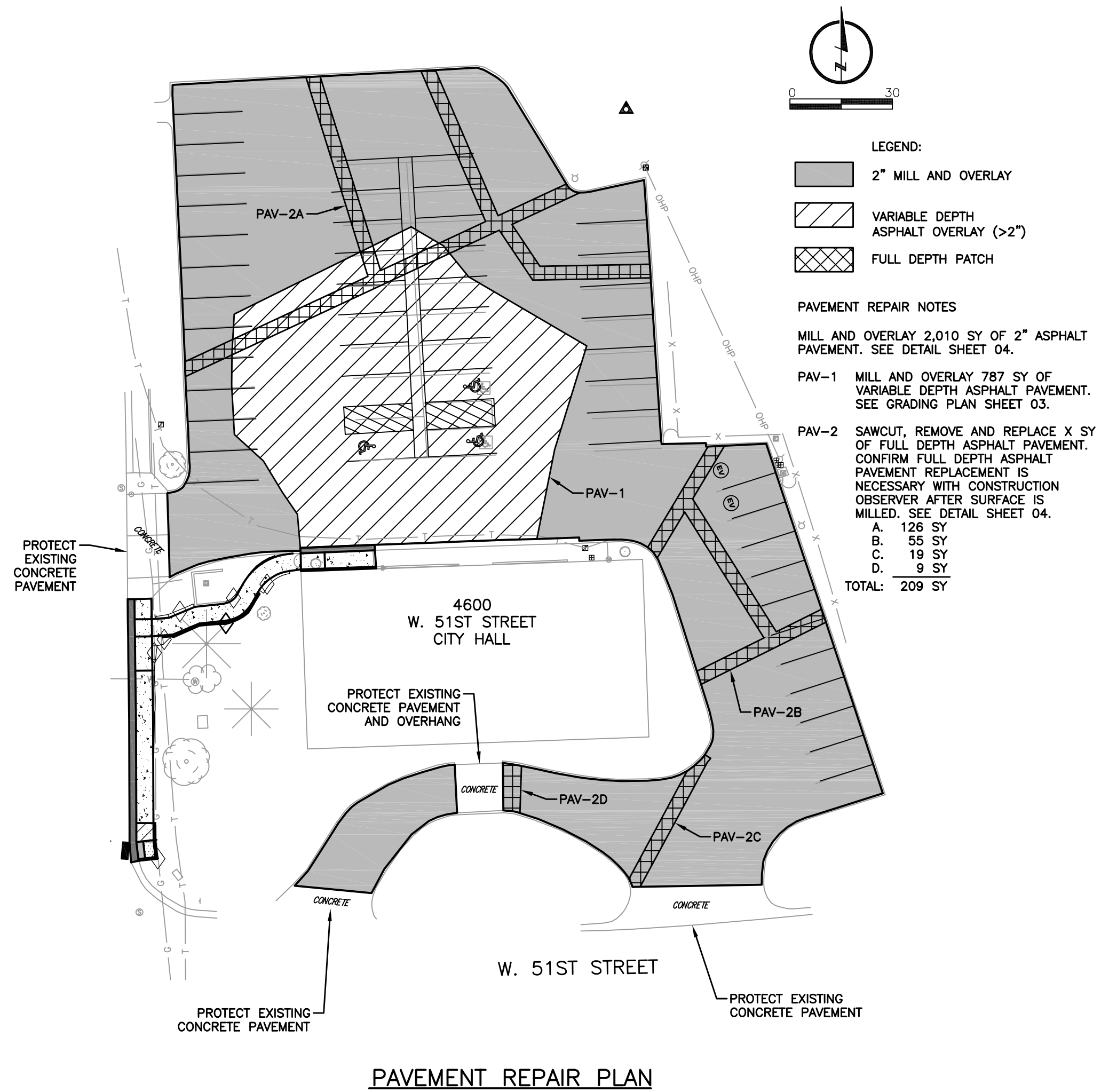


GENERAL NOTE:

EVERGY AND THE CITY OF ROELAND PARK ARE PLANNING TO INSTALL A SOLAR PANEL STRUCTURE IN THE CITY HALL PARKING LOT. CONTRACTOR TO COORDINATE WITH THE ENGINEER TO ALLOW EVERGY'S CONTRACTOR TO INSTALL FOUNDATIONS, CONDUIT, AND APPURTENANCES PRIOR TO PLACING ASPHALT SURFACE.



OVERALL SITE PLAN



PAVEMENT REPAIR PLAN

**LAMP
RYNARSON**

9001 STATE LINE RD., STE. 200
KANSAS CITY, MO 64114
816.361.0440
LampRynarson.com



MARK DANIEL MCGHEE, JR.
20773

OVERALL SITE PLAN

CITY HALL IMPROVEMENTS
CITY OF ROELAND PARK, KANSAS



Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

MDM/AJM

DATE

01-25-2021

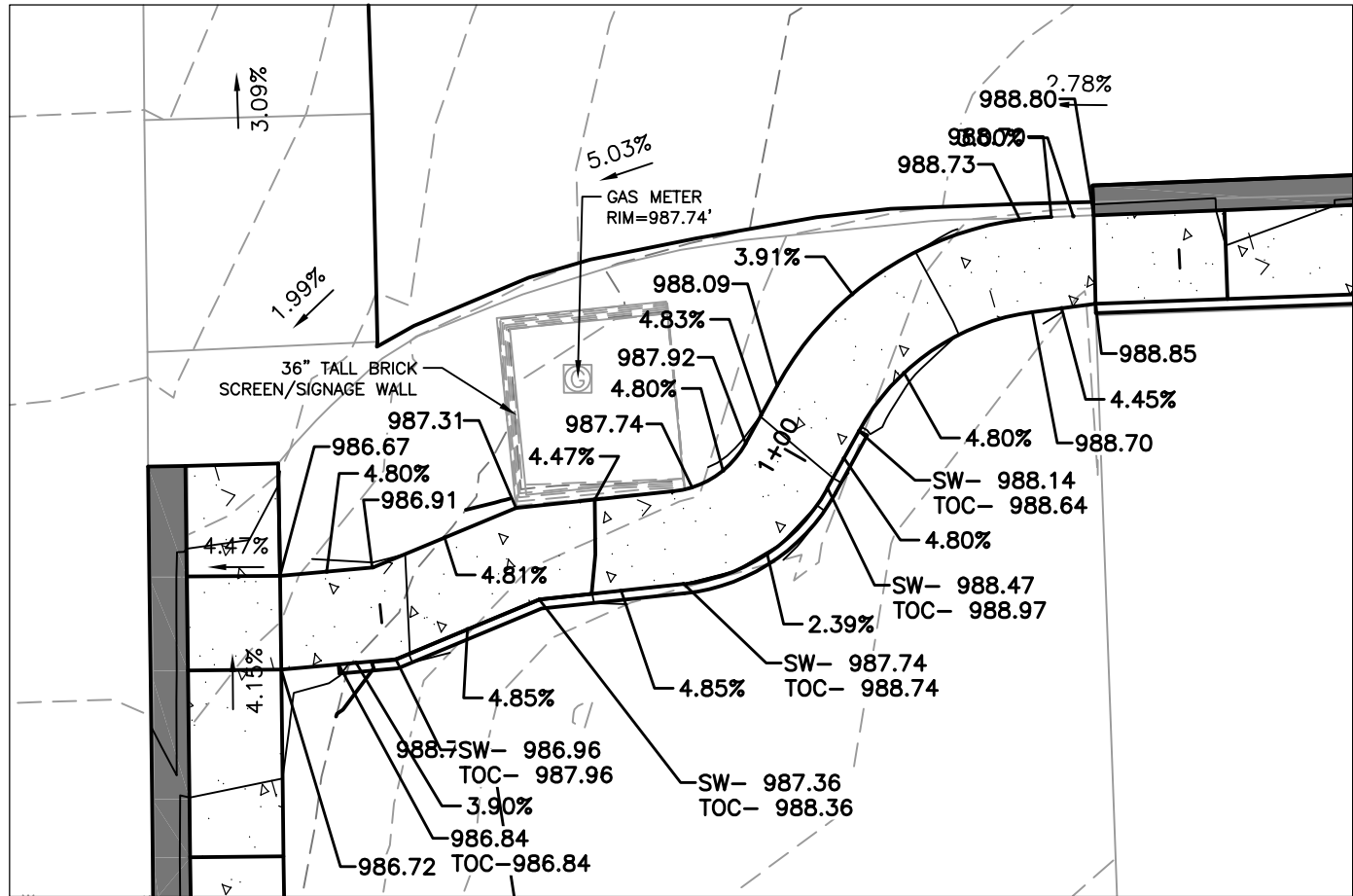
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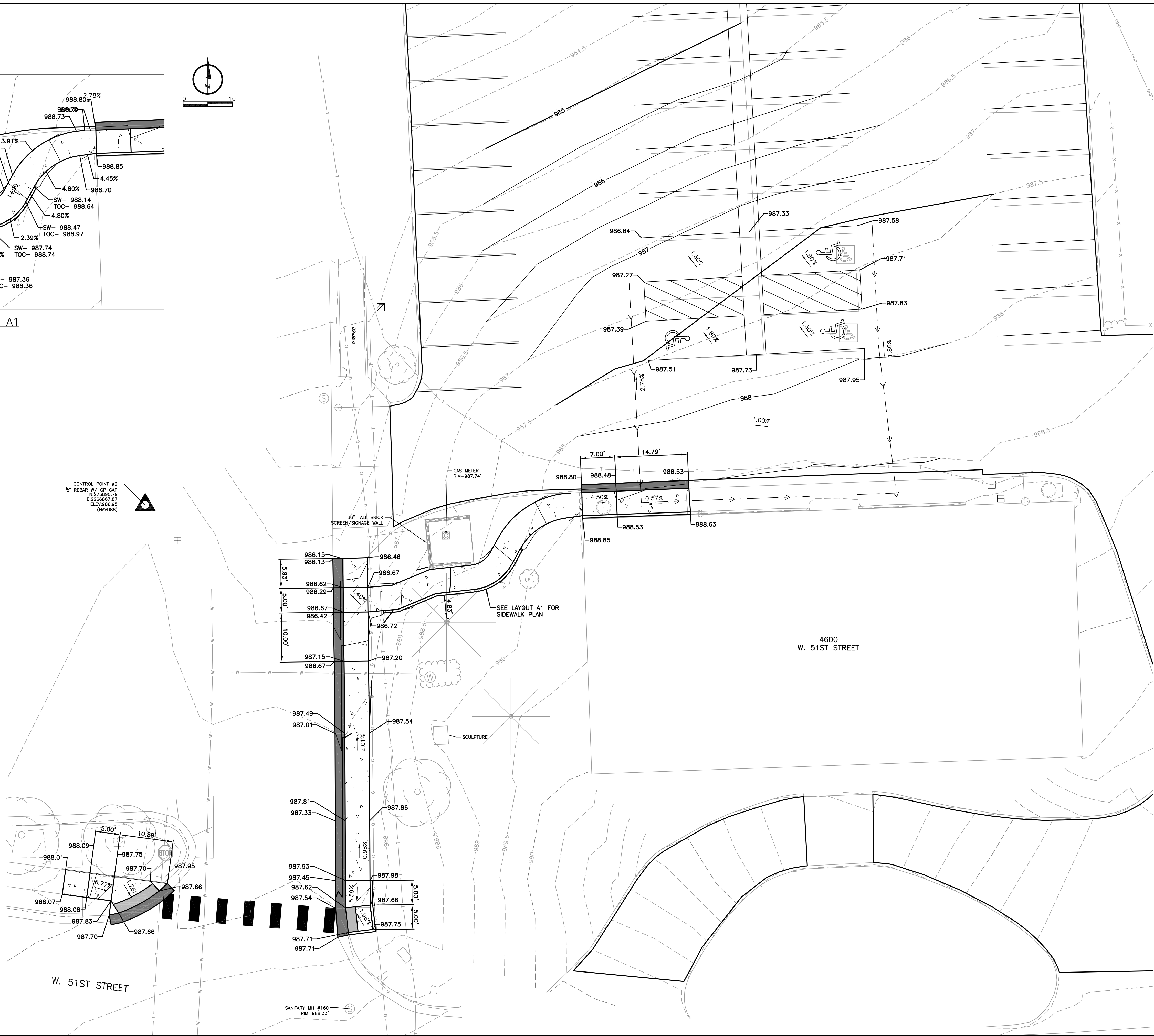
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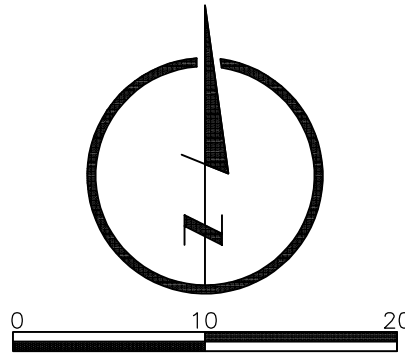


LAYOUT A1



LAMP
RYNEARSON

9001 STATE LINE RD., STE. 200
KANSAS CITY, MO 64114
816.361.0440
LampRynearson.com



MARK DANIEL MCGHEE, JR.
20773

ADA AND GRADING PLAN SHEET

CITY HALL IMPROVEMENTS
CITY OF ROELAND PARK, KANSAS



Know what's below.
Call before you dig.

REVISIONS

DESIGNER / DRAFTER

MDM/AJM

DATE

01-25-2021

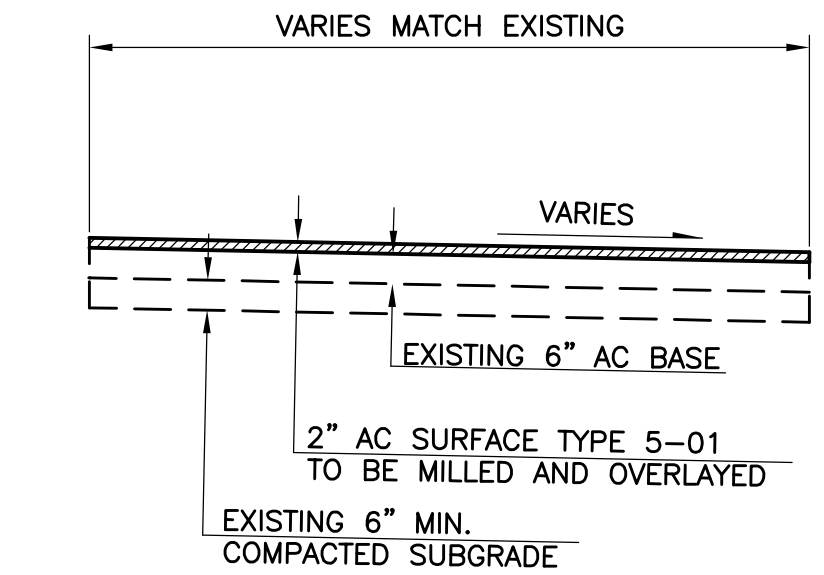
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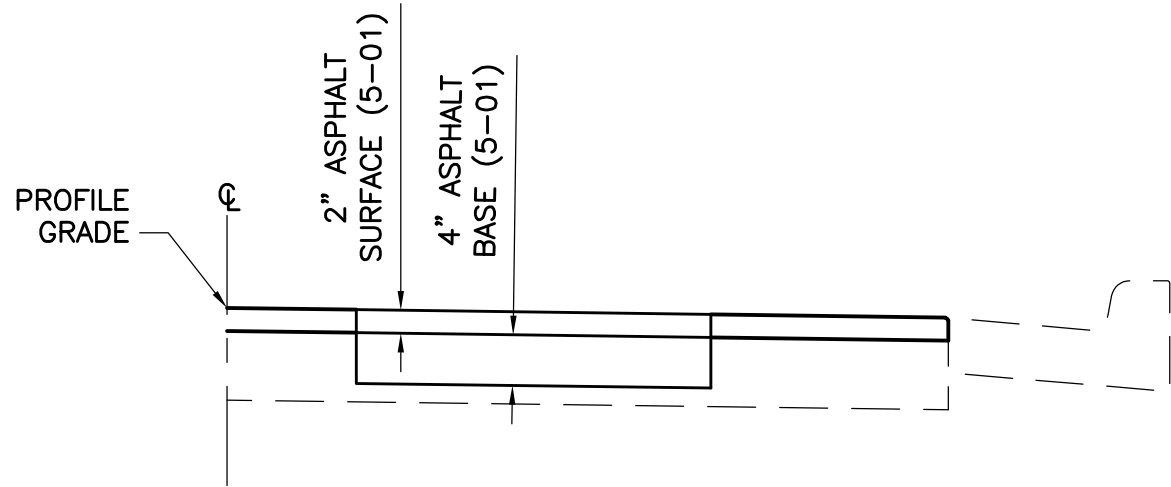
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SHEET

U:\Engineering\0320001.03 Roeland Park KS CC and City Hall\DRAWINGS\CONSTRUCTION DRAWINGS\CITY HALL\0320001.03 - CH-DETAILS.dwg 1/25/2021 10:42:00 AM DAN MCGHEE, LAMP RYNEARSON



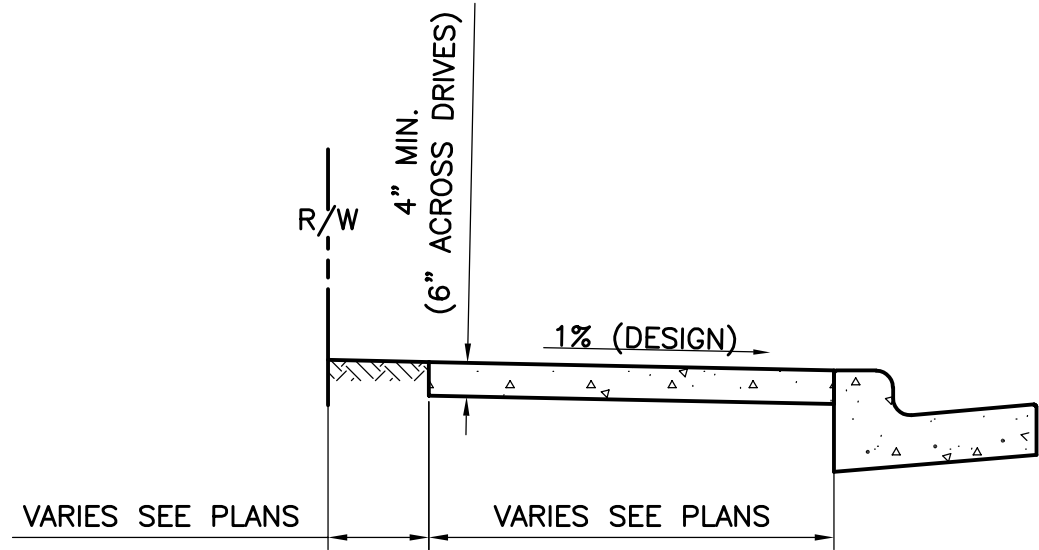
MILL AND OVERLAY TYPICAL SECTION



TYPICAL SECTION - ASPHALT BASE REPAIR

NOTE:

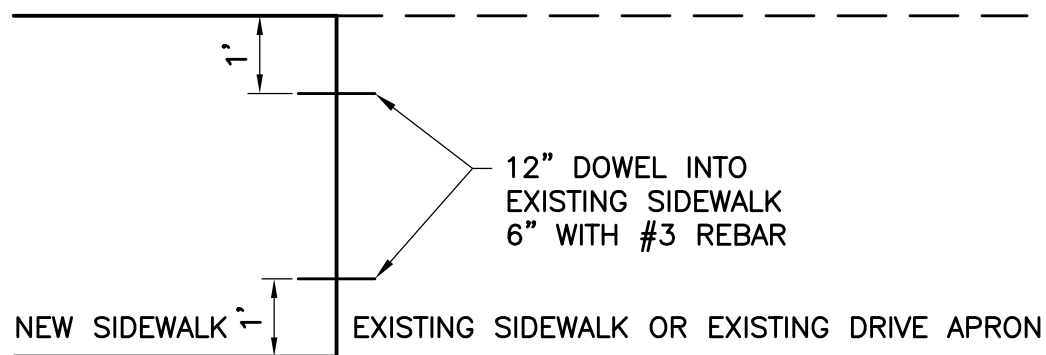
1. FULL DEPTH PATCHES SHALL BE LEFT 2" BELOW THE FINAL ELEVATION OF THE SURFACE TO ALLOW FOR THE 2" SURFACE OVERLAY, PROVIDE TAPERED EDGES UP TO EXISTING SURFACE. ALL FULL DEPTH PATCHES SHALL BE REMOVED AND REPLACED THE SAME DAY. SEE PLAN SHEET FOR THE LOCATIONS. ADDITIONAL FULL DEPTH AREAS MAY BE DETERMINED IN THE FIELD BY THE ENGINEER. FULL DEPTH PATCHES SHALL BE SAW CUT PRIOR TO REMOVALS. SAW CUTS MAY BE OMITTED ON FULL DEPTH ASPHALT OR CONCRETE BASE STREETS SHOULD FULL DEPTH REMOVALS BE PERFORMED WITH MILLING MACHINE TO THE SATISFACTION OF THE ENGINEER. SAW CUT SHALL BE SUBSIDIARY TO OTHER BID ITEMS.



