

1. GENERAL AGENDA

Mayor Dean Katerndahl opened the work session at 5:31 p.m. on April 30, 2024, at City Hall, 8880 Clark Avenue, Parkville, Missouri. In attendance were aldermen Tina Welch, Philip Wassmer, Brian T. Whitley, Bob Bennett, Douglas Wylie, Stephen Melton, Michael Lee and Allyson R. Berberich. Also in attendance were Community Land and Recreation Board attendees: Adam Zink, Mary Jane Kuehn, Jessica Holtz, Nate Askren, Steve Sturgess and Michelle Flamm (via video conference).

The following staff were also present:

Alexa Barton, City Administrator
Bryan Kidney, Deputy City Administrator/Finance Director
Jeffery Rhodes, Assistant City Administrator
Kevin Chrisman, Police Chief
Dan Harper, Public Works Director
Stephen Lachky, Community Development Director
Brittanie Propes, Parks & Recreation Director
Chris Ashley, Parks & Recreation Project Manager
Karla Shewell, Deputy City Clerk/Finance Specialist
John Mautino, City Attorney

A. Presentation and discussion with BBN Architects to determine design plans for farmers market structure

Scott Bingham and Austin Massoth, BBN Architects, discussed the outside and inside design; presentation attached as Exhibit A. They said there would not be any back-in loading or parking on the east side due to limited space, but the design included a patio-covered space on the east end. They also discussed Trench Drain specifications.

Discussion focused on other improvements on the west side of East Street and budget allocation for the project.

Public comments were received from Sheryl Biermann, 5310 NW Bluff Way.

Joyce McFarland, Parkville Farmers Market Association Manager, stated the farmers' market industry was growing and thriving.

2. ADJOURN

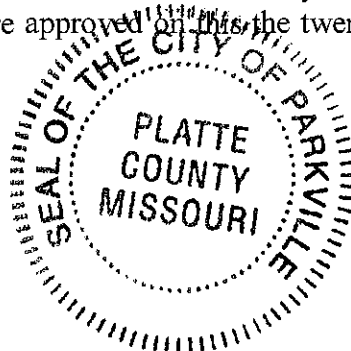
The work session ended at 6:52 p.m.

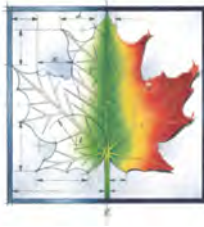
The work session minutes for April 30, 2024, having been read and considered by the Board of Aldermen, and having been found to be correct as written, were approved on this the twenty-first day of May 2024.

Submitted by:


Deputy City Clerk Karla Shewell

2024-043





OPINION OF PROBABLE CONSTRUCTION COSTS

DATE: April 30, 2024

PROJECT: Farmers Market

LOCATION: Parkville, Missouri

**Farmers
Market
8 Bay**

	Subtotal From Estimate		1,196,710
Sales Tax on Material	0.00%		0
Payroll Taxes and Insurance- Construction	0.00%		0
Davis-Bacon Prevailing Wages	8.00%		95,737
	Subtotal		1,292,446
Insurance- Construction	0.50%		6,462
General Conditions (On Site Overhead)	12.00%		155,094
Permits and Fees Allow.	1.00%		12,924
	Subtotal		1,466,927
Performance and Payment Bond	0.75%		11,002
	Subtotal		1,477,929
Gross Receipt Taxes	0.00%		0
	Subtotal		1,477,929
Overhead and Profit- Construction	8.00%		128,516
	Subtotal		1,606,444
Contingency- Construction (See Below)	0.00%		0
	Subtotal		1,606,444
Contingency- Inflation (See Below)	0.00%		0
	Subtotal		1,606,444
Testing and Inspections	0.35%		5,623
Specialty Design (Kitchen, Acoustics, Etc)	0.00%		0
Geo Tech Surveys	\$0		0
Civil Design	\$0		0
Site Survey	\$0		0
Misc. Site Permits	\$0		0
F.F&E. Package	0.00%		0
Owner's Contingency	0.00%		0
Builder's Risk Insurance- Flood Plain	0.45%		7,229
	Subtotal		1,619,296
Order of Magnitude Budget Range			
	Low Range	5.00%	\$1,700,261
	High Range	10.00%	\$1,781,225

**See Exclusions and
Added Amenities**

TRENCH DRAIN STORM DRAIN (INCLUDED IN ABOVE) **\$49,044**

ADDED ITEMS FOR FUTURE ENCLOSURE

Roof Insulation	\$50,235
End Wall Footings	\$7,204
Spot Footings for Additional Columns	\$38,104
Added Wood Beams Over Doors	\$30,811
Added Thickened Slab @ Future Doors	\$5,358
ADDED ITEMS FOR FUTURE ENCLOSURE SUBTOTAL	\$131,712

APPROXIMATE BREAKOUT VALUE

Value of Added Bay (Included in Above) **\$171,655**

ADDED AMENITIES

Enclosed Ends **ADD** **\$95,926**

Glass OH Doors (Including Exterior Walls, Footings, Roof Insulated)	ADD	\$879,008
Heaters (Including Electrical Service Upgrades)	ADD	\$135,076
Ceiling Fans	ADD	\$16,659
Additional Lighting	ADD	\$81,045
Handwash Station, Water Service, Sanitary Line	ADD	\$39,295
ADDED AMENITIES SUBTOTAL		<u>\$1,247,008</u>

EXCLUSIONS

Design and Engineering Fees
 Project Financing Fees
 Furnishings for Shelter
 Fire Protection
 Sales and Gross Receipt Taxes
 Site Survey, Civil Engineering, Soils Investigations
 Fireplace
 Storage Space
 Restrooms

DISCLAIMER

This opinion of probable construction cost is made on the basis of the Architect's experience and qualifications and represents the best judgment as an experienced and qualified professional generally familiar with the industry. However, since the Architect has no control over the cost of labor, materials, equipment, or services furnished by others, or over the Contractor's methods of determining prices, or over competitive bidding or market conditions, the Architect cannot and does not guarantee that proposals, bids, or actual construction costs will not vary from this opinion of probable construction costs.

ADDED TRENCH DRAIN

Grating, Drain Box	130	If	215.00	\$27,950.00		
Storm Pipe to Ditch	50	If	100.00	\$5,000.00		
				\$32,950.00		\$49,044

ADDED ITEMS FOR FUTURE ENCLOSURE

Roof Rigid Insulation	6750	If	5.00	\$33,750.00	\$33,750.00	\$50,235
End Wall Footings	44	If	110.00	\$4,840.00	\$4,840.00	\$7,204
Additional Spot Footings @ Columns	32	ea	800.00	\$25,600.00	\$25,600.00	\$38,104
Added Beams for Future Overhead Doors						
Deduct Base Beams 6 x 10	300	If	-25.00	-\$7,500.00		
Deduct Base Beam Install	300	If	-10.00	-\$3,000.00		
Additional Beams 8 x 12	600	If	40.00	\$24,000.00		
Additional Beams Install	600	If	12.00	\$7,200.00	\$20,700.00	\$30,811
Added Thickened Slab @ Future Doors	300	If	12.00	\$3,600.00	\$3,600.00	\$5,358

Farmers Market Structure

Div	Item					
2	Demolition					
	Remove Existing Structure - Already Completed	4832 sf	0.00	\$0.00	\$0	
	Remove Foundations	18 ea	500.00	\$9,000.00	\$9,000	
	New Building Area	3731 sf	1.35	\$5,036.85	\$5,037	
	Building North	2893 sf	1.35	\$3,905.55	\$3,906	
	Building West	1707 sf	1.35	\$2,304.45	\$2,304	
	Building South	13724 sf	1.35	\$18,527.40	\$18,527	
	Building East	1051 sf	1.35	\$1,418.85	\$1,419	
	North Island	857 sf	1.35	\$1,156.95	\$1,157	\$41,350
	Earthwork					
	New Building Area	3731 sf	2.75	\$10,260.25	\$10,260	
	Building North	2893 sf	2.75	\$7,955.75	\$7,956	
	Building West	1707 sf	2.75	\$4,694.25	\$4,694	
	Building South	9272 sf	2.75	\$25,498.00	\$25,498	
	Building East	794 sf	2.75	\$2,183.50	\$2,184	
	North Island	467 sf	2.75	\$1,284.25	\$1,284	\$51,876
	Site Concrete					
	North Island- Curbs	104 lf	35.00	\$3,640.00	\$3,640	
	North Island- Walks	467 sf	8.00	\$3,736.00	\$3,736	
	Building East- Curbs	130 lf	35.00	\$4,550.00	\$4,550	
	Building East- Walks	794 sf	8.00	\$6,352.00	\$6,352	
	Building South- Curbs	335 lf	35.00	\$11,725.00	\$11,725	
	Building South- Walks	1401 sf	8.00	\$11,208.00	\$11,208	
	Building South- Paving	2704 sf	9.00	\$24,336.00	\$24,336	
	Building North- Paving	2893 sf	9.00	\$26,037.00	\$26,037	
	Building West- Paving	1707 sf	9.00	\$15,363.00	\$15,363	\$106,947
	Asphalt Paving					
	Building South	5167 sf	5.00	\$25,835.00	\$25,835	\$25,835
	Misc. Parking Items					
	Pavement Markings	40 ea	30.00	\$1,200.00	\$1,200	
	Wheel Stops	28 ea	50.00	\$1,400.00	\$1,400	
	Bollards	16 ea	1850.00	\$29,600.00	\$29,600	\$32,200
	Landscaping					
	North- Trees	2 ea	500.00	\$1,000.00	\$1,000	
	North- Landscape	380 sf	1.50	\$570.00	\$570	
	Building East- Landscape	323 sf	1.50	\$484.50	\$485	
	South- Trees	11 ea	500.00	\$5,500.00	\$5,500	
	South- Landscape	4719 sf	1.50	\$7,078.50	\$7,079	\$14,633
	Utilities					
	Water Service- Added Option	0 lf	0.00	\$0.00	\$0	\$0
	Trench Drain					
	Grating, Drain Box	130 lf	215.00	\$27,950.00		
	Storm Pipe to Ditch	50 lf	100.00	\$5,000.00	\$32,950	\$32,950
3	New Building Paving	3731 sf	10.00	\$37,310.00	\$37,310	
	New Pier Footing	18 ea	800.00	\$14,400.00	\$14,400	\$51,710
4	CMU Backup for Piers	1837 ea	23.00	\$42,261.12	\$42,261	
	Stone Cladding on Piers	1206 sf	55.00	\$66,330.00	\$66,330	
	Stone Caps for Piers	18 ea	250.00	\$4,500.00	\$4,500	\$113,091
5	Misc. Metals	6050 sf	0.75	\$4,537.50	\$4,538	\$4,538
6	Structure Installation	6050 sf	18.00	\$108,900.00	\$108,900	
	Wood Structure	6050 sf	60.00	\$363,000.00	\$363,000	
	Main Columns	18 ea	0.00	\$0.00	\$0	

	Main Beams	296	lf	0.00	\$0.00	\$0	
	Trusses	9	ea	0.00	\$0.00	\$0	
	Purlins	6750	sf	0.00	\$0.00	\$0	
	Decking	6750	sf	0.00	\$0.00	\$0	
	Connections	6050	sf	0.00	\$0.00	\$0	
	Blocking	6050	sf	0.00	\$0.00	\$0	
	Ridge	150	lf	0.00	\$0.00	\$0	
	Valley	0	lf	0.00	\$0.00	\$0	
	Fascia	300	lf	0.00	\$0.00	\$0	
	Rake	90	lf	0.00	\$0.00	\$0	
Staining of Deck		6750	sf	3.00	\$20,250.00	\$20,250	
Structure Staining		6050	sf	3.00	\$18,150.00	\$18,150	\$510,300
7 Metal Roofing							
	Roofing	6750	sf	15.00	\$101,250.00	\$101,250	
	Ridge	150	lf	10.00	\$1,500.00	\$1,500	
	Valley	0	lf	10.00	\$0.00	\$0	
	Drips	390	lf	4.00	\$1,560.00	\$1,560	
	Gutters	300	lf	8.00	\$2,400.00	\$2,400	
	Downs	200	lf	8.00	\$1,600.00	\$1,600	\$108,310
Caulking		6050	sf	0.65	\$3,932.50	\$3,933	\$3,933
8 None							
9 None							
10 End Signs							
		2	ea	5000.00	\$10,000.00	\$10,000	\$10,000
Double Sided Main Side		340	sf	80.00	\$27,200.00	\$27,200	
Letters		22	ea	350.00	\$7,700.00	\$7,700	\$34,900
Bird Spikes		6750	sf	0.85	\$5,737.50	\$5,738	\$5,738
11 None							
12 None							
13 None							
14 None							
15 None							
16 New Power							
		6050	sf	8.00	\$48,400.00	\$48,400	\$48,400
					\$1,196,710	\$1,196,710	\$1,196,710

REQUESTED ADDED AMENITIES

Enclosed Ends

	Footing	44	lf	110.00	\$4,840.00	\$4,840	
Doors, Frames, Hardware		4	ea	4000.00	\$16,000.00	\$16,000	
CMU		408	ea	23.00	\$9,391.36	\$9,391	
Stone Cladding Exterior		352	sf	55.00	\$19,360.00	\$19,360	
Interior Painted CMU		352	sf	3.00	\$1,056.00	\$1,056	
Gable Enclosure Above		460	sf	30.00	\$13,800.00	\$13,800	\$64,447
							\$95,926

Sidewall Enclosed

	Roof Rigid Insulation	6750	lf	5.00	\$33,750.00	\$33,750	
	CMU Backup	2450	ea	23.00	\$56,348.16		
	Stone Cladding	2112	sf	55.00	\$116,160.00		

Stone Caps- Additional	32 ea	250.00	\$8,000.00			
Additional Spot Footings @ Columns	32 ea	750.00	\$24,000.00	\$204,508		
Added Beams for Future Overhead Doors						
Deduct Base Beams 6 x 10	300 lf	-25.00	-\$7,500.00			
Deduct Base Beam Install	300 lf	-10.00	-\$3,000.00			
Additional Beams 8 x 12	600 lf	40.00	\$24,000.00			
Additional Beams Install	600 lf	12.00	\$7,200.00	\$20,700		
Added Thickened Slab @ Future Doors	300 lf	12.00	\$3,600.00	\$3,600		
Ext Wall Above Doors	2400 sf	30.00	\$72,000.00	\$72,000		
Glass Doors	16 ea	15000.00	\$240,000.00			
Electrical Circuits and Operators	16 ea	1000.00	\$16,000.00	\$256,000	\$590,558	\$879,008
Heaters and Upgraded Electrical Service						
	6050 sf	15.00	\$90,750.00	\$90,750	\$90,750	\$135,076
Ceiling Fans						
	6050 sf	1.85	\$11,192.50	\$11,193	\$11,193	\$16,659
Interior and Exterior Lighting						
	6050 sf	9.00	\$54,450.00	\$54,450	\$54,450	\$81,045
Handwash	1 ls	10000.00	\$10,000.00	\$10,000	\$10,000	
Sanitary Sewer	24 lf	50.00	\$1,200.00	\$1,200	\$1,200	
Water Line	64 lf	50.00	\$3,200.00	\$3,200	\$3,200	
Taps	1 ls	5000.00	\$5,000.00	\$5,000	\$5,000	
Water Meter and Backflow	1 ls	7000.00	\$7,000.00	\$7,000	\$7,000	
					\$26,400	\$39,295
VALUE OF ADDED 8TH BAY APPROX						
Demolition						
New Building Area	800 sf	1.35	\$1,080.00	\$1,080	\$1,080	
Earthwork						
New Building Area	800 sf	2.75	\$2,200.00	\$2,200	\$2,200	
New Building Paving	800 sf	10.00	\$8,000.00	\$8,000		
New Pier Footing	2 ea	800.00	\$1,600.00	\$1,600	\$9,600	
CMU Backup for Piers	204 ea	23.00	\$4,695.68	\$4,696		
Stone Cladding on Piers	134 sf	55.00	\$7,370.00	\$7,370		
Stone Caps for Piers	2 ea	250.00	\$500.00	\$500	\$12,566	
Misc. Metals	800 sf	0.75	\$600.00	\$600	\$600	
Structure Installation	800 sf	18.00	\$14,400.00	\$14,400		
Wood Structure	800 sf	60.00	\$48,000.00	\$48,000		
Staining of Deck	800 sf	3.00	\$2,400.00	\$2,400		
Structure Staining	800 sf	3.00	\$2,400.00	\$2,400	\$67,200	
Metal Roofing						
Roofing	920 sf	15.00	\$13,800.00	\$13,800		
Ridge	20 lf	10.00	\$200.00	\$200		
Valley	0 lf	10.00	\$0.00	\$0		
Drips	40 lf	4.00	\$160.00	\$160		
Gutters	40 lf	8.00	\$320.00	\$320		
Downs	0 lf	8.00	\$0.00	\$0	\$14,480	
Caulking	800 sf	0.65	\$520.00	\$520	\$520	