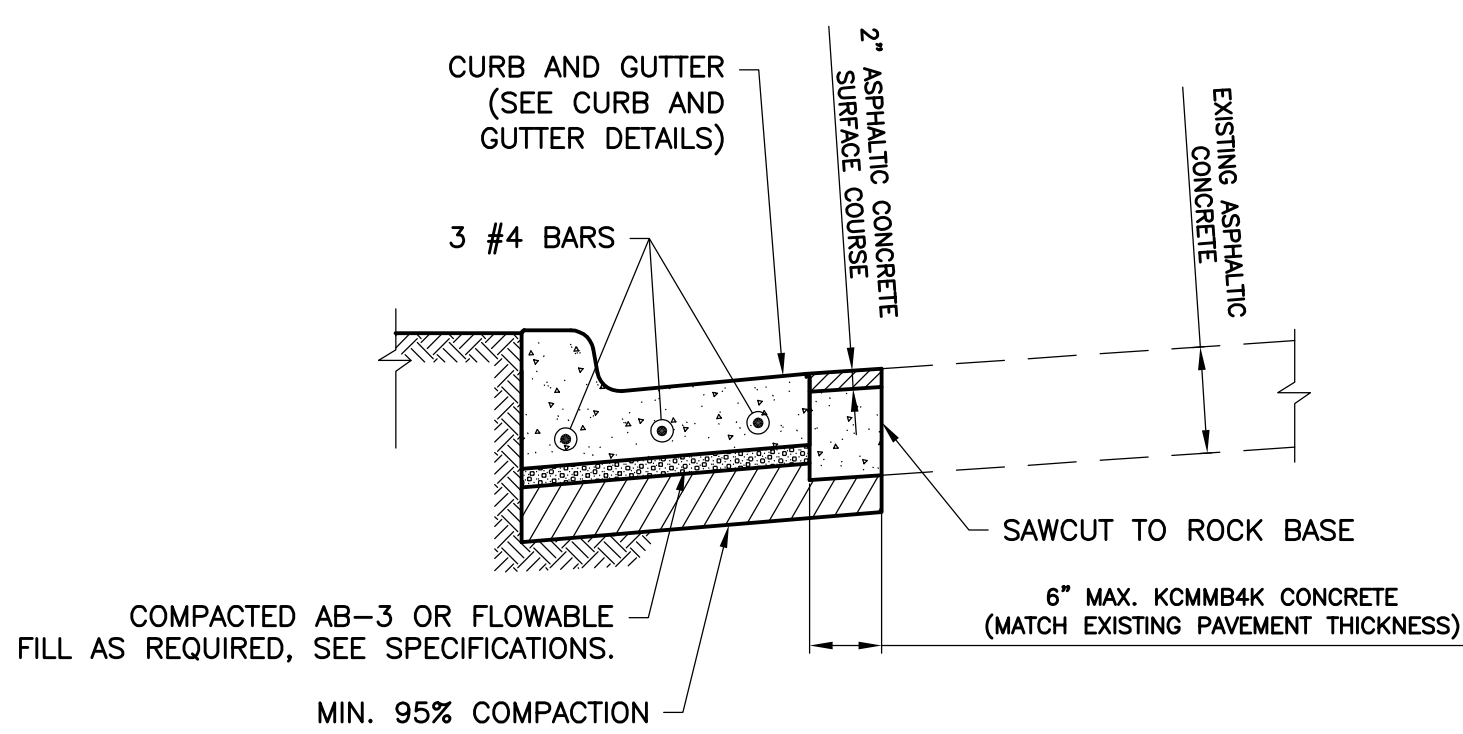
STANDARD SIDEWALK

NOTES:

1. TYPE "A" JOINT SPACING 5'-0" CENTER TO CENTER.
2. TYPE "B" JOINTS WHERE WALK ABUTS JUNCTION OF EXISTING WALK, CONCRETE CURBS, DRIVEWAYS, AND SIMILAR STRUCTURES, AND 250' CENTERS MAXIMUM.



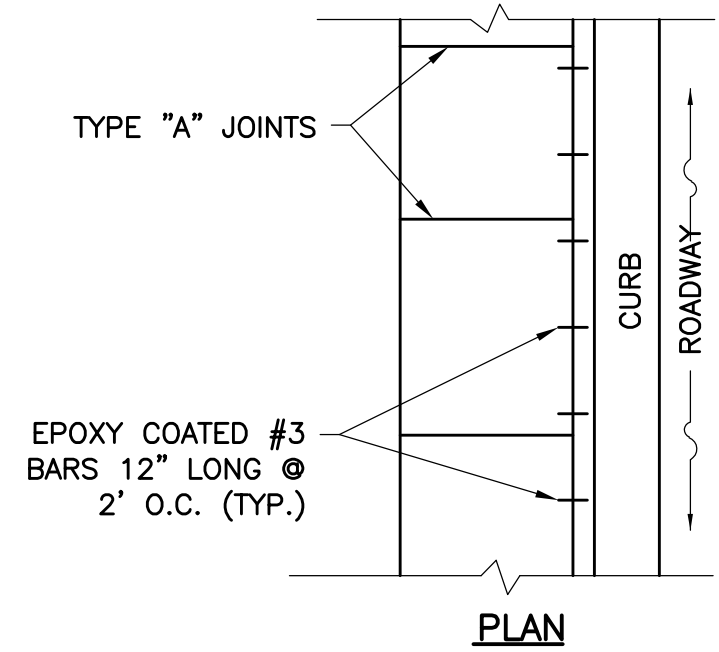
NEW TO EXISTING SIDEWALK



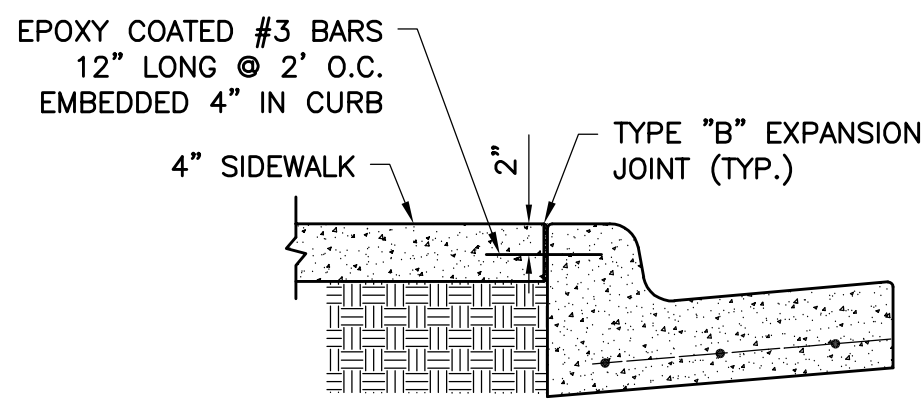
CURB REPLACEMENT NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES
2. 1/2" PREMOLDED EXPANSION JOINTS SHALL BE PLACED AT POINTS OF CURVATURE, CURB RETURNS, CURB INLETS, AND AT 250' CENTERS. THE EXPANSION JOINTS, EXCEPT @ CURB RETURNS AND CURB INLETS, SHALL BE SEALED IN ACCORDANCE WITH PROJECT SPECIFICATIONS. CONTRACTION JOINTS SHALL BE 2" DEEP, AND PLACED AT 15' INTERVALS EQUALLY SPACED BETWEEN EXPANSION JOINTS.
3. CONCRETE USED IN THIS WORK SHALL BE KCMMB4K AS APPROVED BY THE KANSAS CITY METROPOLITAN MATERIALS BOARD, AND SHALL MEET THE REQUIREMENTS OF THE LOCAL JURISDICTION.

CURB REPLACEMENT DETAIL



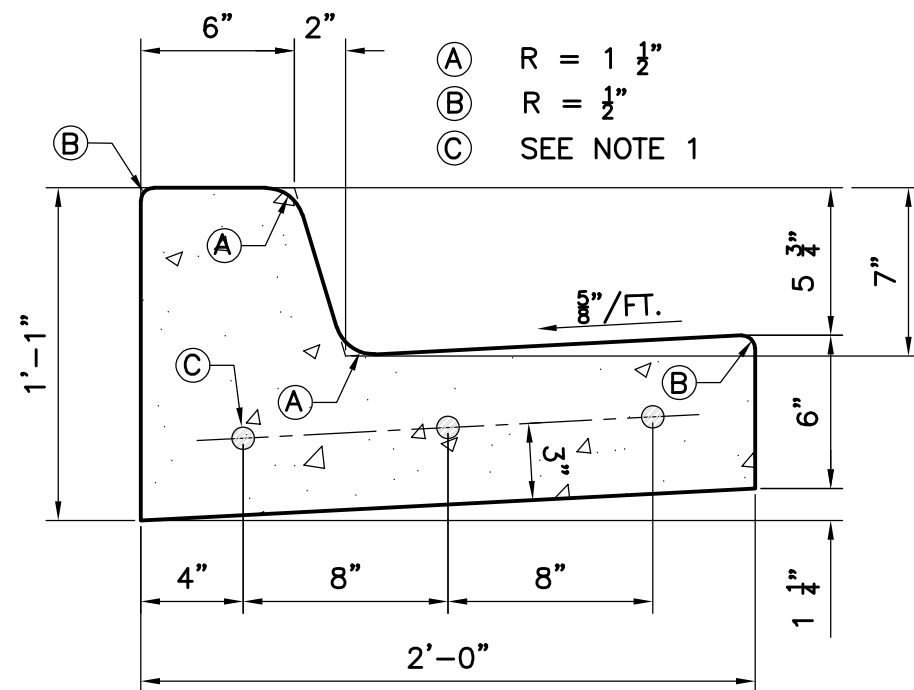
PLAN



PROFILE

TYP. WHERE SIDEWALK IS NEXT TO CURB.

CURB ADJACENT TO SIDEWALK DETAIL

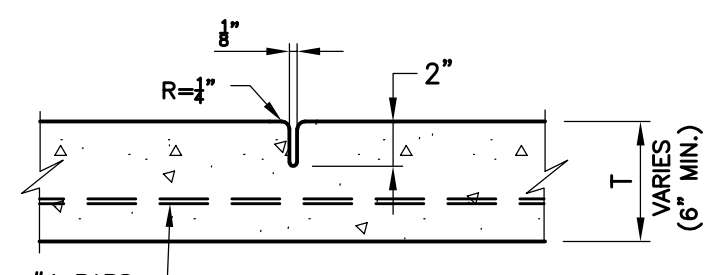


TYPE "CG-1"

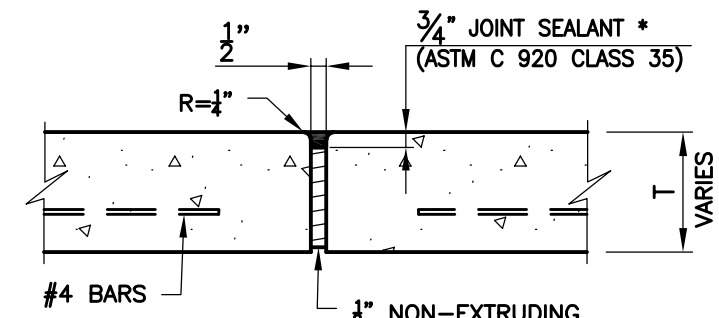
CONCRETE CURB AND GUTTER

NOTES:

1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH LOCAL CODES AND ORDINANCES.
2. 1/2" PREMOLDED EXPANSION JOINTS SHALL BE PLACED AT POINTS OF CURVATURE, CURB RETURNS, CURB INLETS, AND AT 250' CTRS. EXPANSION JOINTS SHALL BE SEALED. CONTRACTION JOINTS SHALL BE 2" DEEP, AND PLACED AT 15' INTERVALS EQUALLY SPACED BETWEEN EXPANSION JOINTS
3. KCMMB4K CONCRETE SHALL BE USED THROUGHOUT.
4. FOR HAND-FORMED CURB ALL REINFORCING STEEL SHALL BE SUPPORTED ON FABRICATED STEEL BAR SUPPORTS @ 3'-0" MAX. SPACING, OR AS DIRECTED BY THE ENGINEER.
5. SEE SIDEWALK RAMP DETAILS FOR TYPICAL SIDEWALK RAMP CURB & GUTTER SECTIONS.

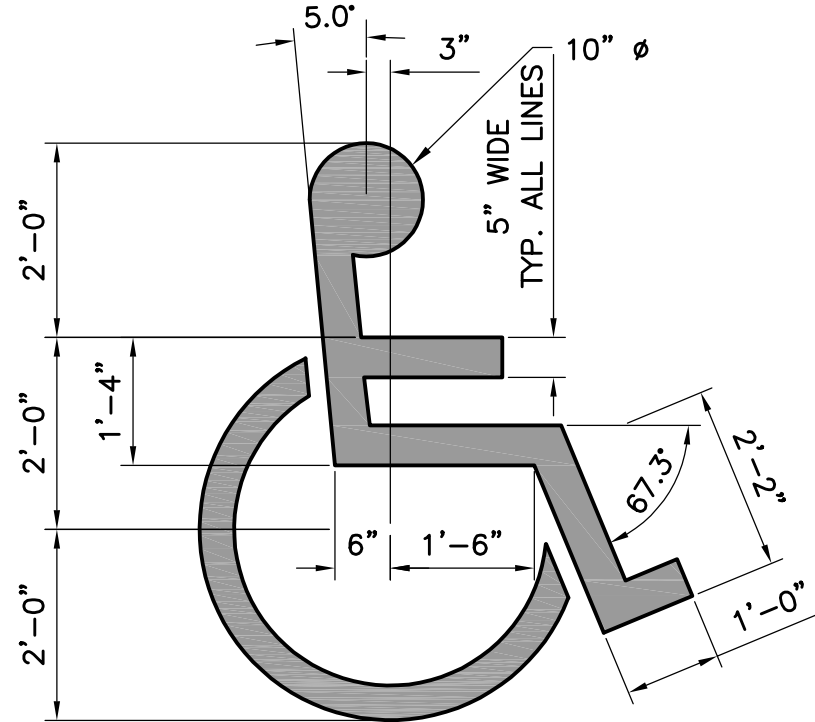


CONTRACTION JOINT



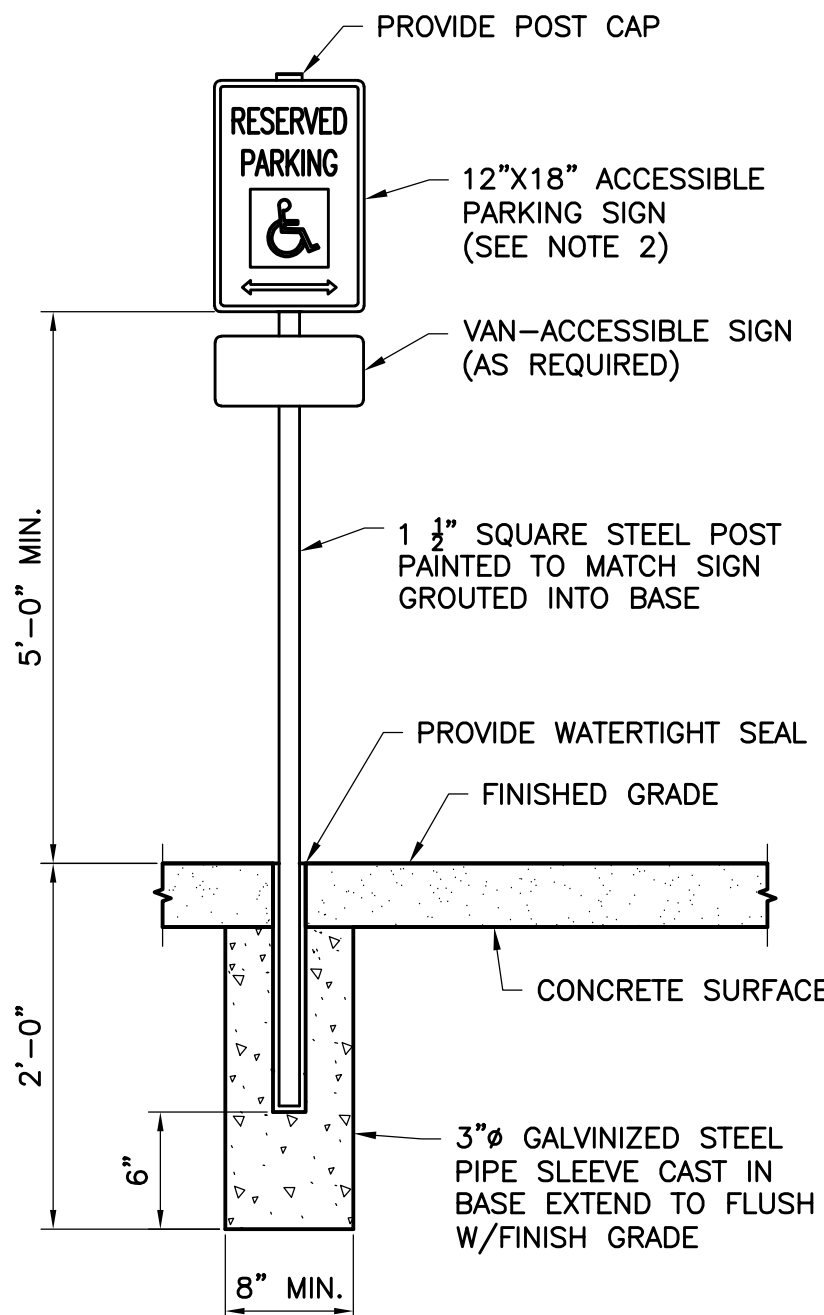
EXPANSION JOINT

* - JOINT SEALANT SHALL BE INSTALLED WITHIN 48 HOURS OF CURB PLACEMENT



PROVIDE PAINTED SYMBOL AT EACH DESIGNATED ACCESSIBLE PARKING STALL. LOCATE SYMBOL NEAR DRIVE AISLE IN PARKING STALL.

ACCESSIBLE PARKING SYMBOL
NOT TO SCALE



ACCESSIBLE PARKING SPACE SIGNAGE
NOT TO SCALE

SIGN NOTES:

1. THE CONTRACTOR SHALL PROVIDE AN ACCESSIBLE PARKING SIGN FOR EACH ACCESSIBLE PARKING SPACE IN ACCORDANCE WITH THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF ROELAND PARK.
2. THE ACCESSIBLE PARKING SIGNS PROVIDED SHALL CONFORM TO TYPE "R7-8" IN ACCORDANCE WITH THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES". ARCHITECT SHALL APPROVE PAINT COLOR.
3. THE CONTRACTOR SHALL PLACE SIGNS AS DIRECTED BY THE OWNERS REPRESENTATIVE.

LAMP
RYNEARSON

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KANSAS CITY, MO 64114
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LampRynearson.com



MARK DANIEL MCGHEE, JR.
20773

DETAIL SHEET

CITY HALL IMPROVEMENTS
CITY OF ROELAND PARK, KANSAS

REVISIONS

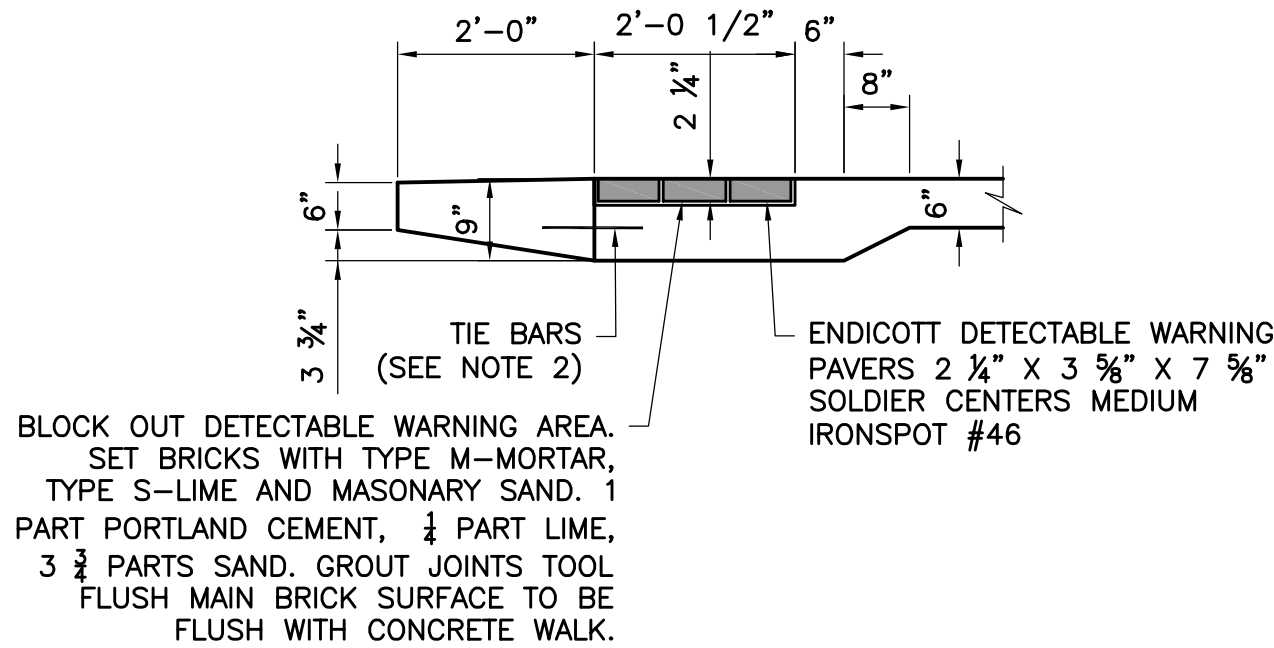
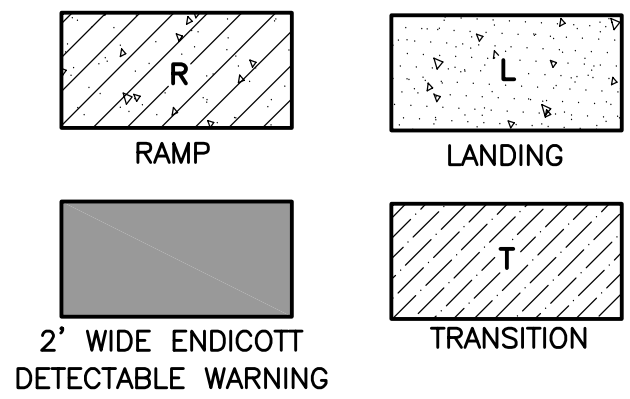
DESIGNER / DRAFTER
MDM/AJM
DATE
01-25-2021
PROJECT NUMBER
03200001.03
BOOK AND PAGE

SHEET

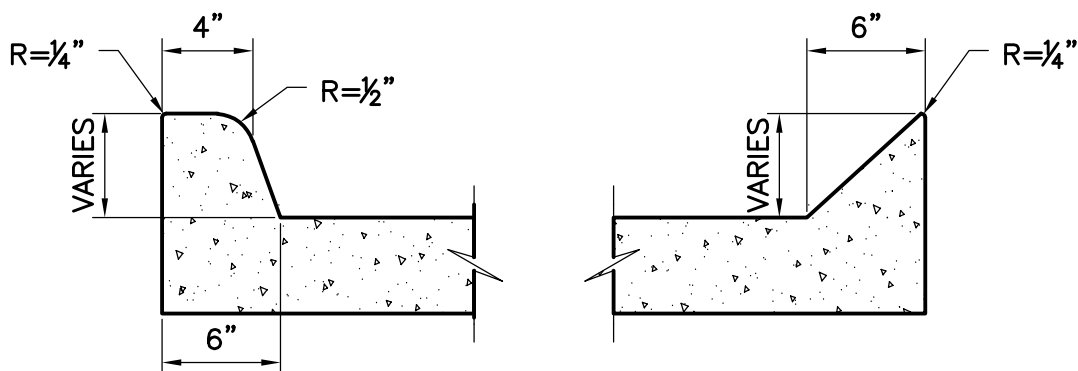
SIDEWALK RAMP NOTES:

1. SIDEWALK RAMP LOCATION DETERMINED FROM THE INTERSECTION OF THE EXTENSION OF BACK OF SIDEWALK AND BACK OF CURB AND GUTTER.
2. INSTALL 18" TIE BARS, #4 EPOXY COATED @ 12" O.C.
3. LONGITUDINAL JOINT SPACING TO MATCH WIDTH OF SIDEWALK (4' MIN.)
4. ISOLATION JOINTS SHALL BE PLACED WHERE WALK ABUTS DRIVEWAY AND SIMILAR STRUCTURES, AND 250' CENTERS MAX.
5. SIDEWALK RAMP SHALL BE LENGTHENED TO PROVIDE ADA COMPLIANCE SLOPE BUT NEED NOT EXCEED 15'.
6. ADA MAXIMUM RAMP SLOPE=1"/FT. ADA MAXIMUM CROSS SLOPE=2%
7. DETECTABLE WARNINGS TO COMPLY WITH ADA REQUIREMENTS.
8. LANDING FOR TYPE C RAMP ALONG THE ENTIRE CURB RETURN IS PREFERRED, BUT MAY BE SHORTENED TO MINIMUM ADA COMPLIANT DIMENSION.

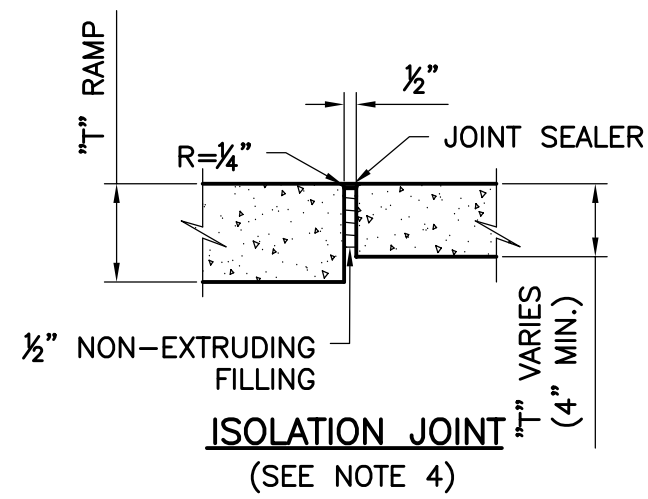
Legend:



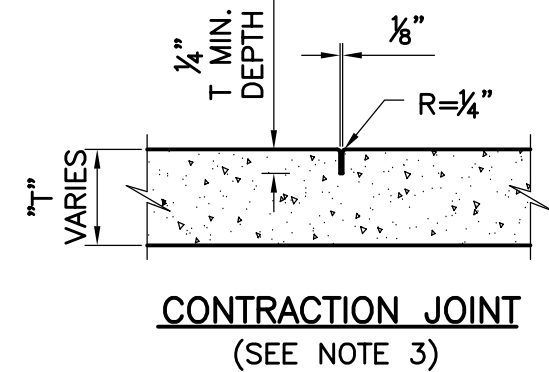
ADA DETECTABLE WARNING PAVER DETAIL



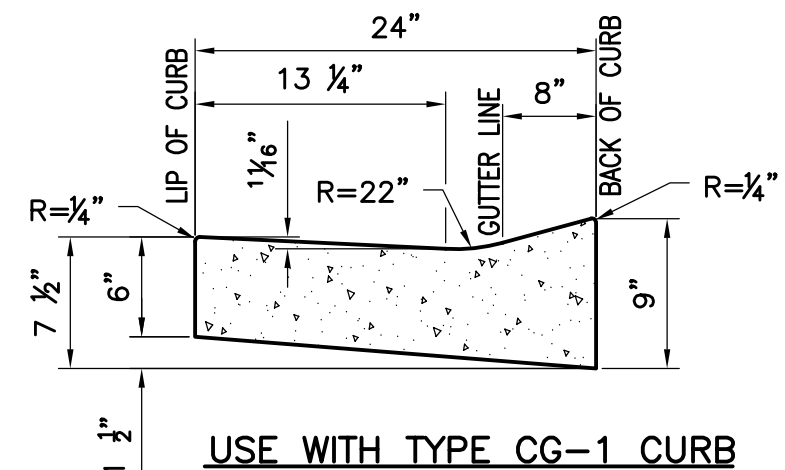
RAMP CURB DETAIL



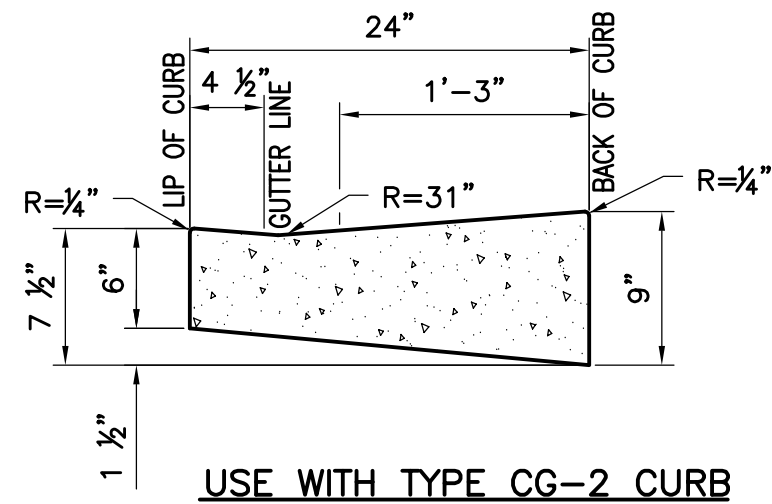
ISOLATION JOINT
(SEE NOTE 4)



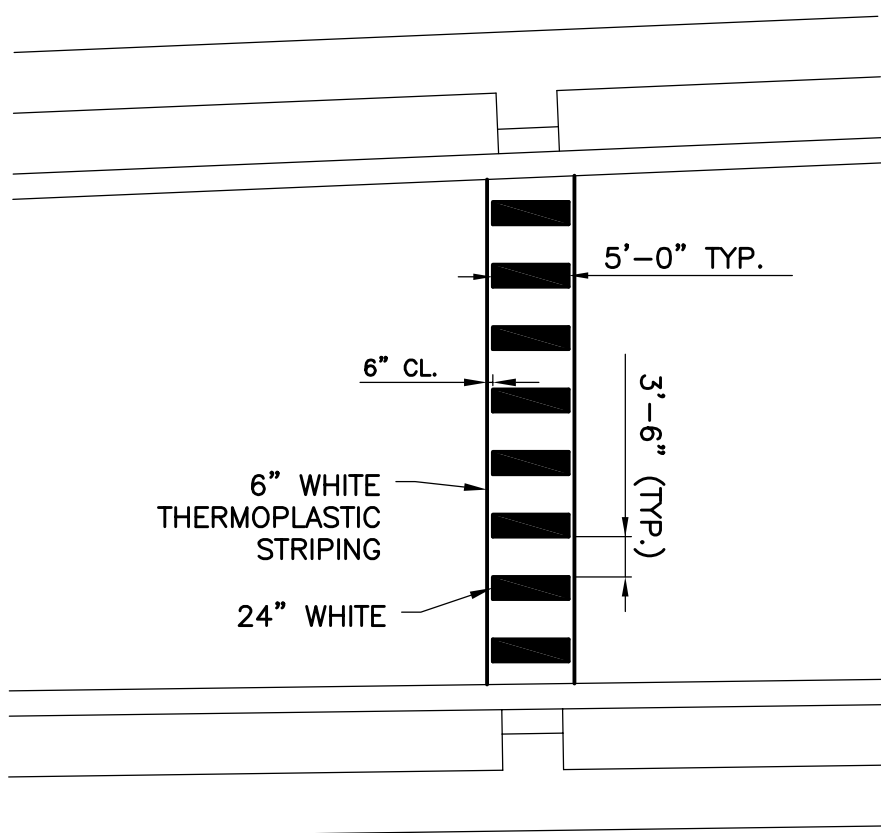
CONTRACTION JOINT
(SEE NOTE 3)