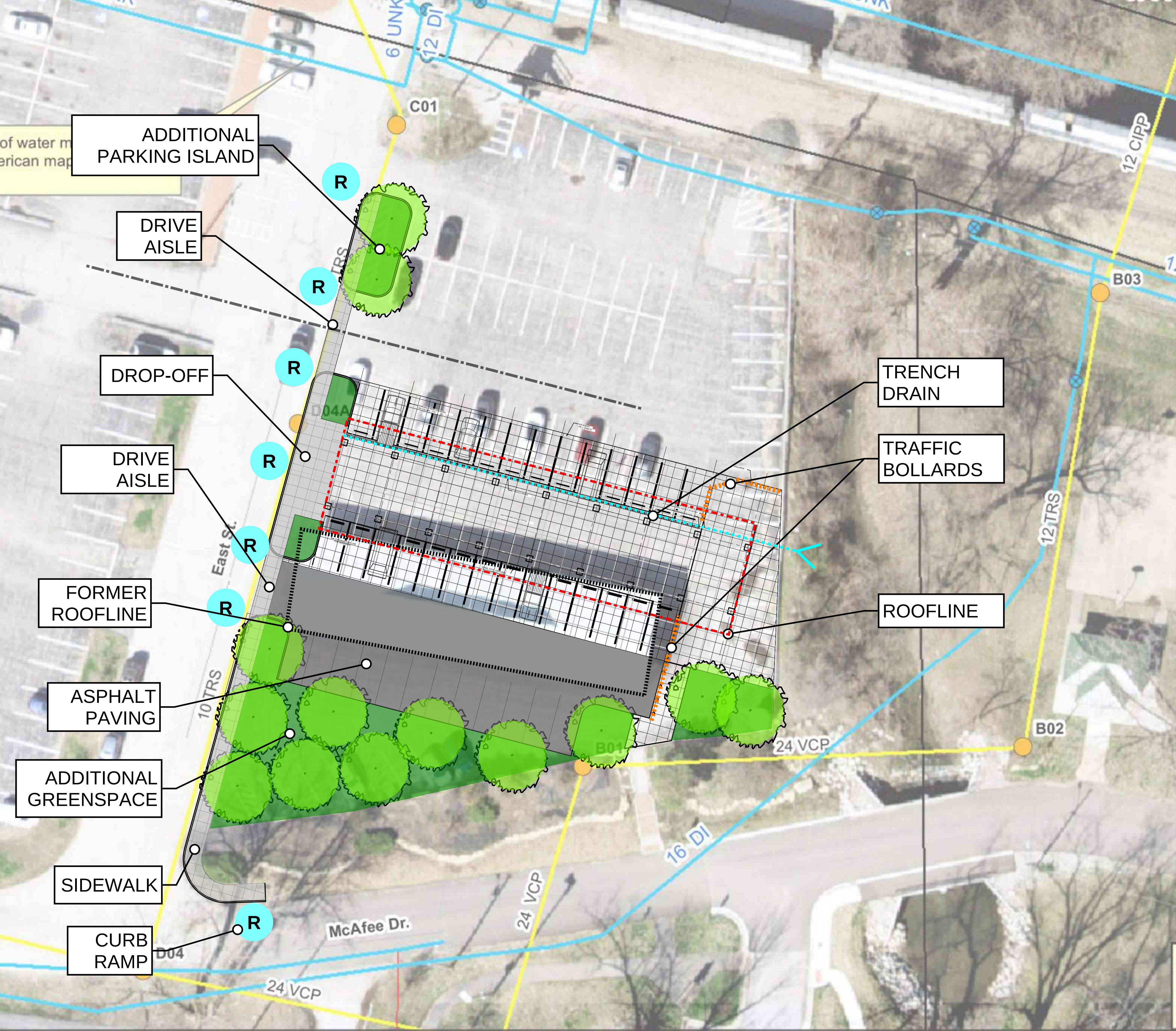
Bird Spikes	800 sf	0.85	\$680.00	\$680	\$680
New Power	800 sf	8.00	\$6,400.00	\$6,400	\$6,400
			\$115,326	\$115,326	\$115,326
					\$171,655

SEAST ST

006-002.000

740

MCAFFEE DR



ADDITIONAL
PARKING ISLAND

DRIVE
AISLE

DROP-OFF

DRIVE
AISLE

FORMER
ROOFLINE

ASPHALT
PAVING

ADDITIONAL
GREENSPACE

SIDEWALK

CURB
RAMP

TRENCH
DRAIN

TRAFFIC
BOLLARDS

ROOFLINE

of water m
merican map

C01

12 CIPP

B03

12 TRS

B02

24 VCP

16 DI

24 VCP

McAfee Dr.