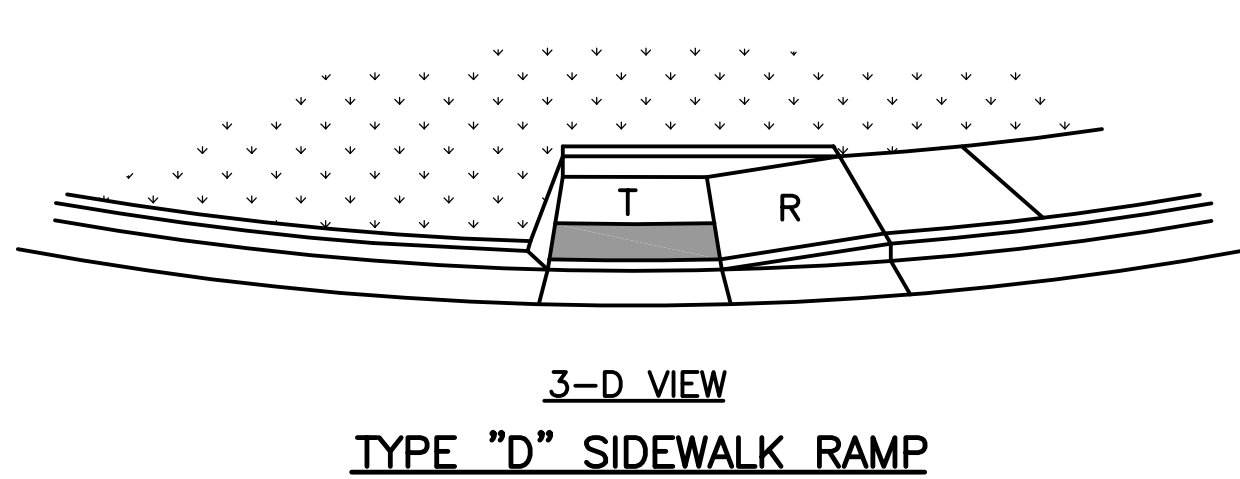
USE WITH TYPE CG-1 CURB



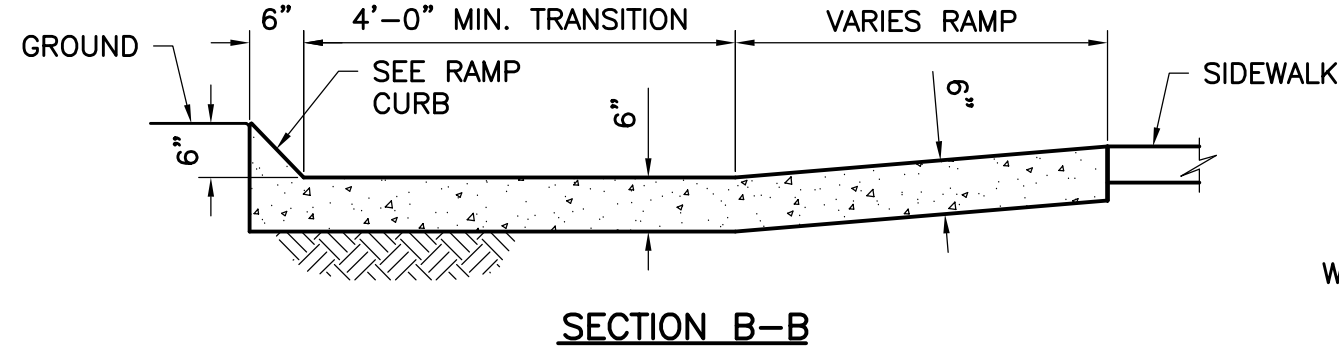
USE WITH TYPE CG-2 CURB



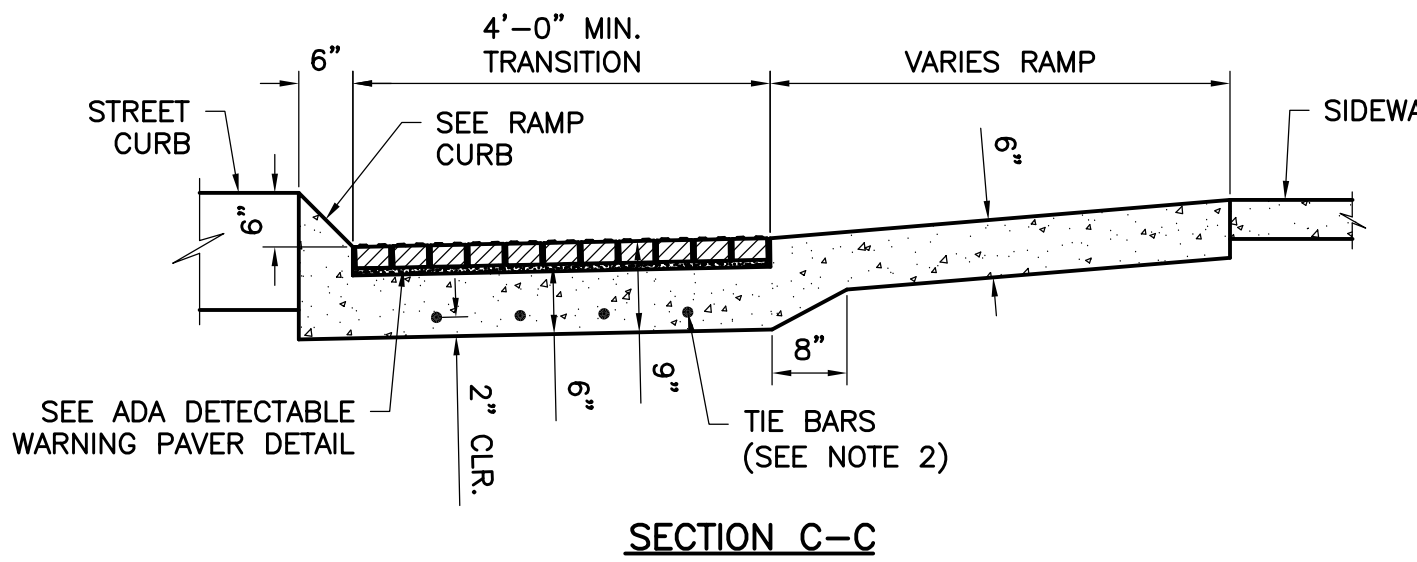
PAVEMENT MARKING CROSSWALK DETAIL
SEE PLAN SHEET FOR CROSSWALK LAYOUT



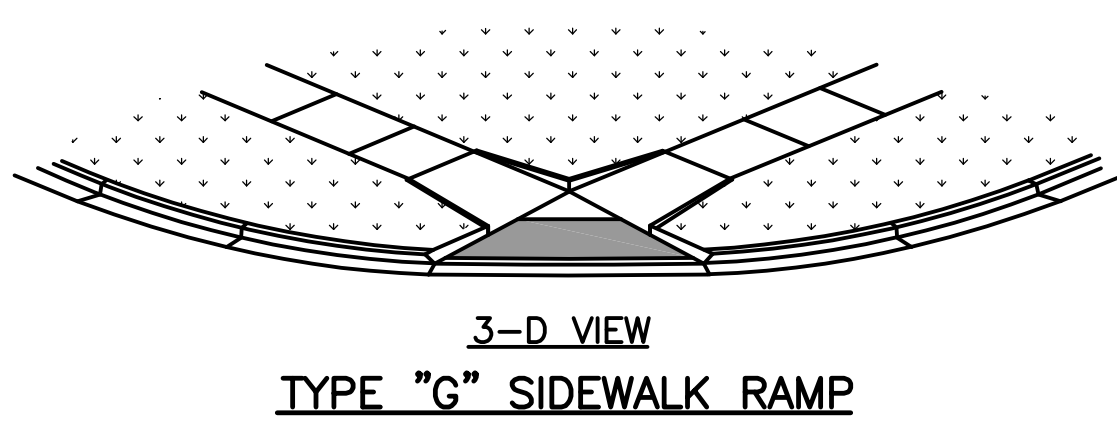
TYPE "D" SIDEWALK RAMP



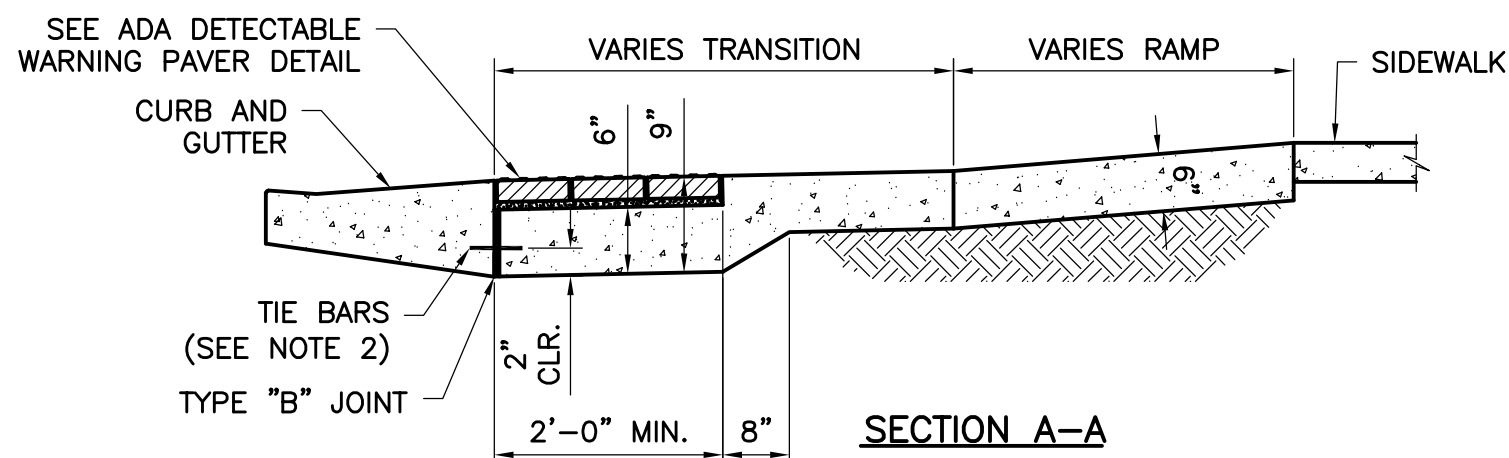
SECTION B-B



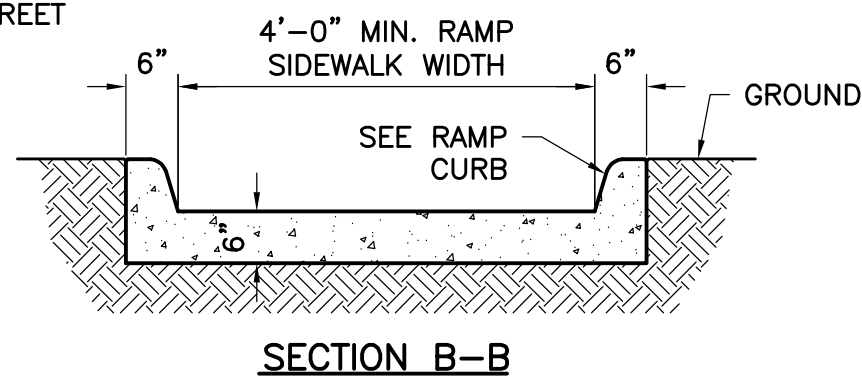
SECTION C-C



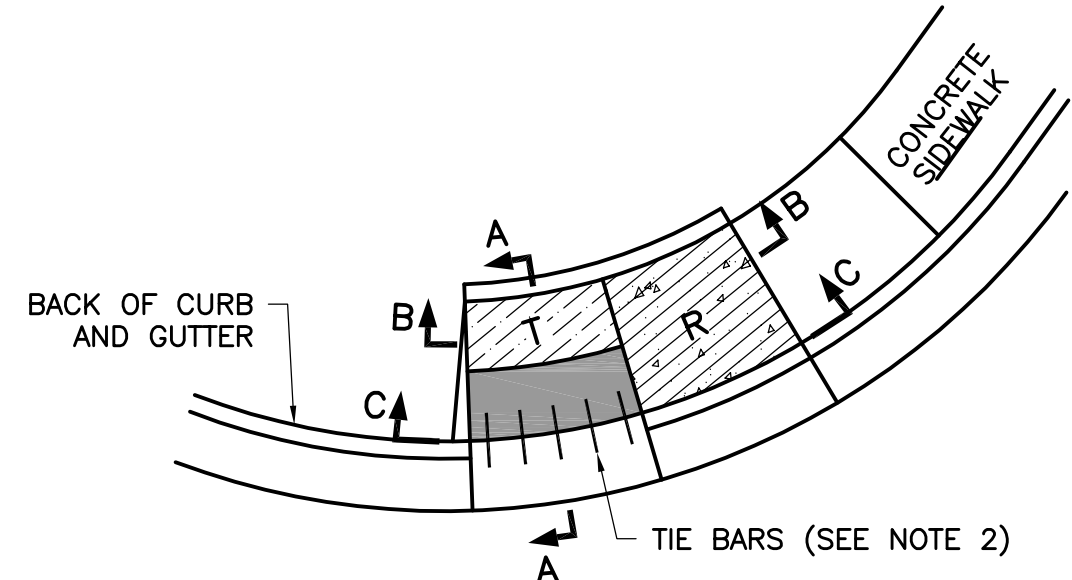
TYPE "G" SIDEWALK RAMP



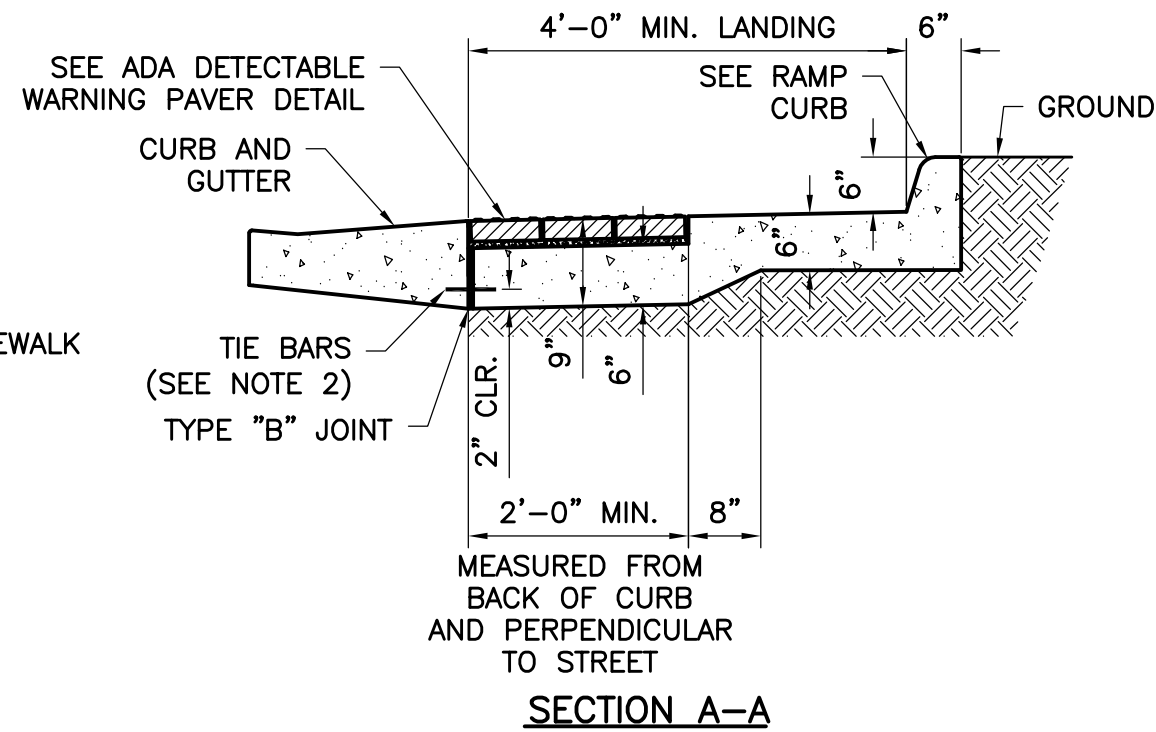
SECTION A-A



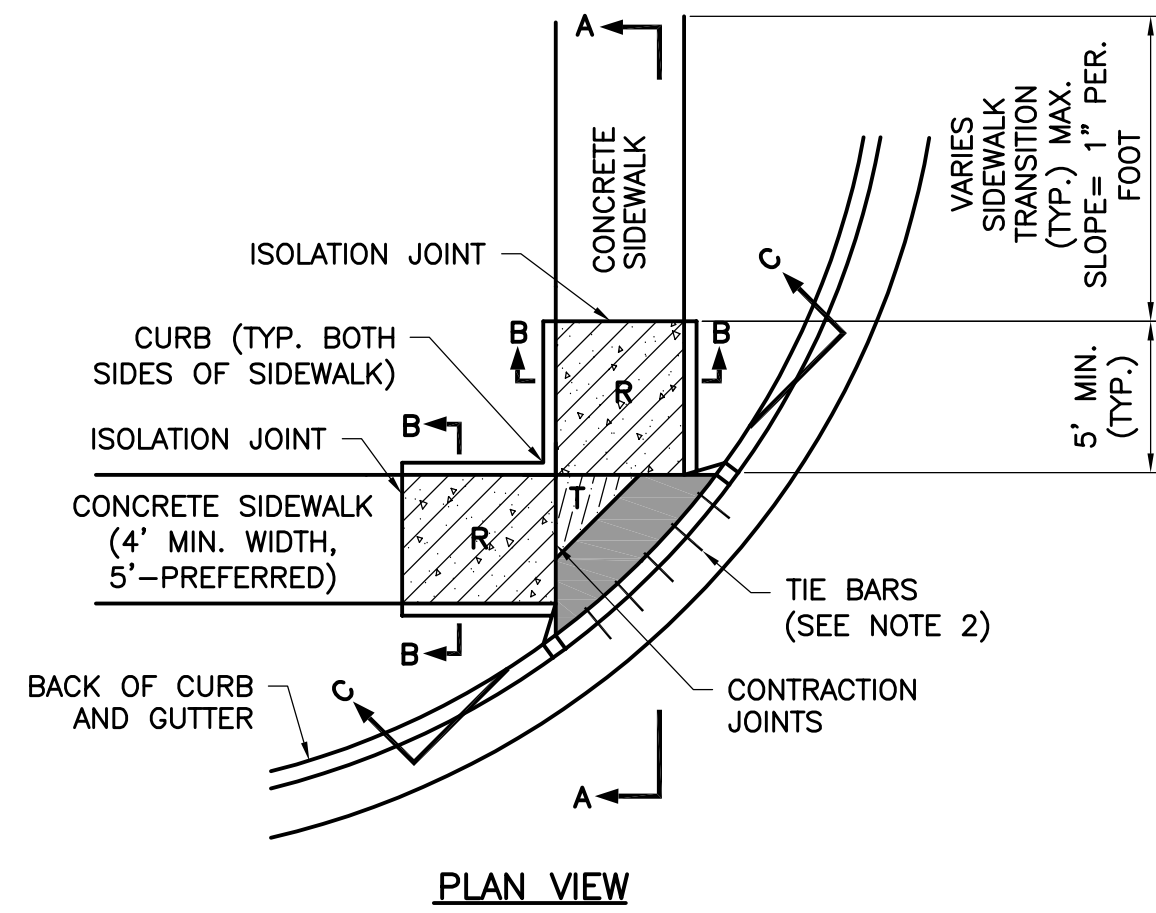
SECTION B-B



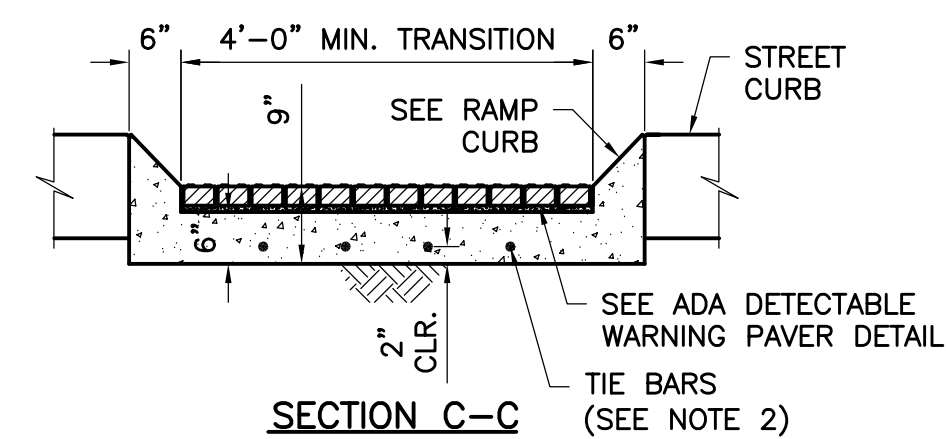
PLAN VIEW



SECTION A-A



PLAN VIEW



SECTION C-C

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20773

DETAIL SHEET

CITY HALL IMPROVEMENTS
CITY OF ROELAND PARK, KANSAS

REVISIONS

DESIGNER / DRAFTER

MDM/AJM

DATE

01-25-2021

PROJECT NUMBER

0320001.03

BOOK AND PAGE

SHEET

Item Number: New Business- VII.-C.
Committee 2/15/2021
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 12/16/2020
Submitted By: Tony Nichols
Committee/Department: Public Works
Title: **Direction on Weed Control Approach for 2021 Season**
Item Type: Discussion

Recommendation:

Details:

The Parks and Trees committee has concerns regarding weed mitigation and turf management practices for parks green spaces. The organic approach for the 2020 season didn't manage the weed population well specifically at R Park. With the investment in the new pavilion and sod/seed the parks committee is seeking approval for more traditional weed management strategy.

Committee members and staff consulted with Leawood Parks and Recreation, Prairie Village Public Works and Lenexa Parks and Recreation for input on best turf management practices. Each department used a blended approach of over seeding, fertilization, aeration and pre emergent/weed treatments.

The Parks and Trees Committee would like to use and approach described above for R Park to help get the new turf established. Staff can provide signage on days that pre emergent or fertilizers are spread to keep the public informed. After the turf is well established we may be able to spot spray for weeds and reduce the use of chemicals in weed mitigation.

Staff proposes the same approach for the Aquatic Center and Community Center campuses as they are both high traffic green spaces. Weed growth can attract nuisance insects that are harmful for pool visitors and children at the community center daycare.

Parks and Trees would like to keep Nall Park completely chemical free in turf management practices. This provides a play park that the public can use if they are averse to chemical weed treatment.

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

"traditional" approach schedule:

Late March or early April preemergent pellet application for crab grass and fertilization.

Late Spring spray application to address weeds and dandelions. This spray is dry and completely safe for children and animals an hour after application.

Fall pellet winterizer application.

Jake's Lawn and Landscape estimates the organic approach is 67% effective and the traditional approach is 98% effective. Jake's Lawn and Landscape can guarantee the effectiveness of the traditional approach.

Cost of "organic" approach : \$10,680

Cost of "traditional" approach : \$8,970

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

Item Number: New Business- VII.-D.
Committee 2/15/2021
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 1/14/2021
Submitted By: Keith Moody
Committee/Department: Admin
Title: **Approve Engineering Task Order Roe Parkway Extension and Maintenance Project**
Item Type: Other

Recommendation:

To approve a task order covering the design, bidding, and construction administration for the extension and improvement to Roe Parkway.

Details:

The attached scope from Larkin covers the entire scope of professional engineering and construction related services for the extension of Roe Parkway to Roe Boulevard as well as the repair of existing Roe Parkway. TIF 3 resources are sufficient to cover the cost of the design in 2021. Our TIF 3 budget reflects sufficient funds for construction will be available in 2022. Should a development opportunity present itself prior to commencing construction of the improvements, the bidding and construction administration/inspection services portion of the task order need not be completed. This assumes that the prospect developer would be held responsible for those final steps.

TIF3 resources are to be used by the expiration date of the TIF (5/17/25). These improvements are anticipated to occur in concert with redevelopment of the Rocks area (as reflected in the preliminary development plan for the Rocks attached). Completing them ahead of redevelopment will not hinder redevelopment and should add value to the site. These improvements are permitted project expenses per the TIF3 development plan.

Financial Impact

Amount of Request: \$113,000 for all services; survey and design is \$73,500 of the total	
Budgeted Item?	Budgeted Amount:

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Task Order for Roe Parkway Project	Cover Memo
<input type="checkbox"/> Cost Estimate for Roe Parkway Project	Cover Memo
<input type="checkbox"/> TIF 3 Budget	Cover Memo
<input type="checkbox"/> Concept Showing Roe Parkway Extension	Cover Memo
<input type="checkbox"/> Concept Showing Roe Parkway Extension 2	Cover Memo

City of Roeland Park – Roe Parkway Street Improvements

Contract: On-Call City Engineering

Ordinance or Resolution:

Task Agreement No: 21-4

Funding Amount: \$112,394

Purchase Order No:

Project Title: Roe Parkway Street Improvements (W 48th Street to Roe Boulevard)

Contractor/Consultant:
Lamp Rynearson
9001 State Line Road, Suite 200
Kansas City, MO 64114

Division Manager:
Civil Design Group
Daniel G. Miller, P.E. – Civil Design Group Leader

Project Management Manual reviewed:

Attachments (Gantt Chart, etc.): None

PROJECT Scope:

1. Survey: Perform topographic and boundary survey of subject project site. Obtain ownership and encumbrance documents for up to 5 tracts. Prepare temporary construction easement descriptions, right-of-way descriptions, exhibits and conveyance documents for up to 5 tracts.
2. Final Design: Prepare final design drawings, conduct utility and property owner coordination meetings, prepare SWPPP and obtain KDHE NOI land disturbance permit, provide an engineer's estimate of probable construction costs, and prepare bid documents consisting of final construction drawings and a project manual with technical specifications.
3. Bidding: Conduct a pre-bid meeting, answer questions during bidding, attend bid opening, tabulate and review bid proposals and qualifications, and provide a bid recommendation to City.
4. Construction Phase Services: Conduct a pre-construction meeting, review shop drawings, attend construction progress meetings, review pay requests, answer questions during construction, perform final walkthrough and prepare punch list, and prepare record drawings based on Contractor furnished redline drawings.
5. Construction Observation Services: Provide part time construction observation (10 hours per week). A 12-week construction period is assumed.

The attached services will be provided for an hourly rate. Total not to exceed project fee is \$112,394, including direct expenses.

Staff Signatures

Mayor:
Mike Kelly

City Administrator:
Keith Moody

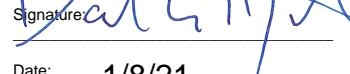
Signature: _____
Date: _____


Signature: _____
Date: _____

Partner Signatures

Division Manager:
Daniel G. Miller, P.E.

Company Principal (if different):
Tony O'Malley, P.E.

Signature: 
Date: 1/8/21

Signature: 
Date: 1/8/21

Project Type: Design ☒ Construction ☒ Property Acquisition ☐ Conceptual/Problem Solving ☐ Surveying ☒

Project Discipline(s): Transportation ☒ Planning ☐ Water ☐ Wastewater ☐ Stormwater ☒

Report(s) Received:

Work on File:

This Task Agreement is subject to all the provisions included in the On-Call Professional Services Agreement, Public Works Department, Engineering Division by and between the City and Larkin Lamp Rynearson (Professional), dated 1/1/2017.

Attach scope of work, budget, and other supporting material



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CIVIL DESIGN GROUP FEE ESTIMATE

PROJECT TITLE Roe Parkway Improvements
LOCATION Roeland Park, Kansas
DATE 1/8/2021

PROJECT # 0321001.04
BY Dan McGhee

Classification:	Civil Design Group Leader	Sr. Project Manager V	Sr. Project Engineer I	Project Designer IV	Construction Observer	Admin	Hourly NTE Survey or Sub Fee	Subtotal of Hrs per Item	Subtotal of Fee per Item
Associate:	Miller	McGhee	Van Patten	McMurry	Bruemmer	Nichols			
Hourly Rate:	\$223.00	\$191.00	\$116.00	\$106.00	\$96.00	\$79.00			

Survey									
Topographic and Boundary Survey							9390		\$9,390.00
Easement Descriptions and Exhibits							3900		\$3,900.00
Easement / Right-of-Way Conveyance Documents		1	4			4		9	\$971.00
Subtotal of Hours per Associate		1	4			4		9	
Subtotal of Fee per Associate		\$191.00	\$464.00			\$316.00			
							Labor Fee		\$14,261.00
							Reimbursables	3%	\$427.83
							Ownership / Encumbrance Documents	\$350/EA	\$1,750.00
							Subtotal of Survey Services		\$16,438.83
Design									
Cover Sheet, General Layout, Standard Details		2	8	12				22	\$2,582.00
Existing Conditon and Survey Control Plan			2		8			10	\$1,230.00
Typical Roadway Sections		1	3		8			12	\$1,644.00
Roadway Plan and Profiles		1	12	8	30			51	\$6,623.00
Curb, Driveway, and Sidewalk Grading			12	8	20			40	\$5,340.00
Drainage Area Map and Hydraulic Calculations			4	16	8			28	\$3,468.00
Storm Sewer Plan and Profiles for Improvements			4	10	12			26	\$3,196.00
Erosion Control Plan and Details			2	4	8			14	\$1,694.00
Roadway Cross Sections			4	8	16			28	\$3,388.00
Traffic Control Plan		1	3	10	12			26	\$3,228.00
Street Lighting Design and Details (Merge Midwest)			2	4	12		3000	18	\$5,118.00
Address City Comments and Project Management		1	8	12	12			33	\$4,415.00
Utility Coordination, Meeting, Updates			8	10	8			26	\$3,536.00
Stormwater Pollution Prevention Plan / KDHE NOI			2	10				12	\$1,542.00
Engineer's Estimate of Probable Construction Costs		1	4	8	4			17	\$2,339.00
Project Manual and Technical Specifications		1	8	10		12		31	\$3,859.00
Pavement Cores (Kaw Valley Engineering)							1650		\$1,650.00
Subtotal of Hours per Associate	6	80	126	170		12	4650	394	
Subtotal of Fee per Associate	\$1,338.00	\$15,280.00	\$14,616.00	\$18,020.00		\$948.00			
							Labor Fee		\$54,852.00
							Reimbursables	1%	\$548.52
							Contingency	3%	\$1,645.56
							Subtotal of Design		\$57,046.08
Bidding									
Attend Pre-Bid Meeting & Prep		2	3					5	\$730.00
Answer Questions During Bidding			4	4				8	\$1,228.00
Issue Addendum (if warranted)			4	4	3			11	\$1,546.00
Attend Bid Opening	2	2						4	\$828.00
Tabulate and Review Bids, Provide Recommendation	1	3	5	2				11	\$1,588.00
Subtotal of Hours per Associate	3	15	16	5				39	
Subtotal of Fee per Associate	\$669.00	\$2,865.00	\$1,856.00	\$530.00					
							Labor Fee		\$5,920.00
							Reimbursables	2%	\$118.40
							Subtotal of Bidding		\$6,038.40



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CIVIL DESIGN GROUP FEE ESTIMATE

PROJECT TITLE Roe Parkway Improvements
 LOCATION Roeland Park, Kansas
 DATE 1/8/2021

PROJECT # 0321001.04
 BY Dan McGhee

Classification:

	Civil Design Group Leader	Sr. Project Manager V	Sr. Project Engineer I	Project Designer IV	Construction Observer	Admin
Associate:	Miller	McGhee	Van Patten	McMurry	Bruemmer	Nichols
Hourly Rate:	\$223.00	\$191.00	\$116.00	\$106.00	\$96.00	\$79.00

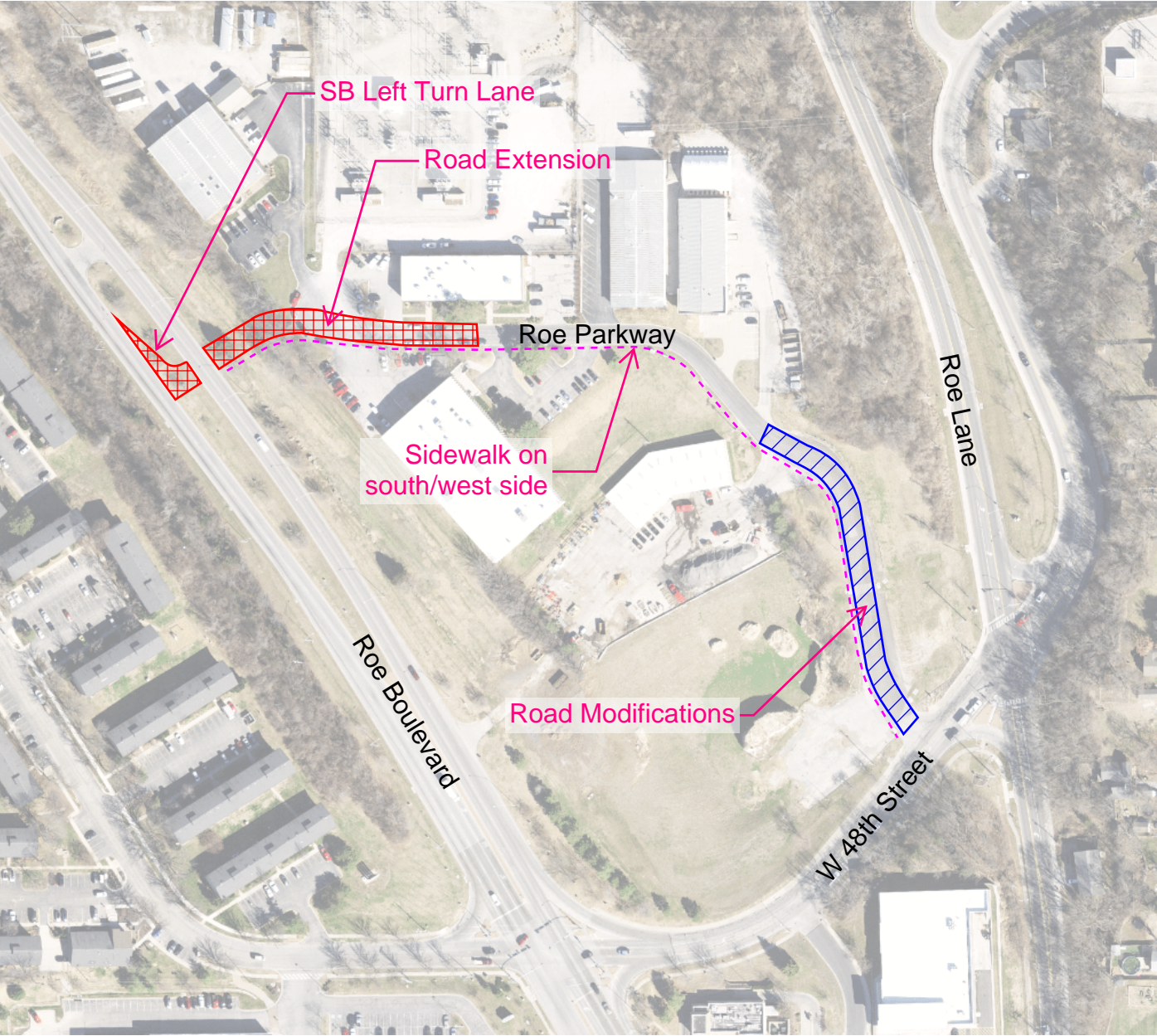
Hourly NTE Survey or Sub Fee

Subtotal of
Hrs per Item

Subtotal of Fee
per Item

Construction Contract Administration						
Pre-Construction Meeting	2	2	4		2	\$1,484.00
Shop Drawing Review/ Submittals		2	8			\$1,310.00
Construction Issues and Question Resolution	2	8	10	4		\$3,558.00
Progress Meetings, Agenda and Minutes		6	12		6	\$3,114.00
Review Pay Requests		2	4		2	\$1,038.00
Perform Final Walkthrough, Punch List, Follow-up		4	6		4	\$1,844.00
As-Constructed Record Drawings		2	4	12	2	\$2,310.00
Subtotal of Hours per Associate	4	26	48	16	16	100
Subtotal of Fee per Associate	\$892.00	\$4,966.00	\$5,568.00	\$1,696.00	\$1,536.00	
						Labor Fee \$14,658.00
						Reimbursables 2% \$293.16
						2022 Rate Adjustment 4% \$586.32
Subtotal of Construction Administration						\$15,537.48
Construction Observation						
Construction Observation						
SWPPP Inspections, 4 Hours / Week / 3 month period					48	\$4,608.00
Part Time, 10 Hours / Week / 12 Week Construction					120	\$11,520.00
Subtotal of Hours per Associate					168	168
Subtotal of Fee per Associate					\$16,128.00	
						Labor Fee \$16,128.00
						Reimbursables 0.56/mi \$560.00
						2022 Rate Adjustment 4% \$645.12
Subtotal of Construction Observation						\$17,333.12
Project Fee Summary						
						Survey, Design and Bidding Fee \$79,523.31
						Construction Contract Administration and Part Time Observation Fee \$32,870.60
PROJECT TOTAL						\$112,393.91

Roe Parkway Improvements
Location Map
January 6, 2021





9001 State Line Rd., Ste. 200
 Kansas City, MO 64114
 [P] 816.361.0440
 [F] 816.361.0045
 LampRynearson.com

1/8/2021




Project Cost Estimate					
Roe Parkway Street Improvements					
48th Street to Roe Blvd					
City of Roeland Park, KS					
Item No.	Item Description	Unit	Estimated Quantity	Unit Price	Total
1	Mobilization	L.S.	1	\$ 35,000.00	\$ 35,000.00
2	Erosion Control	L.S.	1	\$ 10,000.00	\$ 10,000.00
3	Traffic Control	L.S.	1	\$ 10,000.00	\$ 10,000.00
4	Construction Staking	L.S.	1	\$ 7,000.00	\$ 7,000.00
5	Force Account	Set	1	\$ 30,000.00	\$ 30,000.00
Road Reconfiguration and Sidewalk Addition (north of 48th Street)					
6	Clearing, Grubbing, Demolition	L.S.	1	\$ 30,000.00	\$ 30,000.00
7	Grading	L.S.	1	\$ 20,000.00	\$ 20,000.00
8	Asphaltic Concrete (6")	Ton	425	\$ 85.00	\$ 36,125.00
9	Curb and Gutter (Combined) (CG-1)	LF	915	\$ 25.00	\$ 22,875.00
10	Driveways (Commercial) (8" Concrete)	SY	250	\$ 85.00	\$ 21,250.00
11	Sidewalk Construction (4")	SF	2,000	\$ 7.00	\$ 14,000.00
12	Curb Inlet	Ea	1	\$ 5,000.00	\$ 5,000.00
13	Curb Inlet Throats	Ea	4	\$ 500.00	\$ 2,000.00
Road Extension (to Roe Boulevard)					
14	Clearing, Grubbing, Demolition	L.S.	1	\$ 30,000.00	\$ 30,000.00
15	Grading (rock excavation anticipated)	L.S.	1	\$ 90,000.00	\$ 90,000.00
16	Asphaltic Concrete (10")	Ton	590	\$ 85.00	\$ 50,150.00
17	Asphaltic Concrete (12")	Ton	200	\$ 85.00	\$ 17,000.00
18	Curb and Gutter (Combined) (CG-1)	LF	1,060	\$ 25.00	\$ 26,500.00
19	Driveways (Commercial) (8" Concrete)	SY	600	\$ 85.00	\$ 51,000.00
20	Sidewalk Construction (4")	SF	3,500	\$ 7.00	\$ 24,500.00
21	Storm Sewer Improvements	L.S.	1	\$ 25,000.00	\$ 25,000.00
22	Sodding	SY	1,500	\$ 7.00	\$ 10,500.00
23	Street Lighting (New Poles)	Ea	4	\$ 5,000.00	\$ 20,000.00
Subtotal					\$ 587,900.00
Contingency (20%)					\$ 117,580.00
Construction Cost					\$ 705,480.00
Engineering and Survey (11.3%)					\$ 79,523.31
Construction Administration/Observation (4.7%)					\$ 32,870.60
Material Testing (1.5%)					\$ 10,582.20
Every 12-way Duct Bank Relocation					\$ 100,000.00
Total Project Cost					\$ 928,456.11

1. Asphalt with 5% buffer.
2. Excludes easement acquisition, legal fees / publications, utility relocations (UNO), financing and bonding.
3. The Every relocation cost is an engineer's estimate and has not been confirmed by Every.