24 VCP

D04

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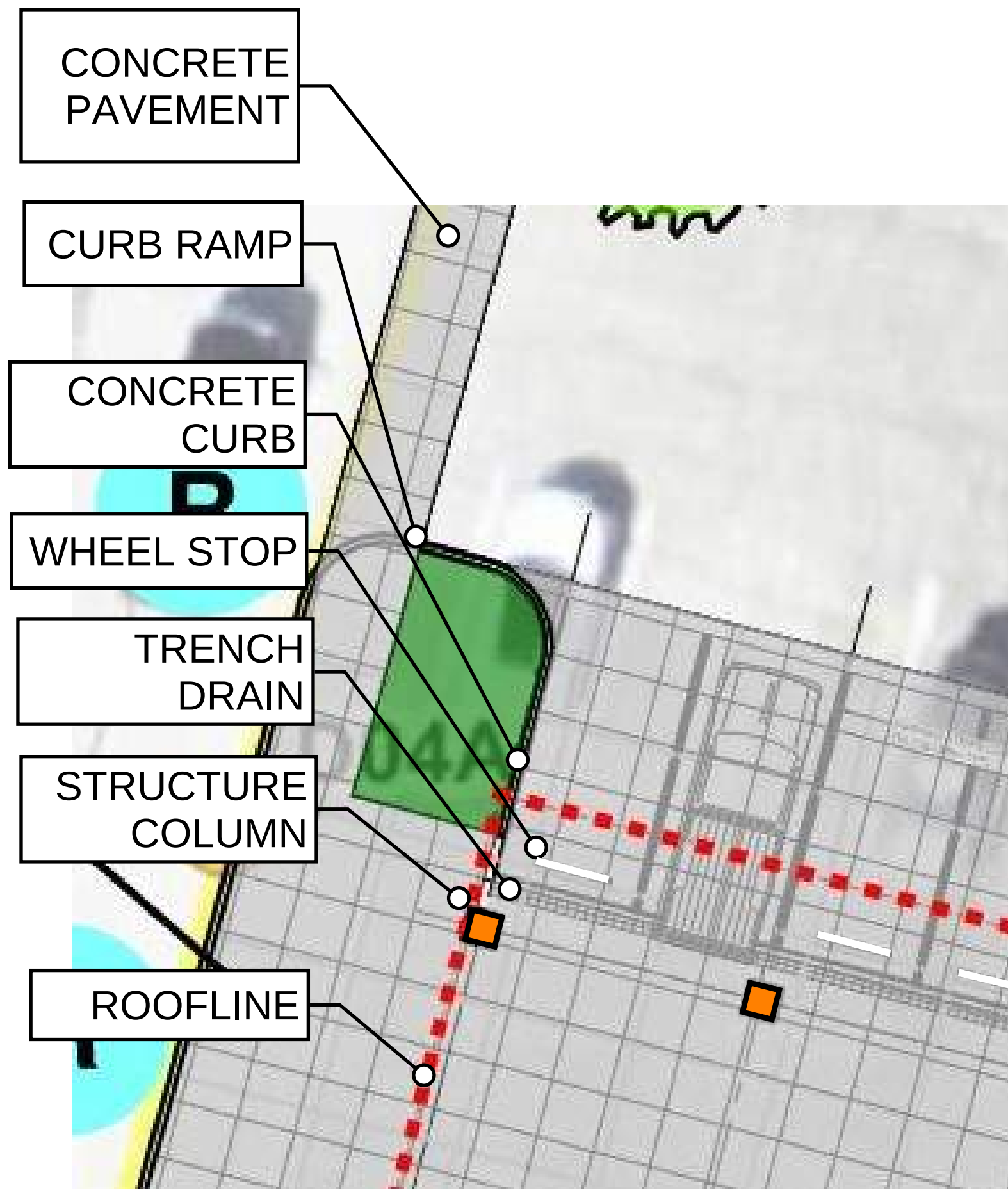
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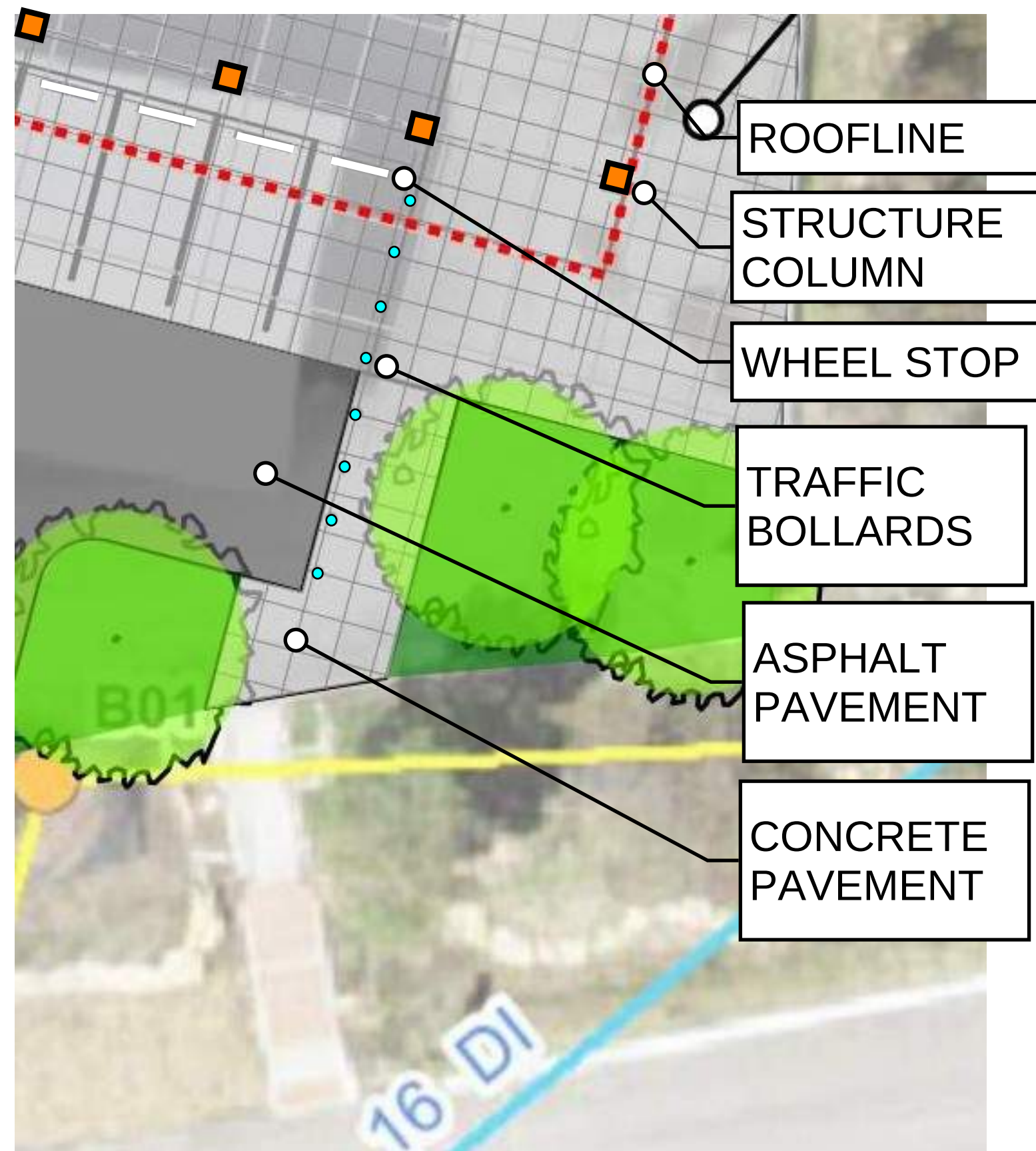
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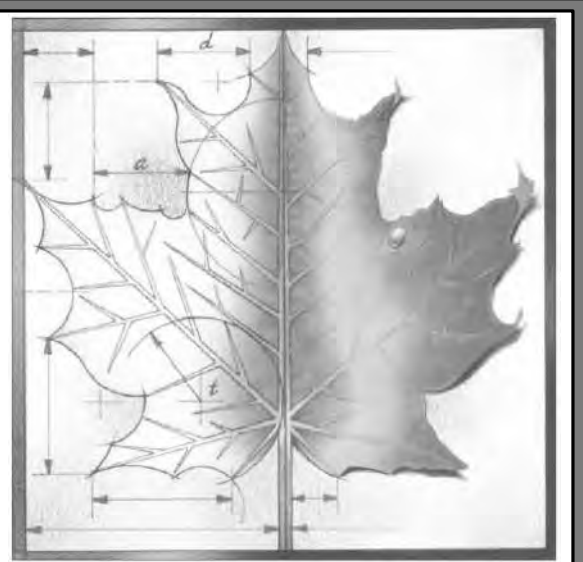
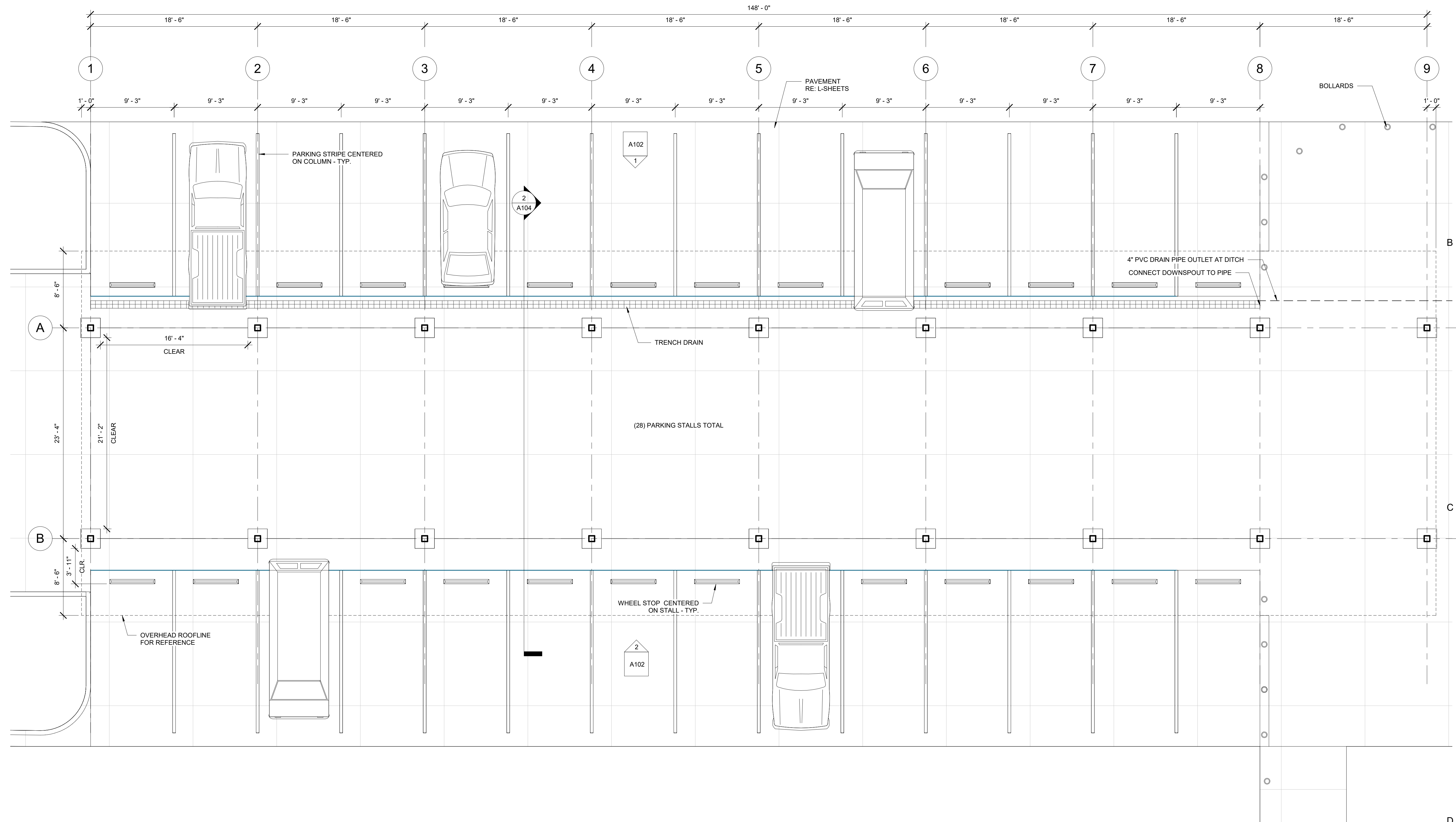
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NORTHWEST CORNER



SOUTHEAST CORNER



BBN

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KANSAS CITY, MO 64112
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REVISIONS:	
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Project Number:

Date: **APRIL 30, 2024**

Project Name:
**Farmers Market
Parkville - Base
Design**

Project Address:
**S. EAST ST. & McAFEE ST.
PARKVILLE, MO 64152**

Sheet Title:

FLOOR PLAN

Sheet:
A101

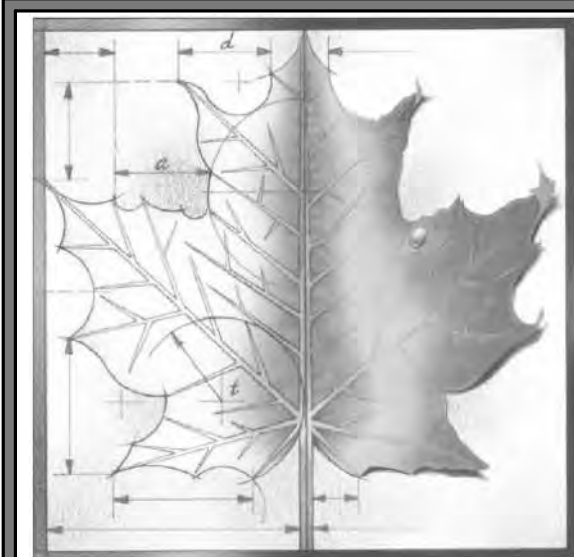
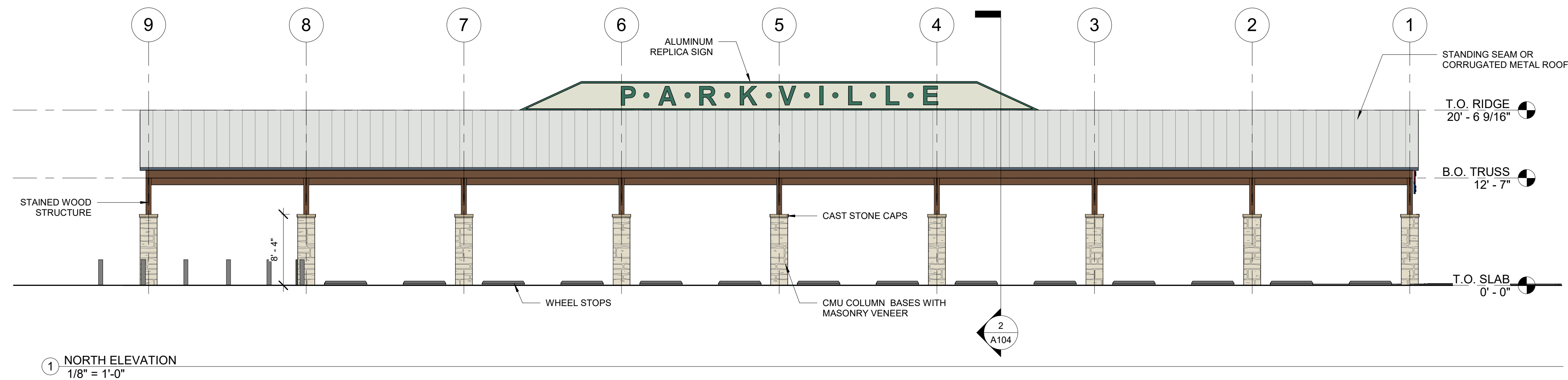
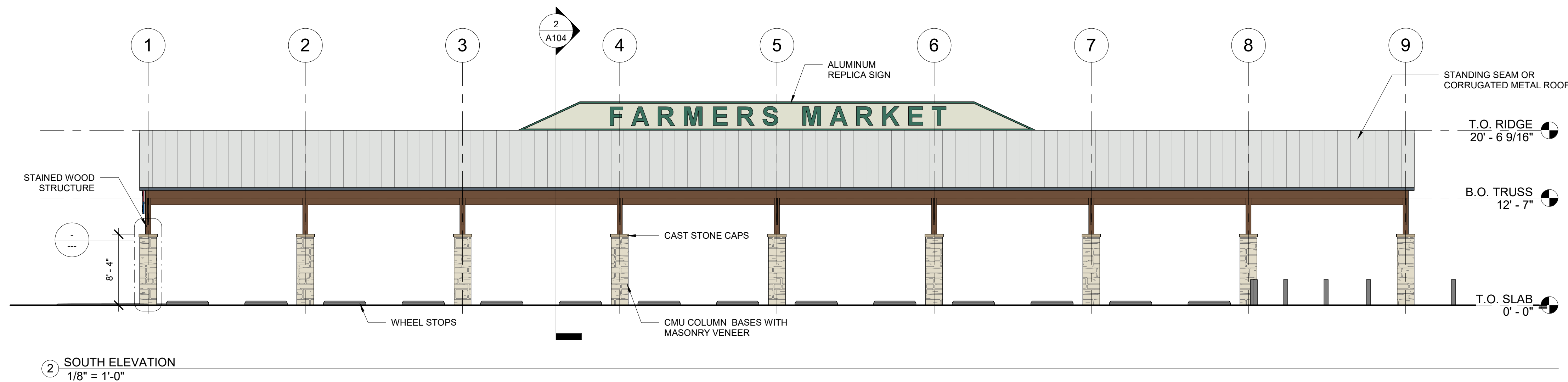
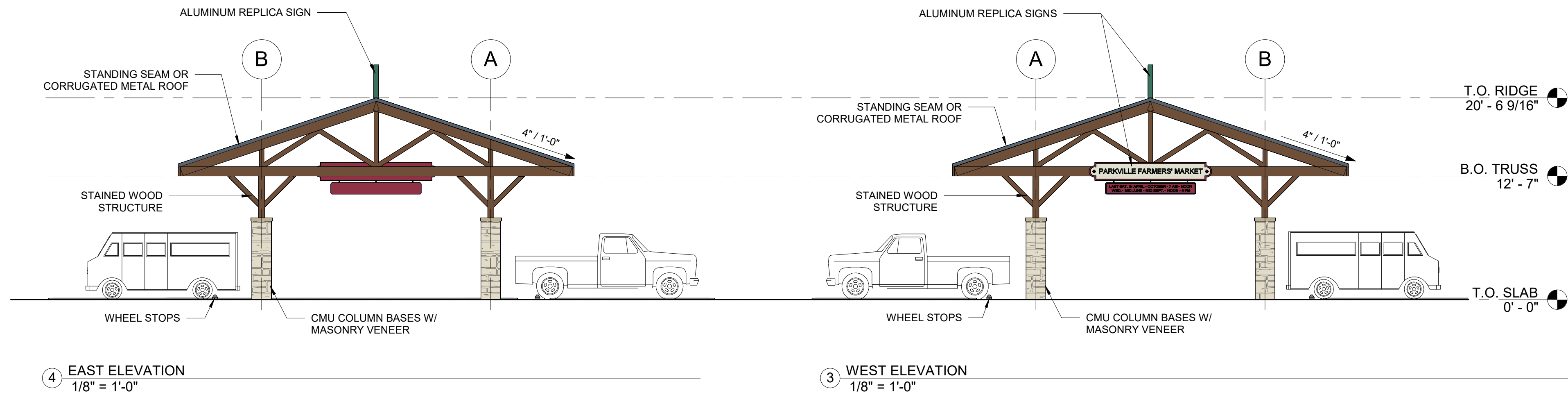
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REVISIONS:

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Project Number:

Date: APRIL 30, 2024

Project Name:

Farmers Market
Parkville - Base
Design

Project Address:

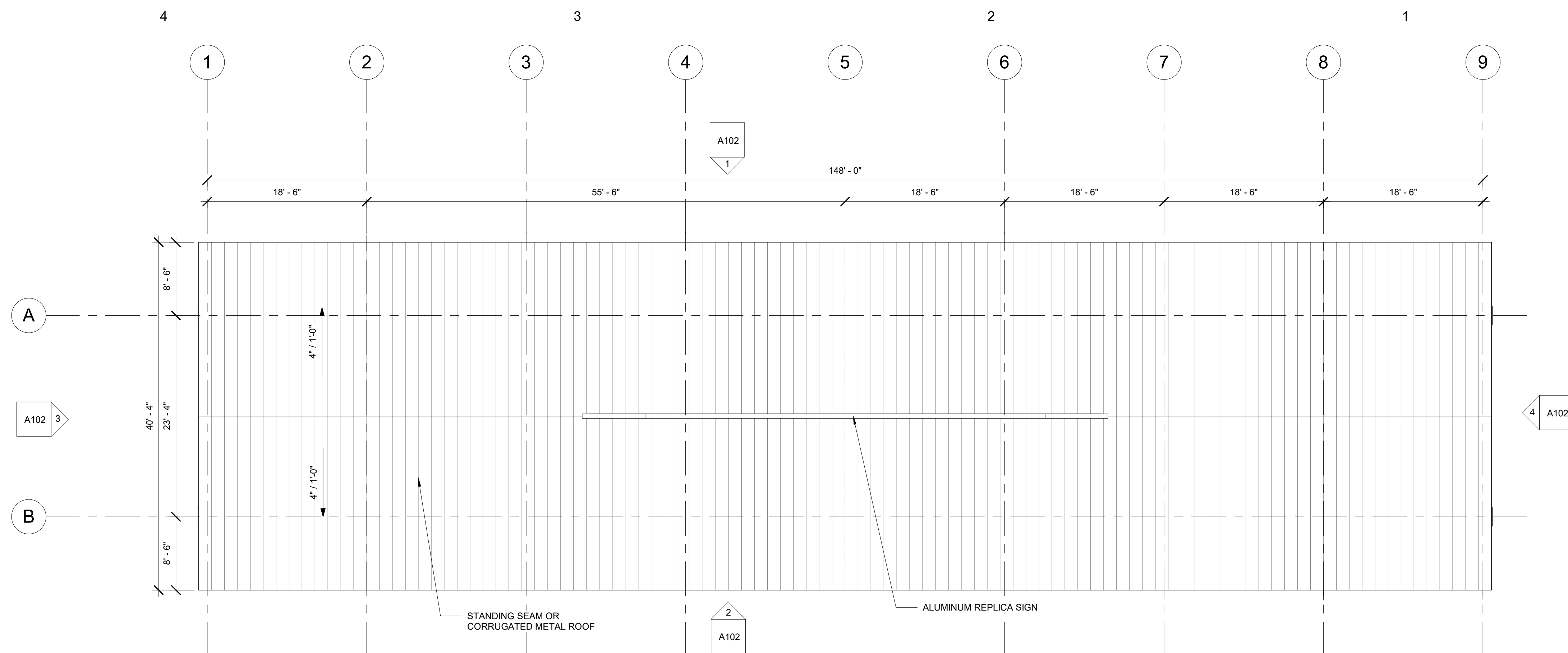
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PARKVILLE, MO 64152

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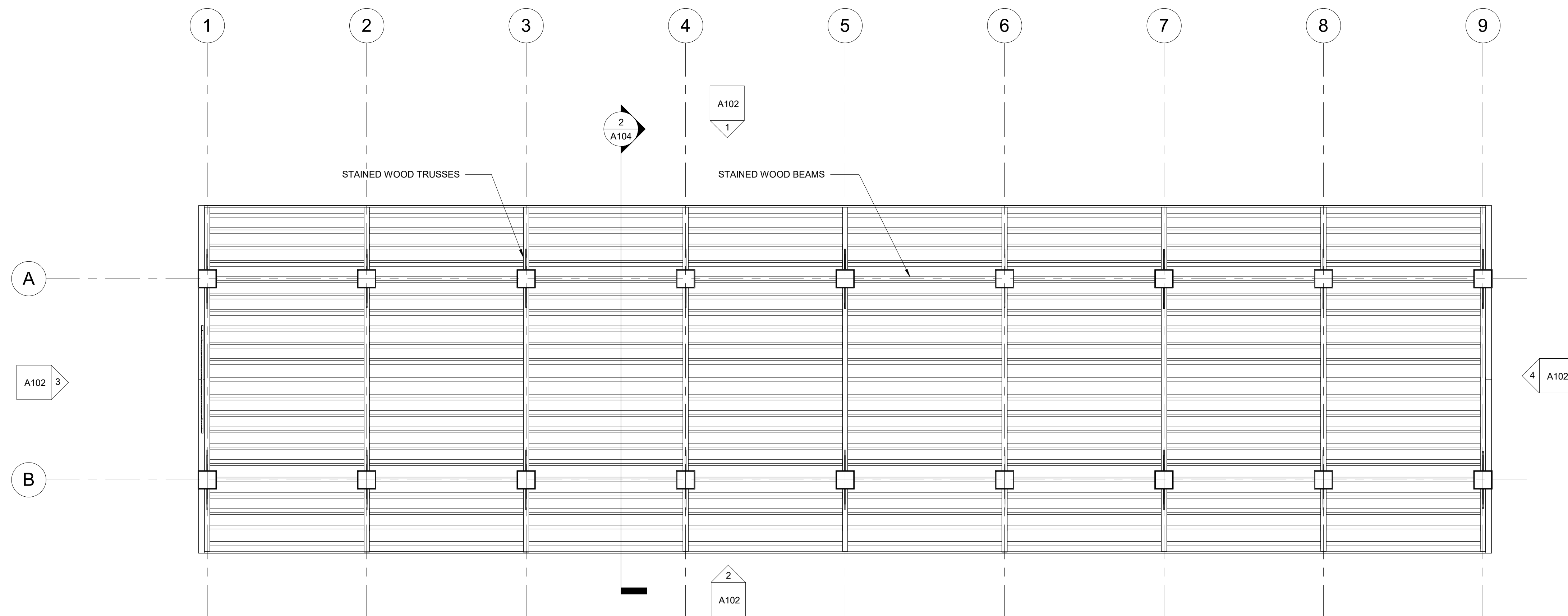
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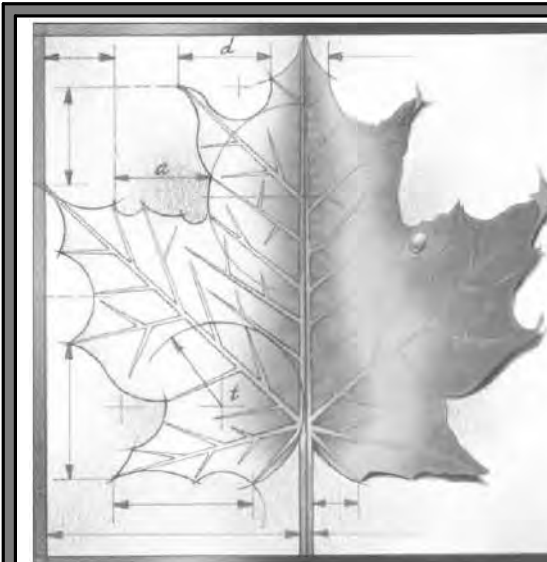
A102



① ROOF PLAN
1/8" = 1'-0"



② REFLECTED CEILING PLAN
1/8" = 1'-0"



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411 NICHOLS ROAD, SUITE 246
KANSAS CITY, MO 64112
PH: 816-753-2550
WWW.BBNARCHITECTS.COM

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REVISIONS:

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Project Number:

Date:

APRIL 30, 2024

Project Name:

Farmers Market Parkville - Base Design

Project Address:

**S. EAST ST. & McAFEE ST.
PARKVILLE, MO 64152**

Sheet Title:

**REFLECTED
CEILING PLAN &
ROOF PLAN**

Sheet

A103

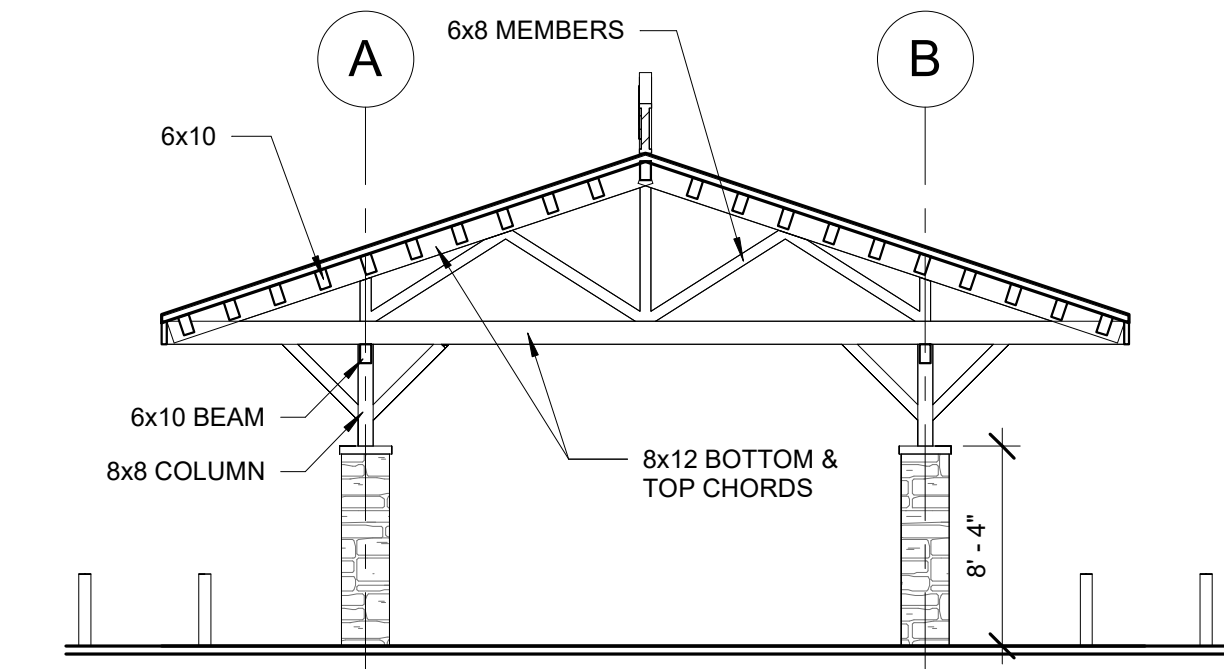
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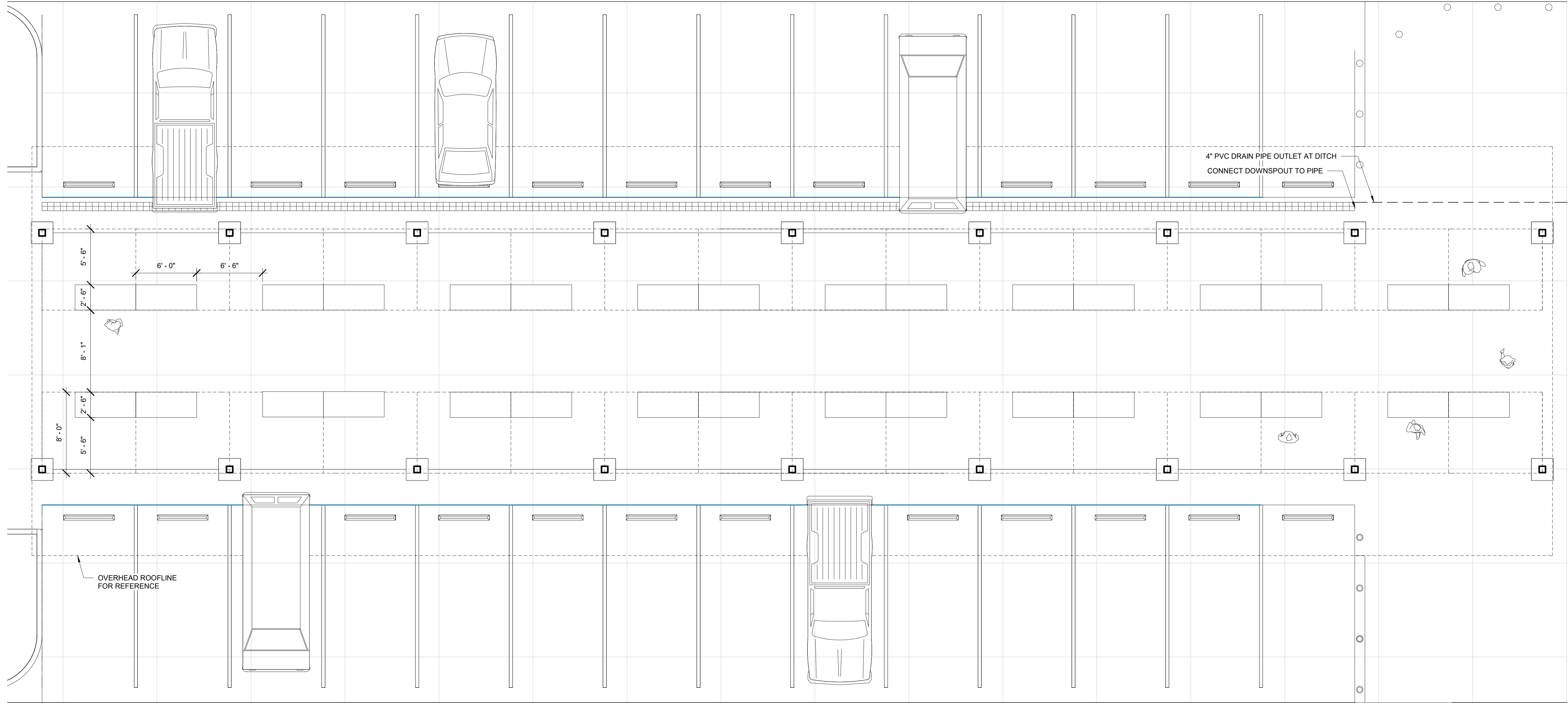
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② SECTION
1/8" = 1'-0"



① LAYOUT PLAN
3/16" = 1'-0"

A

B

C

D



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411 NICHOLS ROAD, SUITE 246
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Project Number:

Date: **APRIL 30, 2024**

Project Name:

**Farmers Market
Parkville - Base
Design**

Project Address:

**S. EAST ST. & McAFEE ST.
PARKVILLE, MO 64152**

Sheet Title:

**SECTIONS &
LAYOUT PLAN**

Sheet:

A104

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① PERSPECTIVE VIEW FROM WEST
FOR REFERENCE ONLY



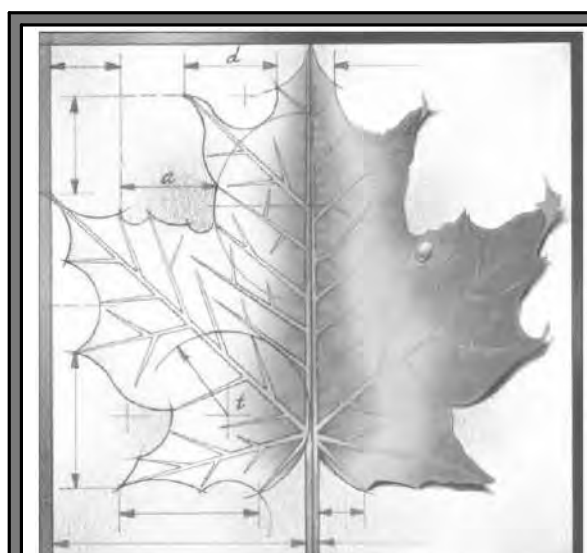
② PERSPECTIVE VIEW FROM EAST
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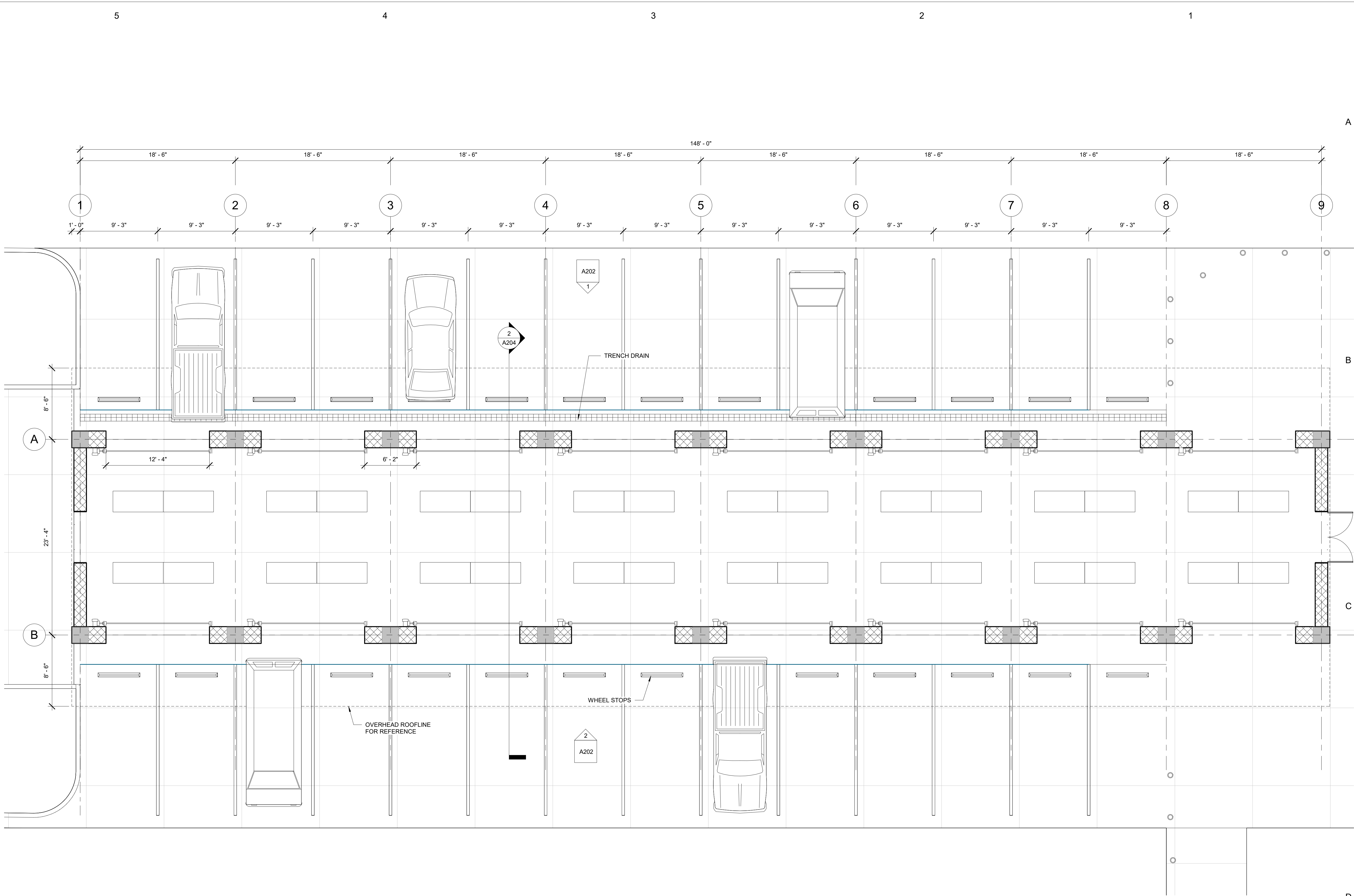
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Parkville - Base
Design**