City of Roeland Park

IS10

Line Item Activity Budget - TIF 3 - Boulevard Apartments/The Rocks

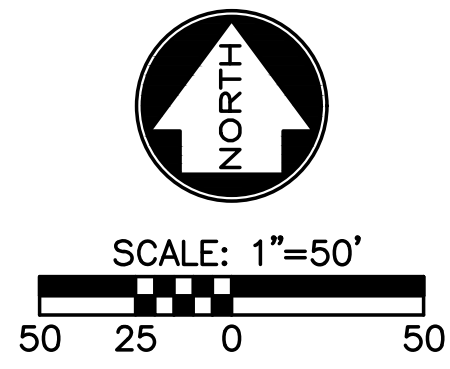
			2019 Actual	2020 Budget	2020 Projected	2021 Budget	2022 Budget	2023 Budget
510	4010	Beginning Fund Balance	\$ 8,725	\$ 169,125	\$ 290,614	\$ 632,390	\$ 845,326	\$ 1,198,502
		Taxes						
510	4730	Tax Increment Income 	34,235	36,360.00	51,900	52,679	53,469	54,271
510	4731	Tax Increment Income 3A 	243,947	247,558.50	286,987	291,292	295,661	300,096
		Total Taxes	<u>278,182</u>	<u>283,919</u>	<u>338,887</u>	<u>343,970</u>	<u>349,130</u>	<u>354,367</u>
		Interest						
510	4510..4512	Interest on Investment	5,555	1,000	3,889	3,966	4,046	4,127
		Total Interest	<u>5,555</u>	<u>1,000</u>	<u>3,889</u>	<u>3,966</u>	<u>4,046</u>	<u>4,127</u>
		Total Revenues	<u>283,737</u>	<u>284,919</u>	<u>342,776</u>	<u>347,937</u>	<u>353,175</u>	<u>358,493</u>
		B Contracted Services						
510	5203	Printing & Advertising	814	-	1,000	1,000	-	-
510	5204	Legal Printing	293	-	-	-	-	-
510	5205	Postage & Mailing Permits	741	-	-	-	-	-
		B Contracted Services Total	<u>1,848</u>	<u>-</u>	<u>1,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
		D Capital Outlay						
510	5244	General Contractor 	-	-	-	135,000	-	-
		Capital Outlay Total	<u>-</u>	<u>-</u>	<u>-</u>	<u>135,000</u>	<u>-</u>	<u>-</u>
		T Transfers						
510	5802	Transfer to General Fund	-	-	-	-	-	-
		T Transfers Total	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
		Total Expenditures	<u>1,848</u>	<u>-</u>	<u>1,000</u>	<u>135,000</u>	<u>-</u>	<u>-</u>
510		Ending Fund Balance	<u>\$ 290,614</u>	<u>\$ 454,044</u>	<u>\$ 632,390</u>	<u>\$ 845,326</u>	<u>\$ 1,198,502</u>	<u>\$ 1,556,995</u>

Notes:

*TIF 3 expires May 17, 2025. The City recently decided to keep both project areas in place until the final expiration of the TIF district to complete additional work on the site to get it more shovel ready for sale to a future developer.

* The ending fund balances in this fund have varied significantly year-to-year due to the scheduling of capital projects. In FY 2018 most of the available resources were spent on the sanitary sewer installation, storm water detention and final grade and fill for the site. The City is working with Water One to extend the waterline into the site, while anticipated to take place in 2019, the project has been delayed and we anticipate work will be done in 2021. In addition, pending new development on the site, staff intends to program additional capital projects on the site such as reconstruction of Roe Parkway, and additional infrastructure improvements intended to improve the viability of The Rocks for development.

PRELIMINARY
DEVELOPMENT PLAN
THE ROCKS
CITY OF
ROELAND PARK, KANSAS




OWNER:
CITY OF ROELAND PARK, KANSAS
4800 WEST 51ST STREET
ROELAND PARK, KANSAS 66205
ATTN: KEITH MOODY
PHONE: (913) 722-2800
EMAIL: kmoody@roelandpark.org

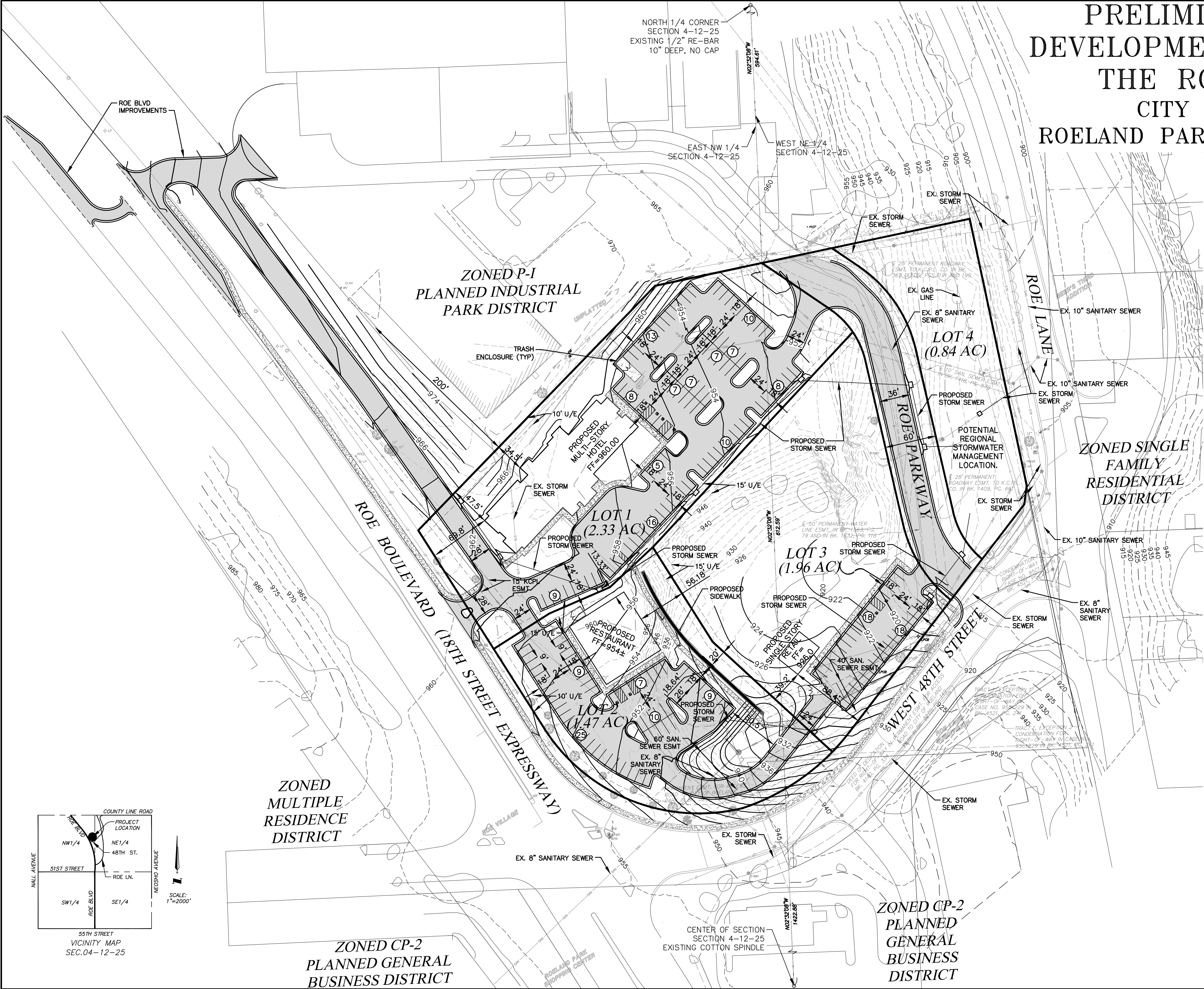
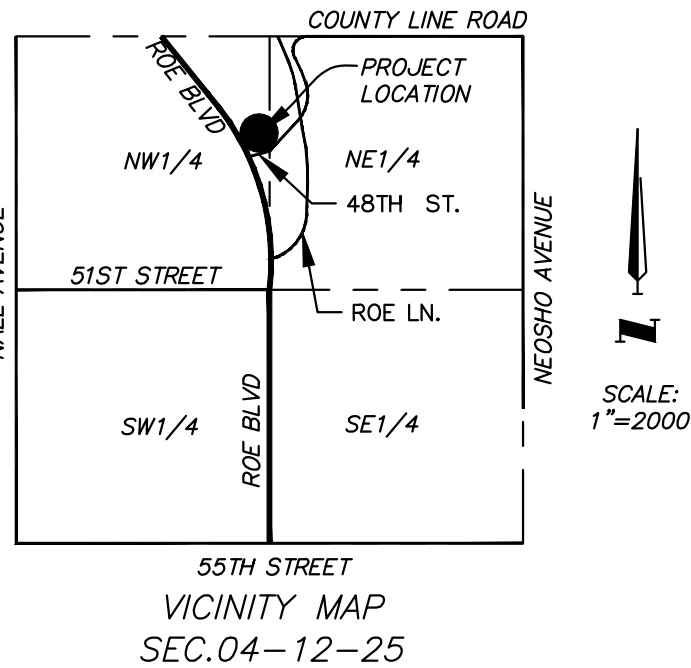
- NOTES:**
- LANDSCAPING PLANS TO BE PROVIDED IN ACCORDANCE WITH CHAPTER XVI ARTICLE 6 ROELAND PARK CODE OF ORDINANCES WHEN FINAL DEVELOPMENT PLANS ARE SUBMITTED FOR EACH INDIVIDUAL LOT.
 - PHASING:
PHASE 1 = LOT 3
PHASE 2 = LOT 1, LOT 2 AND ROE BLVD. IMPROVEMENTS
PHASE 3 = LOT 4 AND ROE PARKWAY AS NECESSARY.
 - STORMWATER MANAGEMENT: THE DEVELOPER OF EACH LOT SHALL PROVIDE STORMWATER MANAGEMENT FACILITIES ON EACH INDIVIDUAL LOT UNLESS REGIONAL STORMWATER MANAGEMENT IS DESIRED BY LOT DEVELOPER AND APPROVED BY CITY.
 - WATER SERVICE IS AVAILABLE ALONG ROE PARKWAY. ADDITIONAL IMPROVEMENTS FOR FIRE PROTECTION, INCLUDING FIRE HYDRANTS, TO BE DETERMINED AT FINAL DEVELOPMENT PLAN STAGE.

FLOOD NOTE:
THIS PROPERTY LIES WITHIN FLOOD ZONE X, DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS SHOWN ON THE FLOOD INSURANCE RATE MAP PREPARED BY THE U.S. DEPT. OF HOUSING AND URBAN DEVELOPMENT FEDERAL EMERGENCY MANAGEMENT AGENCY FOR THE CITY OF JOHNSON COUNTY, KANSAS AND INCORPORATED AREAS, MAP NO. 20091C0009G, PANEL NO. 9 OF 161 AND DATED AUGUST 3, 2009.

SITE DATA	
SITE AREA: 7.259 ACRES EXISTING ZONING: SINGLE FAMILY RESIDENTIAL DISTRICT	
PROPOSED ZONING: CP-2 PLANNED GENERAL BUSINESS DISTRICT	
PARKING DATA: LOT 1	
SITE AREA: 2.33 ACRES PROPOSED USAGE: HOTEL TOTAL BUILDING AREA: 12,875 SF PARKING: REQUIRED: 90 + EMPLOYEES/2 (1 SPACE FOR EACH TWO EMPLOYEES, 1 SPACE FOR EACH GUEST ROOM) PROVIDED: 105 SPACES	
PARKING DATA: LOT 2	
SITE AREA: 1.47 ACRES PROPOSED USAGE: RESTAURANT TOTAL BUILDING AREA: 6,000 SF PARKING: REQUIRED: 1 SPACE FOR EACH THREE SEATS PROVIDED: 60 SPACES (180 SEATS MAX)	
PARKING DATA: LOT 3	
SITE AREA: 1.96 ACRES PROPOSED USAGE: OUTDOOR ELEVATED OBSTACLE COURSE TOTAL BUILDING AREA: 1,200 SF PARKING: REQUIRED: TBD PROVIDED: 36 SPACES	
PARKING DATA: LOT 4	
SITE AREA: 0.84 ACRES TOTAL BUILDING AREA: TBD PARKING: REQUIRED: 4/1,000 GSF MIN PROVIDED: TBD ALL STALLS ARE 9' WIDE UNLESS NOTED	

THE ROCKS ROELAND PARK, KANSAS																				SHAVER, KLINE & WARREN 11250 Corporate Avenue Lenexa, KS 66219-1392 913.888.7800 FAX: 913.888.7868 SURVEYING ENGINEERING CONSTRUCTION										Designed By: <u>MDM</u> Drawn By: <u>ELW</u> Checked By: <u>MDM</u> Issue Date: <u>04/10/17</u>										5 4 3 2 1										REV. 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XREF DWG1: NONE	XREF DWG2: NONE
XREF DWG3: NONE	XREF DWG4: NONE

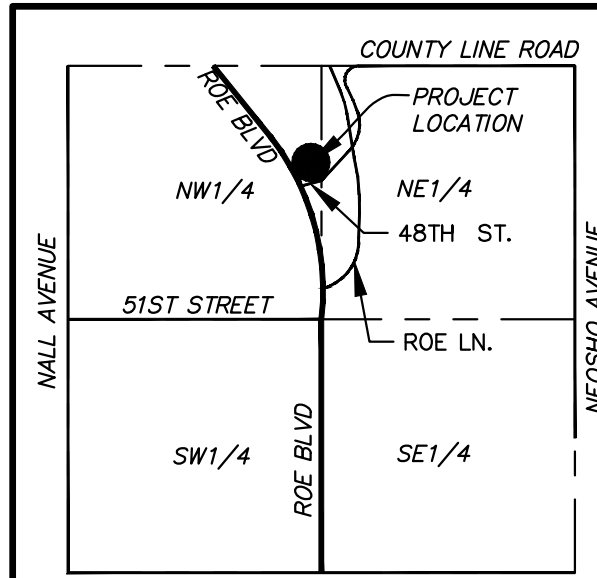
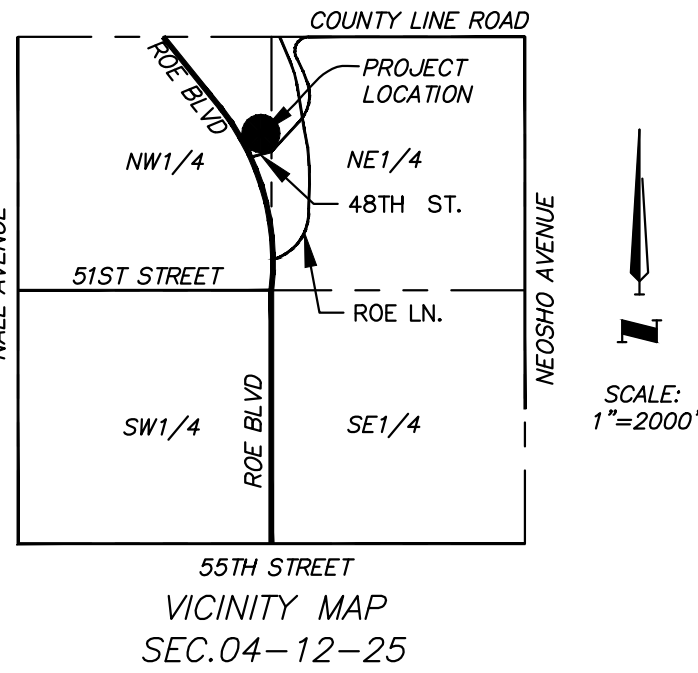


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LAYOUT: CONCEPT PLAN	BY: EDMCQUEEN
XREF DWG1: NONE	DATE: 10/13/2017
XREF DWG3: NONE	

OWNER
CITY OF ROELAND PARK, KANSAS
4600 WEST 51ST STREET
ROELAND PARK, KANSAS 66205
ATTN: KEITH MOODY
PHONE: (913) 722-2600
EMAIL: kmoody@roelandpark.org



SCALE: 1"=50'
50 25 0 50



EXISTING
CENTER OF SECTION
4-12-25
COTTON SPINDLE

N02°20'00"W
1422.88'

WEST 48TH STREET

ZONED
CP-2
PLANNED
GENERAL
BUSINESS
DISTRICT

③

②

①

ROE LANE
SUBDIVISION

ZONED SINGLE
FAMILY
RESIDENTIAL
DISTRICT

②④

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LEGAL DESCRIPTION
ALL THAT PART OF THE NW 1/4 OF SECTION 4, TOWNSHIP 12, RANGE 25, IN THE CITY OF ROELAND PARK, JOHNSON COUNTY, KANSAS, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE NW 1/4 OF SAID SECTION 4; THENCE N 2° 32' 08" W, ALONG THE EAST LINE OF SAID NW 1/4, A DISTANCE OF 1302.36 FEET, TO A POINT ON THE SOUTHERLY EXTENSION OF THE EAST RIGHT-OF-WAY LINE OF ROE BOULEVARD, AS NOW ESTABLISHED; THENCE N 20° 45' 37" W, ALONG SAID SOUTHERLY EXTENSION, A DISTANCE OF 101.72 FEET, TO THE POINT OF INTERSECTION OF SAID EAST RIGHT-OF-WAY LINE WITH THE NORTH RIGHT-OF-WAY LINE OF WEST 48TH STREET, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING; THENCE CONTINUING N 20° 45' 37" W, ALONG SAID EAST LINE, A DISTANCE OF 8.35 FEET; THENCE NORTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S 71° 04' 04" W, A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 76° 28' 47"; AN ARC DISTANCE OF 280.31 FEET, TO A POINT OF TANGENCY; THENCE N 32° 27' 09" W, A DISTANCE OF 275.65 FEET, TO A POINT ON THE WESTERLY EXTENSION OF THE NORTH LINE OF A TRACT OF LAND RECORDED IN BOOK 200910 AT PAGE 003803, IN THE REGISTER OF DEEDS OFFICE, JOHNSON COUNTY, KANSAS; THENCE N 44° 06' 03" E (N 46° 42' 10"E, DEED), ALONG SAID NORTH LINE, AND ITS WESTERLY EXTENSION, A DISTANCE OF 396.21 FEET; THENCE N 77° 59' 53" E (N80°36'E, DEED), ALONG SAID NORTH LINE, A DISTANCE OF 374.00 FEET, TO A POINT ON THE WEST RIGHT-OF-WAY LINE OF ROE LANE, AS NOW ESTABLISHED; THENCE S 12° 04' 07" E (S9°28'E, DEED), ALONG SAID WEST RIGHT-OF-WAY LINE, A DISTANCE OF 317.23 FEET, TO THE INTERSECTION OF SAID WEST RIGHT-OF-WAY LINE WITH THE NORTH RIGHT-OF-WAY LINE OF WEST 48TH STREET, AS NOW ESTABLISHED; THENCE S 7° 24' 18" W (S10°38'47"W, DEED), ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 30.04 FEET; THENCE S 38° 45' 04" W (S41°59'33"W, DEED), A DISTANCE OF 236.73 FEET; THENCE SOUTHWESTERLY ALONG SAID NORTH RIGHT-OF-WAY LINE, BEING A CURVE TO THE LEFT HAVING AN INITIAL TANGENT BEARING OF S 38° 45' 09" W, A RADIUS OF 300.00 FEET, A CENTRAL ANGLE OF 1° 58' 16"; AN ARC DISTANCE OF 10.32 FEET, TO A POINT OF TANGENCY; THENCE S 36° 46' 53" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 112.35 FEET; THENCE S 52° 32' 53" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 4.61 FEET; THENCE SOUTHWESTERLY ALONG A CURVE TO THE RIGHT HAVING AN INITIAL TANGENT BEARING OF S 43° 02' 45" W, A RADIUS OF 210.00 FEET, A CENTRAL ANGLE OF 19° 00' 15"; AN ARC DISTANCE OF 69.65 FEET, TO A POINT ON SAID NORTH RIGHT-OF-WAY LINE; THENCE S 52° 32' 53" W, ALONG SAID NORTH RIGHT-OF-WAY LINE, A DISTANCE OF 34.43 FEET, TO THE TRUE POINT OF BEGINNING.

THE ABOVE DESCRIBED TRACT OF LAND CONTAINS 316,198 SQUARE FEET, OR 7.259 ACRES, MORE OR LESS.

NORTH 1/4 CORNER
SECTION 4-12-25
EXISTING 1/2" RE-BAR
10" DEEP, NO CAP


EAST NW 1/4
SECTION 4-12-25

WEST NE 1/4
SECTION 4-12-25

UNPLATTED

UNPLATTED

KEY NUMBER	PROPERTY ID	OWNER
1	PF251204-3021	KAW ASSOCIATES GENERAL PARTNERSHIP
2	PF251204-3022	ROELANE PARTNERS, L.L.C.
3	PP62000000 0005	ALDI INC.
4	PP62000000 0003	JL GROUP HOLDINGS
5	PP62000000 0002	TA OPERATING LLC
6	PP67250000 0T0A2	BELLA ROE LOTS 2.3 AND 6 07 A LLC
7	PP67250000 0T0A	BELLA ROE LOTS 2.3 AND 6 07 A LLC
8	PP67250000 0001	BELLA ROE LOTS 2.3 AND 6 07 A LLC
9	64000000 0000	BOULEVARD APARTMENTS, LLC
10	PF251204-1019	BH ACQUISITION LLC
11	PP63350000 0001	PI REAL ESTATE LLC
12	PP63350000 0002	PI REAL ESTATE LLC
13	PF251204-1001	KCP&L
14	PF251204-1021	ROE BODY SHOP, INC.
15	PF251204-1005	CITY OF FAIRWAY
16	PP03000000 0003A	DAVID R AND SUSAN BUFORD SOLENBERGER TR.
17	PP03000000 0003	BADLEY SCOTT SIMMONS
18	PP03000000 0004E	DAVID R AND SUSAN BUFORD SOLENBERGER TR.
19	PP03000000 0004D	BETH K MILLIGAN
20	PP03000000 0005	PHILLIP G & KELLIE I. BOLLINGER
21	PP03000000 0006B	SUSAN E. HOGSETT-DUNCAN & THOMAS EDWARD DUNCAN
22	PP03000000 0007B	SEAN P & KIMBERLY J. MURPHY
23	PP03000000 0008C	FERRY PROPERTIES, LLC
24	PP03000000 0010	JAMES L. STRINE
25	PP03000000 0011B	RYAN M. HOLTHAUS
26	PP03000000 0011C	BONNIE M. & STEVEN M. LATERRA
27	PP03000000 0011A	MARK JENNINGS

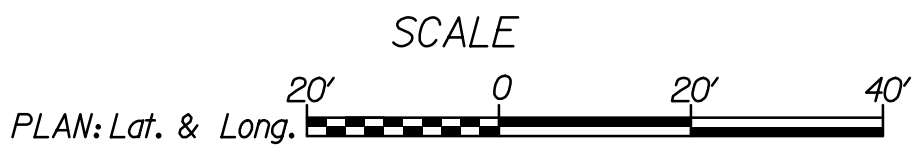
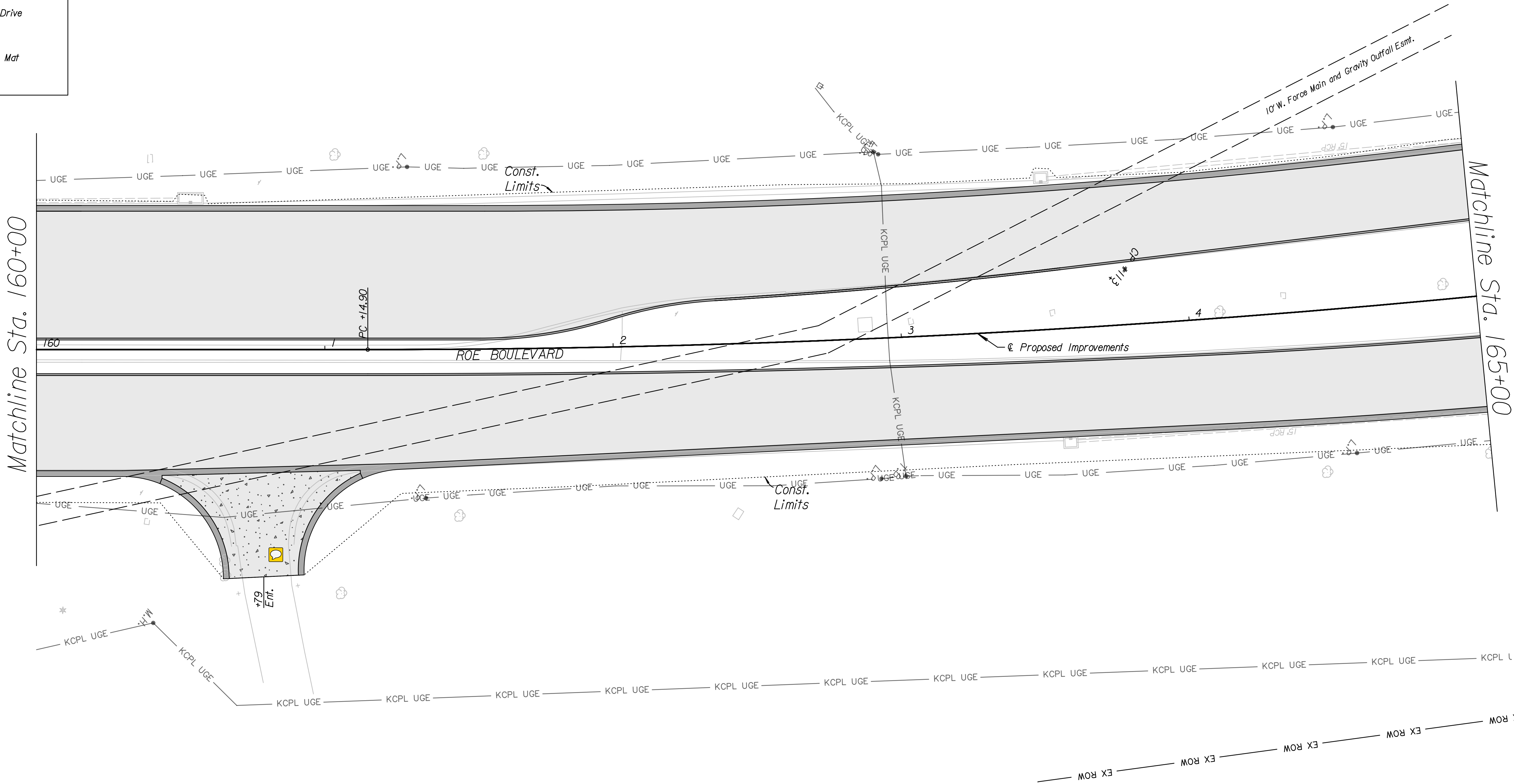
THE ROCKS ROELAND PARK, KANSAS		 SHAFER, KLINE & WARREN 11250 Corporate Avenue Lenexa, KS 66219-1392 913.888.7800 FAX: 913.888.7868 SURVEYING ENGINEERING CONSTRUCTION	Designed By: <u>MDM</u>		5	
PRELIMINARY DEVELOPMENT PLANS PROPERTY MAP			Drawn By: <u>ELW</u>		4	
			Checked By: <u>MDM</u>		3	
			Issue Date: <u>04/10/17</u>		2	
			REV. DATE		1	10/13/17
			REVISIONS		1	REVISED LOT 2 LAYOUT
			BY		MDM	MDM
			APPD		ELM	ELM
			COPYRIGHT © 2017-SHAFER, KLINE & WARREN INC.			

STATE	PROJECT NO.	YEAR	SHEET NO.	TOTAL SHEETS
KANSAS	STP-N066(101)	2018	23	246

LEGEND

- Proposed Mill & Overlay
- Proposed Curb & Gutter
- Proposed Sidewalk
- Proposed Full Depth Pavement
- Proposed Concrete Drive
- Proposed Asphalt Drive
- Proposed Warning Mat

DATE	BY	REFERENCES NOTED	REFERENCES CHECKED



For proposed geometry see sheets no. 36-45
For Right of Way and easement plans see sheets no. 57-70
For storm sewer plans see sheets no. 46-56

KANSAS DEPARTMENT OF TRANSPORTATION
ROE BOULEVARD PLAN
STA. 160+00 TO STA. 165+00

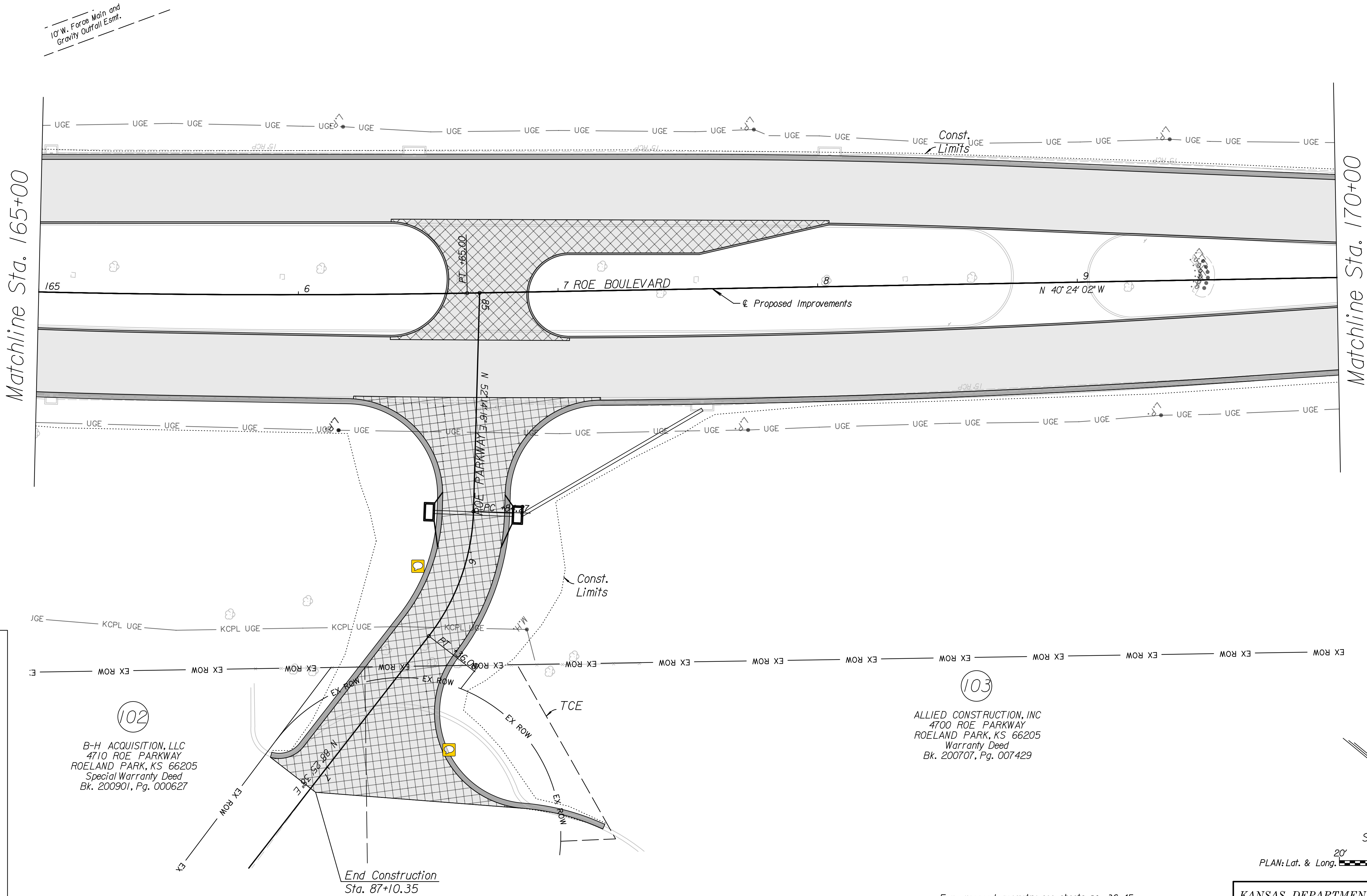
STATE	PROJECT NO.	YEAR	SHEET NO.	TOTAL SHEETS
KANSAS	STP-N066(101)	2018	24	246

DATE	BY	REFERENCES NOTED	REFERENCES CHECKED

Plotted : 02-AUG-2018 13:11
Drawn By : smartel
File : 13668R1314.dgn

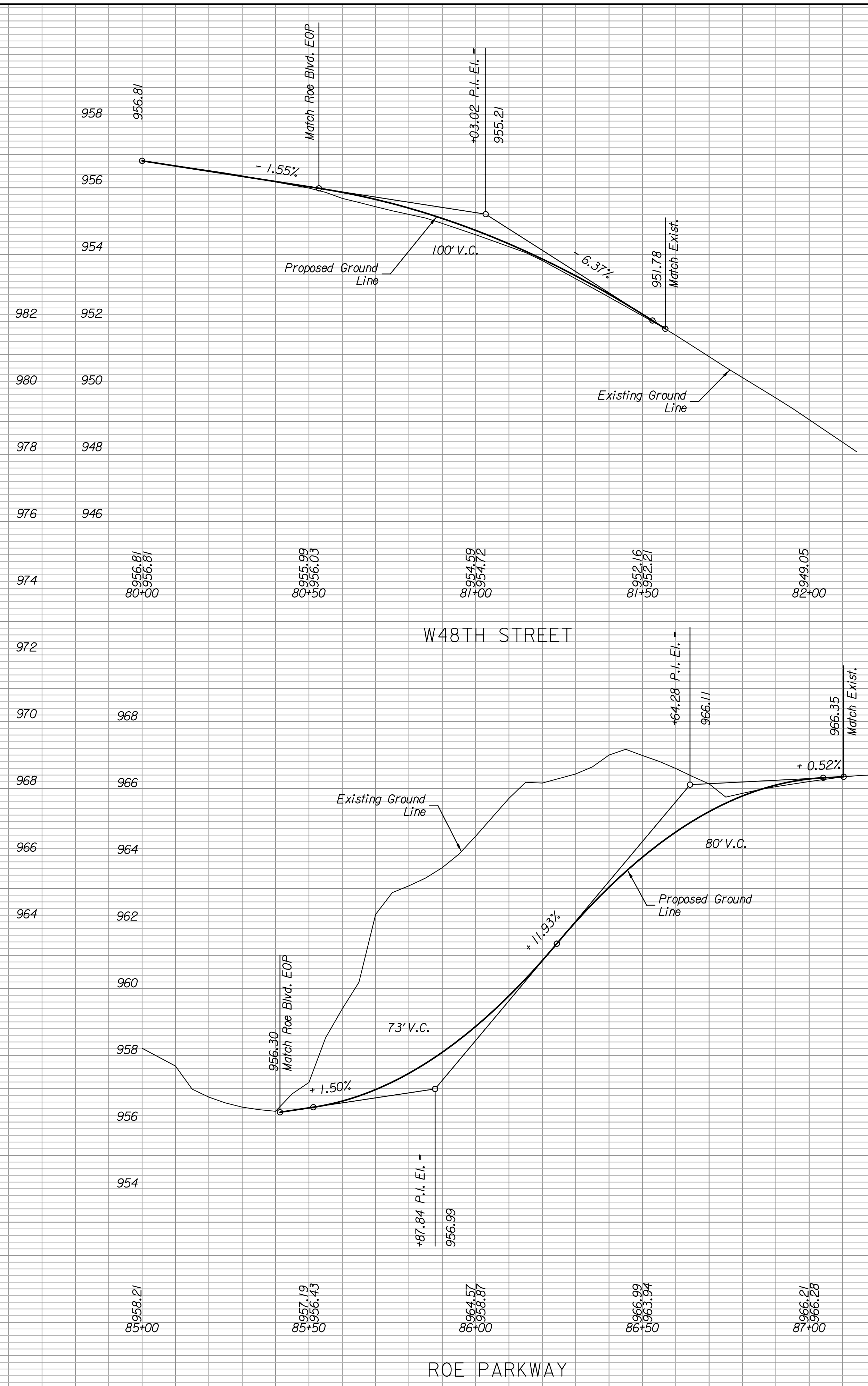
LEGEND

- Proposed Mill & Overlay
- Proposed Curb & Gutter
- Proposed Sidewalk
- Proposed Full Depth Pavement
- Proposed Concrete Drive
- Proposed Asphalt Drive
- Proposed Warning Mat



For proposed geometry see sheets no. 36-45
For Right of Way and easement plans see sheets no. 57-70
For storm sewer plans see sheets no. 46-56

KANSAS DEPARTMENT OF TRANSPORTATION
ROE BOULEVARD PLAN
STA. 165+00 TO STA. 170+00

[illegible]

SIDEROAD PROFILE
SHEET 4 OF 4

Item Number: New Business- VII.-E.
Committee 2/15/2021
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 2/9/2021
Submitted By: Staff
Committee/Department: Admin.
Title: Reappoint Toan Nguyen to the Community Engagement Committee
Item Type: Other

Recommendation:

To reappoint Toan Nguyen to the Community Engagement committee.

Details:

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
 Toan Nguyen	Cover Memo

Online Form Submittal: Committee Volunteer Form

noreply@civicplus.com <noreply@civicplus.com>

Tue 12/17/2019 9:05 AM

To: Nielsen, Kelley <knielsen@roelandpark.org>; Jones-Lacy, Jennifer <jjoneslacy@roelandpark.org>

Committee Volunteer Form

Date	12/17/2019
First Name	Toan
Last Name	Nguyen
Address	3601 W 47th Pl
City	Roeland Park
State	KS
Zip	66205
Email	
Phone	
Place of Employment	State Street
How long have you been a resident of Roeland Park?	4 Years
How much time do you have to devote per month?	As needed.
Board & Committee Interest	I've been recruited by Scott Ferrel for the Community Events Committee and have a background with planning, promotion, development, and execution of various events.
Select a Board or Committee	Community Engagement
Additional Comments	<i>Field not completed.</i>
Resume	<i>Field not completed.</i>

Email not displaying correctly? [View it in your browser.](#)

Item Number: New Business- VII.-F.
Committee 2/15/2021
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 2/11/2021
Submitted By: Tony Nichols
Committee/Department: Public Works
Title: **Expand Project Scope for Cooper Creek Improvements – Add Fence**
Item Type: Other

Recommendation:

Staff recommends purchase of materials for split rail fence along cooper creek stream bank at a cost of \$3,787.50. Staff will install spring of 2021.

Details:

Cooper Creek Restoration Group Statement:

The Cooper Creek Park improvements in 2021 will attract more people to the park.

Decades of stream bank erosion have created steep cliffs along sections of the creek which are a safety hazard for unwary children or adults who could be injured from a fall to the creek bed below. Removal of invasive plant species from the top of the stream banks in 2021 will eliminate the existing plant barriers. While new native trees and shrubs will be planted there, it will take years to establish a fully grown natural barrier.

Split rail fencing along targeted areas on the west and east sides of the creek will fit the natural aesthetic of Cooper Creek Park and will serve as a physical reminder of the creek bank cliffs.

Since new amenities will be installed in Cooper Creek Park in April, 2021, we recommend that the fences be installed in March, 2021.

Financial Impact

Amount of Request: \$3,787.50

Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
<input type="checkbox"/> Cooper Creek Restoration Group Statement	Cover Memo
<input type="checkbox"/> Stream Bank Fencing Presentation	Cover Memo

Cooper Creek Park Restoration Project:
Fencing Needed Along the Top of the Stream Banks

The Cooper Creek Park improvements in 2021 will attract more people to the park.

Decades of stream bank erosion have created steep cliffs along sections of the creek which are a safety hazard for unwary children or adults who could be injured from a fall to the creek bed below. Removal of invasive plant species from the top of the stream banks in 2021 will eliminate the existing plant barriers. While new native trees and shrubs will be planted there, it will take years to establish a fully grown natural barrier.

Split rail fencing along targeted areas on the west and east sides of the creek will fit the natural aesthetic of Cooper Creek Park and will serve as a physical reminder of the creek bank cliffs.

Since new amenities will be installed in Cooper Creek Park in April, 2021, we recommend that the fences be installed in March, 2021.



Cooper Creek Stream Bank Presentation

11.22.2020

Updated 2.11.2021





Reason for Evaluation

- Staff was approached by Council member Trisha Brauer with concerns regarding the steep banks of Cooper Creek and potential risks with anticipated increased park usage.

Engineer's Assessment

The following was the City Engineers recommendation based on site walk through and discussion of anticipated park improvements:


- Stream modifications not recommended
 - The area is within the FEMA flood plain
 - Everything below the ordinary high water mark is “waters of the United States” regulated by the U.S. Army Corps of Engineers.
 - Any change would require considerable permitting and costs, if even permissible.
 - Consider appropriate safety measures
 - Simple but sturdy fencing between stream banks and active use areas
 - Locate active use areas in larger open zones to buffer from stream banks
-



Engineer's Assessment cont.

- City engineer did not foresee any complications with invasive species removal and mitigation.
- Introduction/planting of appropriate native plants in areas where invasive species removed would help hold existing banks.



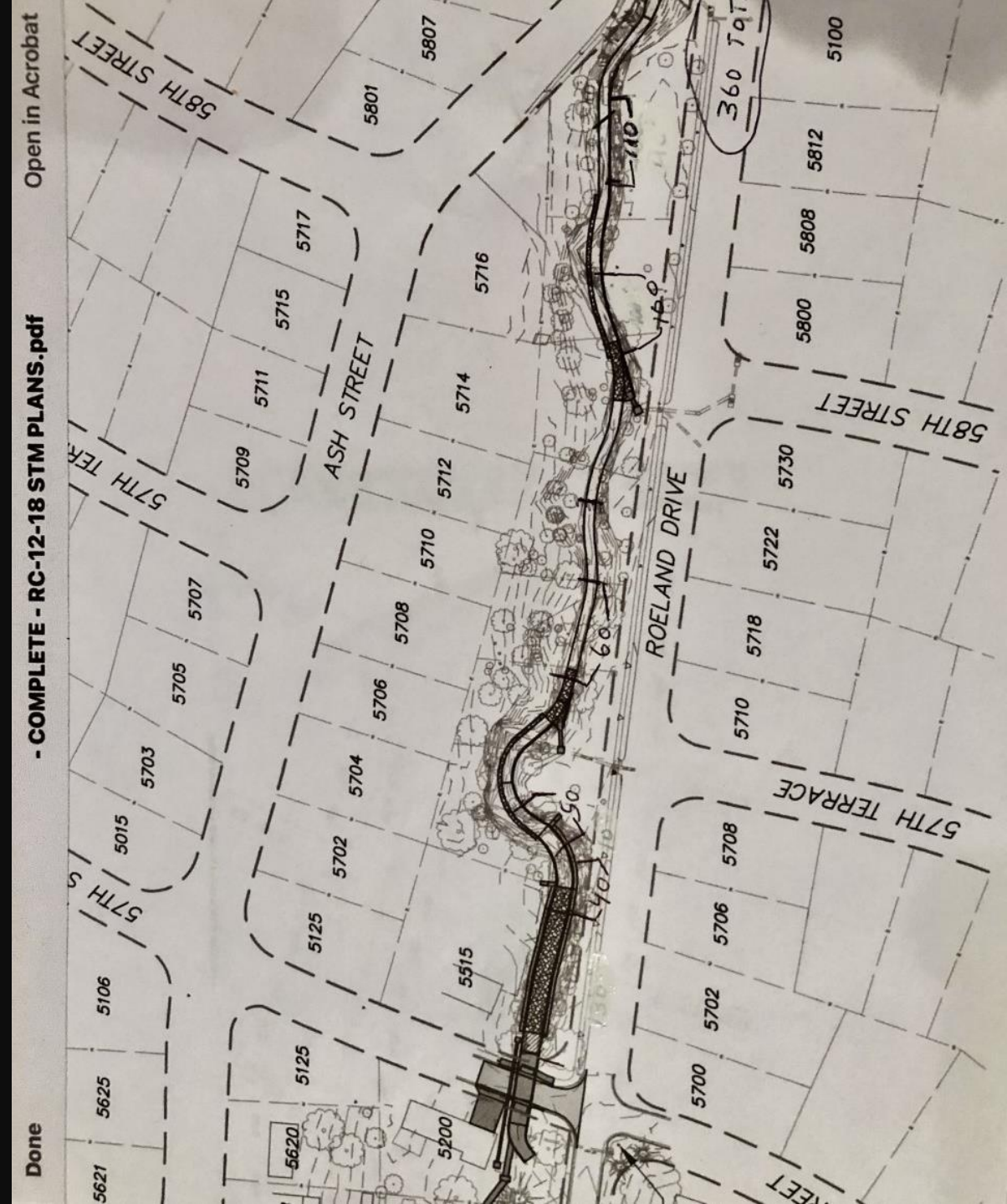


Fencing Options for Risk Areas

- Fencing built along creek bank should be open to allow debris to flow through in the event of flooding.
- Staff recommends split rail fencing as it is sturdy, open, cost effective and has a natural look.
 - Material estimates \$120 per 10 ft section.

Parks Committee & Cooper Creek Group Solution

- Staff and the Cooper Creek group would like the fence to protect park users from steep stream bank but not completely cut off access to explore the natural elements of Cooper Creek Park safely.
- Fence will have breaks in gentle stream bank areas.



Financial Considerations

- Fencing was not part of original budget objective.
- Fencing materials:
 - Guier Fence \$3,787.50
 - Rocky Mountain Forest Products \$4,057.20

Recommendation

- Staff (with recommendations from Cooper Creek Group and Parks Committee) is requesting \$3,787.50 in additional funds for installation of split rail fencing along the Cooper Creek stream bank.

Item Number: **Ordinances and Resolutions:- VIII.-**
 A.
Committee **2/15/2021**
Meeting Date:



City of Roeland Park
Action Item Summary

Date: **2/1/2021**
Submitted By: **John Jacobson, Building Official**
Committee/Department: **Admin**
Title: **Ordinance 1007 - Right of Way Permitting Procedures and Requirements**
Item Type: **Ordinance**

Recommendation:

Staff would suggest a minor code language modification to address the Right-of-Way (ROW) permitting policy to simplify the process for residents and staff. Staff suggests a uniform \$5,000 performance cash bond in leu of the current structure of both performance and maintenance bonds for driveway improvements which require a ROW permit.

By making minor changes to the existing document, it greatly simplifies the average permitting process and leaves the bond structure for larger disturbances that can be invoked for cause at the discretion of the Director of Public Works.

***If approved staff would suggest a modification to two sections of the municipal code to accommodate policy change.**

Details:

BACKGROUND:

ROW permitting is required for any work within the road ROW. This is an area generally 11 feet behind the curb for a standard street design. For the purposes of this discussion we will concentrate on driveway improvements in the ROW. These include driveway approaches (the driveway area within the ROW) curb cuts and sidewalk replacement.

The right of way permit process currently in place requires several forms of bond (performance and maintenance) that may be cumbersome for minor improvements. Further, tracking the performance and maintenance bonds for a period of 2 years from the date of completion is cumbersome from an administrative standpoint and in staff's view unnecessary for the work being

performed such as replacing a drive approach, curb or sidewalk.

ANALYSIS:

Typically, private improvements within the ROW are limited to driveway approaches, sidewalk panel replacement and occasionally curb replacement. These improvements are relatively simple in nature and do not generally lead to settlement of the subgrade which can impact the longevity of the street/sidewalk/curb above.

The code currently allows a homeowner to complete the work without obtaining liability insurance, performance or maintenance bonds. Presumably this exemption was an effort to accommodate the reconstruction of driveways without overburdening the property owner with bonding requirements. However, if the homeowner hires a contractor, a maintenance and performance bond are required. The changes recommended will require a contractor working in the ROW to have a \$5,000 performance bond only during the term of the permit, eliminating the maintenance bond requirement.

IMPACTS:

Streamlines the permitting process and delivers a restored ROW product quicker. The accommodation will be easier for the homeowners and contractors to understand and comply with.

Revised Process for Private Improvements by Contractors in the ROW:

- 1) ROW permit application is submitted with \$5,000 performance bond
- 2) ROW permit is approved
- 3) Work begins and is completed
- 4) Within 15 days of the completion of work it is inspected, and ROW is restored
- 5) Upon acceptance Cash bond is released back to the permit holder

The attached information includes the proposed changes of the municipal code.

Financial Impact

Amount of Request: N/A	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description

- Redlined Code Changes Suggestions to ROW permitting
- Ord 1007 - ROW Bonding Requirements

Type

- Exhibit
- Ordinance

Redline of Section 13-816 Below:

Sec. 13-816. - Liability Insurance, Performance and Maintenance Bond Requirement.

(a) The permittee shall obtain and maintain insurance coverage at its sole expense, with financially reputable insurers that are licensed to do business in the State of Kansas. Should grantee elect to use the services of an affiliated captive insurance company for this purpose, that company shall possess a certificate of authority from the Kansas Insurance Commissioner. Grantee shall provide not less than the following insurance:

(1) Workers compensation as provided for under any workers compensation or similar law in the jurisdiction where any work is performed with an employers' liability limit equal to the amount required by law.

(2) Commercial general liability, including coverage for contractual liability and products completed operations liability on an occurrence basis and not a claims made basis, with a limit of not less than \$2,000,000.00 combined single limit per occurrence for bodily injury, personal injury, and property damage liability. The City shall be included as an additional insured with respect to liability arising from grantee's operations under this agreement.

(3) Commercial automobile liability, in the amount of no less than \$1,000,000.00 combined single limit, bodily injury and property, including all owned, hired and non-owned vehicles. The City shall be included as an additional insured with respect to liability arising from grantee's operations under this agreement.

(b) As an alternative to the requirements of section 816 ~~number 5~~ [subsection 13-816(a), grantee may demonstrate to the satisfaction of the City that it is self-insured and as such grantee has the ability to provide coverage in an amount not less than \$1,000,000.00 per occurrence and \$2,000,000.00 in aggregate, to protect the City from and against all claims by any person whatsoever for loss or damage from personal injury, bodily injury, death or property damage occasioned by grantee, or alleged to so have been caused or occurred.

(c) The permittee shall at all times during the term of the permit ~~and for two years thereafter~~, maintain a performance ~~and maintenance~~ bond in a form approved by the City Attorney. The amount of the bond will be \$5,000.00 cash bond or the value of the restoration, whichever is greater, for a term consistent with the term of the permit ~~plus two additional years~~, conditioned upon the permittee's faithful performance of the provisions, terms and conditions conferred by this article. If work is not completed to the acceptable level in the timeframe established in the permit issuance, the City may require an annual bond in an amount of \$50,000.00 be automatically renewed yearly during this period ~~shall to~~ satisfy the requirement of this section. In the event the City shall exercise its right to revoke the permit as granted herein, then the City shall be entitled to recover under the terms of said bond the full amount of any loss occasioned.

(d) A copy of the liability insurance certificate and performance and maintenance bond must be on file with the City Clerk.

(e) No performance and maintenance bond or liability insurance will be required of any governmental entity, or of any residential property owner working in the right of way adjacent to his/her residence, who does not utilize a contractor to perform the excavation.

ORDINANCE NO. 1007

**AN ORDINANCE AMENDING SECTION 13-816 OF THE ROELAND PARK
MUNICIPAL CODE**

WHEREAS, Roeland Park Codes Department suggests a change to Roeland Park Municipal Code to enact a uniform \$5,000.00 performance cash bond in lieu of the current bond structure for private improvements such as driveway improvements which require a Right-of-Way permit.

WHEREAS, this change to Roeland Park Municipal Code will greatly simplify the average permitting process for private improvements, while leaving the complex bond structure for larger improvements in place.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF ROELAND PARK, KANSAS:

SECTION 1. Section 13-816 "Liability Insurance, Performance and Maintenance Bond Requirement" is hereby amended to read as follows:

(a) The permittee shall obtain and maintain insurance coverage at its sole expense, with financially reputable insurers that are licensed to do business in the State of Kansas. Should grantee elect to use the services of an affiliated captive insurance company for this purpose, that company shall possess a certificate of authority from the Kansas Insurance Commissioner. Grantee shall provide not less than the following insurance:

(1) Workers compensation as provided for under any workers compensation or similar law in the jurisdiction where any work is performed with an employers' liability limit equal to the amount required by law.

(2) Commercial general liability, including coverage for contractual liability and products completed operations liability on an occurrence basis and not a claims made basis, with a limit of not less than \$2,000,000.00 combined single limit per occurrence for bodily injury, personal injury, and property damage liability. The City shall be included as an additional insured with respect to liability arising from grantee's operations under this agreement.

(3) Commercial automobile liability, in the amount of no less than \$1,000,000.00 combined single limit, bodily injury and property, including all owned, hired and non-owned vehicles. The City shall be included as an additional insured with respect to liability arising from grantee's operations under this agreement.

(b) As an alternative to the requirements of section 816 subsection [13-816\(a\)](#), grantee may demonstrate to the satisfaction of the City that it is self-insured and as such grantee has the ability to provide coverage in an amount not less than \$1,000,000.00 per occurrence and \$2,000,000.00 in aggregate, to protect the City from and against all claims by any person whatsoever for loss

or damage from personal injury, bodily injury, death or property damage occasioned by grantee, or alleged to so have been caused or occurred.

(c) The permittee shall at all times during the term of the permit maintain a performance bond in a form approved by the City Attorney. The amount of the bond will be \$5,000.00 cash bond or the value of the restoration, whichever is greater, for a term consistent with the term of the permit, conditioned upon the permittee's faithful performance of the provisions, terms and conditions conferred by this article. If work is not completed to an acceptable level in the timeframe established in the permit issuance the City may require an annual bond in an amount of \$50,000.00 be automatically renewed yearly during this period to satisfy the requirement of this section. In the event the City shall exercise its right to revoke the permit as granted herein, then the City shall be entitled to recover under the terms of said bond the full amount of any loss occasioned.

(d) A copy of the liability insurance certificate and performance and maintenance bond must be on file with the City Clerk.

(e) No performance and maintenance bond or liability insurance will be required of any governmental entity, or of any residential property owner working in the right of way adjacent to his/her residence, who does not utilize a contractor to perform the excavation.

SECTION 2. This ordinance shall take effect upon its publication, or the publication of a summary thereof, in the official City newspaper.

Passed by the Governing Body of the City of Roeland Park, Kansas this 15th day of February, 2021.

Mike Kelly, Mayor

ATTEST:

Kelley Nielsen, City Clerk

APPROVED AS TO FORM:

Steven E. Mauer, City Attorney

Item Number: Reports of City Officials:- X.-A.
Committee 2/15/2021
Meeting Date:



City of Roeland Park
Action Item Summary

Date: 2/11/2021
Submitted By: Chris Verbrugge
Committee/Department: Administration
Title: **COVID Report**
Item Type: Report

Recommendation:

Details:

Financial Impact

Amount of Request:	
Budgeted Item?	Budgeted Amount:
Line Item Code/Description:	

Additional Information

How does item relate to Strategic Plan?

How does item benefit Community for all Ages?

ATTACHMENTS:

Description	Type
<input type="checkbox"/> COVID Report for first half of February	Cover Memo

Memo



To: Governing Body

From: Jennifer Jones-Lacy, Asst. City Administrator/Finance Director

CC: Keith Moody, Donnie Scharff, John Morris, Kelley Nielsen

RE: COVID-19 Update for the Period February 1st – 15th

Below is a summary of activities that took place for the first half of February related to the COVID-19 Pandemic in Roeland Park and beyond.

General

- As of January 31st, 2020, Roeland Park is still in Phase 3 of the reopening plan.
- On February 1, 2021, the Johnson County Department of Health and Environment provided an update on COVID-19 vaccine distribution. As part of Phase 2 Tier 1, the Department of Health and Environment is prioritizing the following groups during the week starting February 1:
 - JCDHE is vaccinating first responders, health care workers who are due for their second dose, and a portion of those 80 and older who have already taken the interest survey.
 - For the 65+ population, to start with, JCDHE has provided vaccine to KU Med, Olathe Health or AdventHealth health care systems. These health systems will book appointments based upon vaccine availability, but do not call for an appointment. You will be contacted by them.
 - Children's Mercy is vaccinating K-12 public school special education staff and Kansas School for the Deaf staff. Eligible staff should receive information from their school or district administration.
- Governor Kelly [announced](#) the launch of a new "find my vaccine" tool.
 - The new tool can be found [here](#).
- Johnson County [released guidance](#) on watching the Super Bowl safely.
- The Johnson County Department of Health and Environment COVID-19 drive-thru testing clinics [will be closed](#) the week of February 10 and the beginning of the Week of February 15 due to inclement weather.

-
- Governor Kelly and the Kansas Department of Transportation [announced](#) key infrastructure through \$84 million in federal coronavirus relief funding.
 - Governor Kelly's Council on Tax Reform [cautioned](#) dramatic tax policy changes could potentially harm COVID-19 recovery.
 - Johnson County Department of Health and Environment Director Dr. Sanmi Areola provided an update to the Board of County Commissioners.
 - Highlights from the February 10, 2021 briefing can be found [here](#).
 - Governor Kelly [announced](#) that the Federal Paycheck Protection Program has reopened applications for forgivable loans.
 - Governor Kelly [announced](#) a tax proposal to aid Kansas families and promote COVID-19 recovery.
 - Johnson County stresses that if you fall in the Phase 2 Tier 1 round of vaccination distribution to complete their interest survey. They also recommend registering through your health care system if you can, and to accept the first appointment available. More information can be found [here](#).
 - Johnson County's vaccine dashboard can be found [here](#).
 - You can sign up for Johnson County's daily e-newsletter for coronavirus updates [here](#).

Administration/Neighborhood Services

- There are no additional updates from the Administration or Neighborhood Services departments.

Public Works

- Staff is continuing to follow all safety guidelines. There are no other updates from the Department of Public Works.

Police Department/Municipal Court

- There are no updates regarding the Police Department or Municipal Court.

Community Center and Parks & Recreation

- There are no updates regarding the Community Center or the Department of Parks & Recreation.