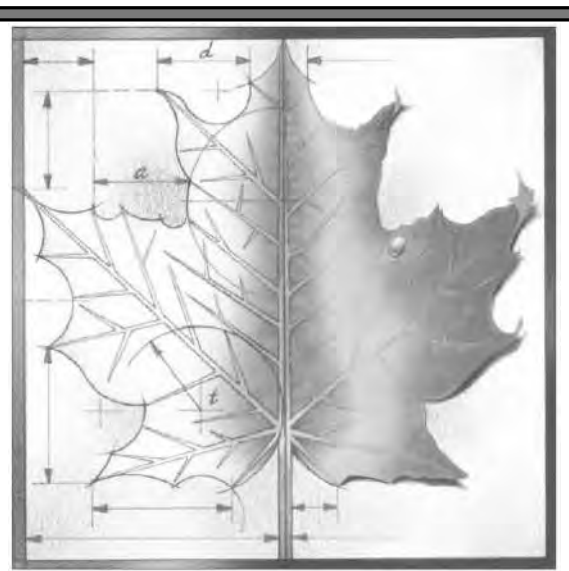
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Sheet Title:
PERSPECTIVES

Sheet:
A105



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



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Sheet Title:

FLOOR PLAN

Sheet:

A201

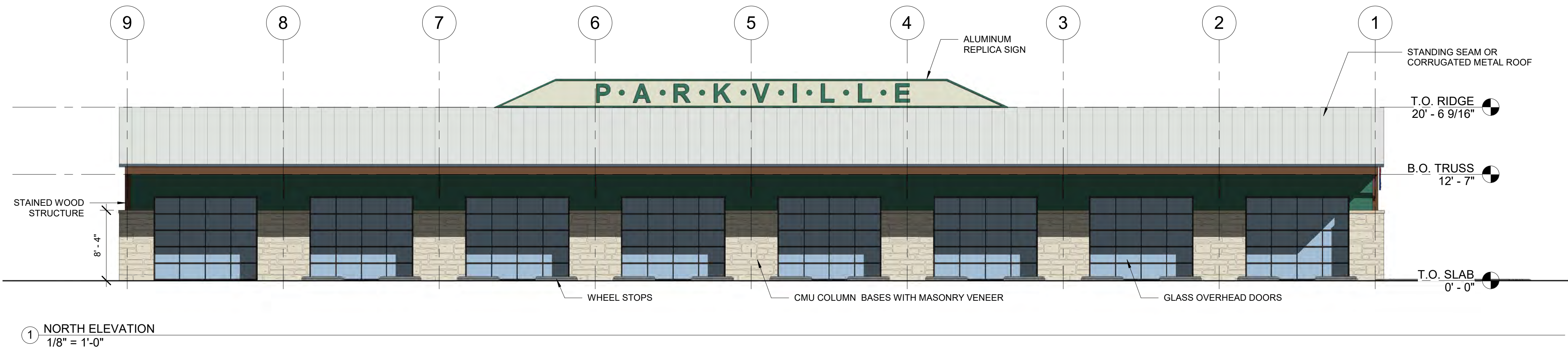
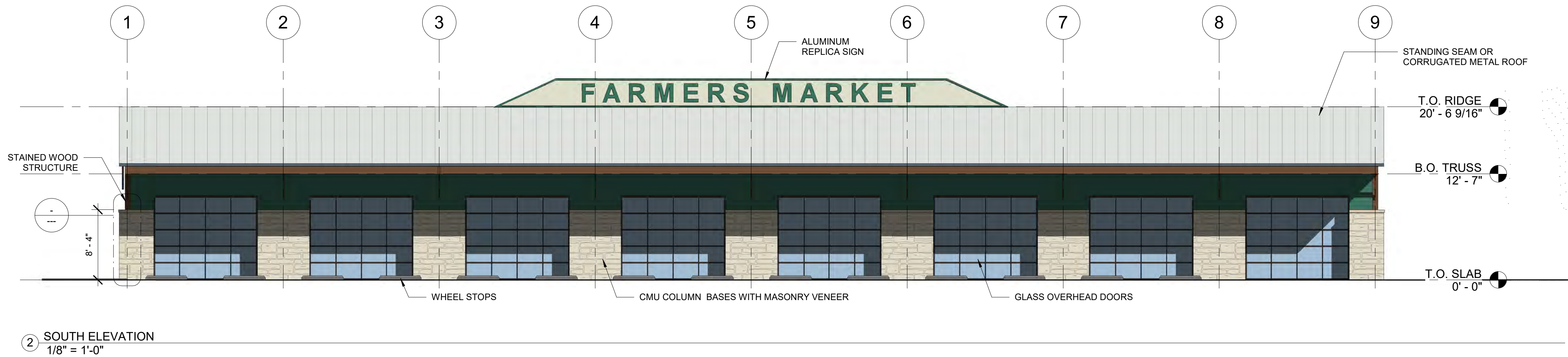
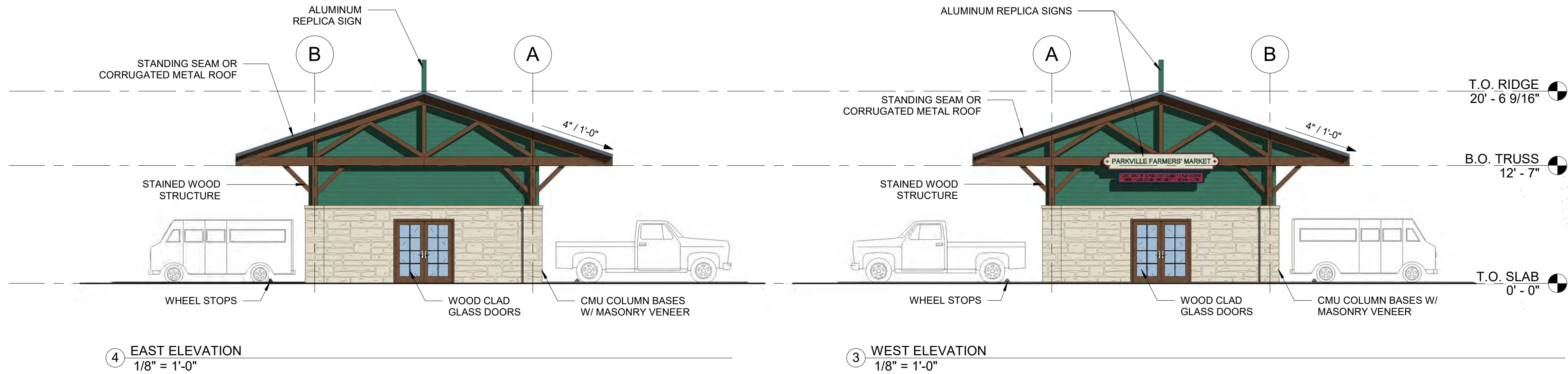
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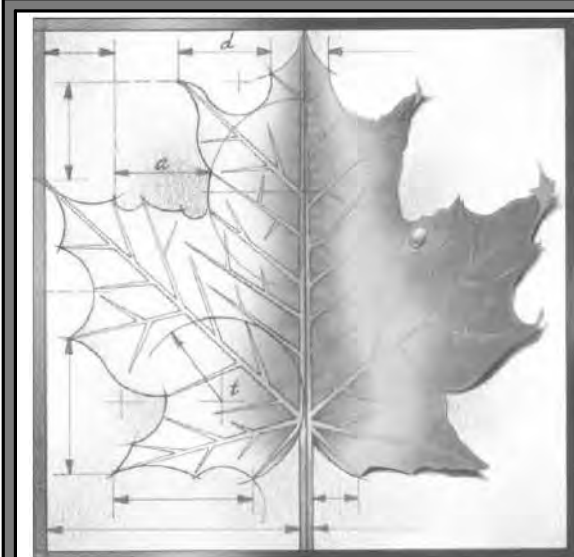


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Sheet Title:

ELEVATIONS

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A202

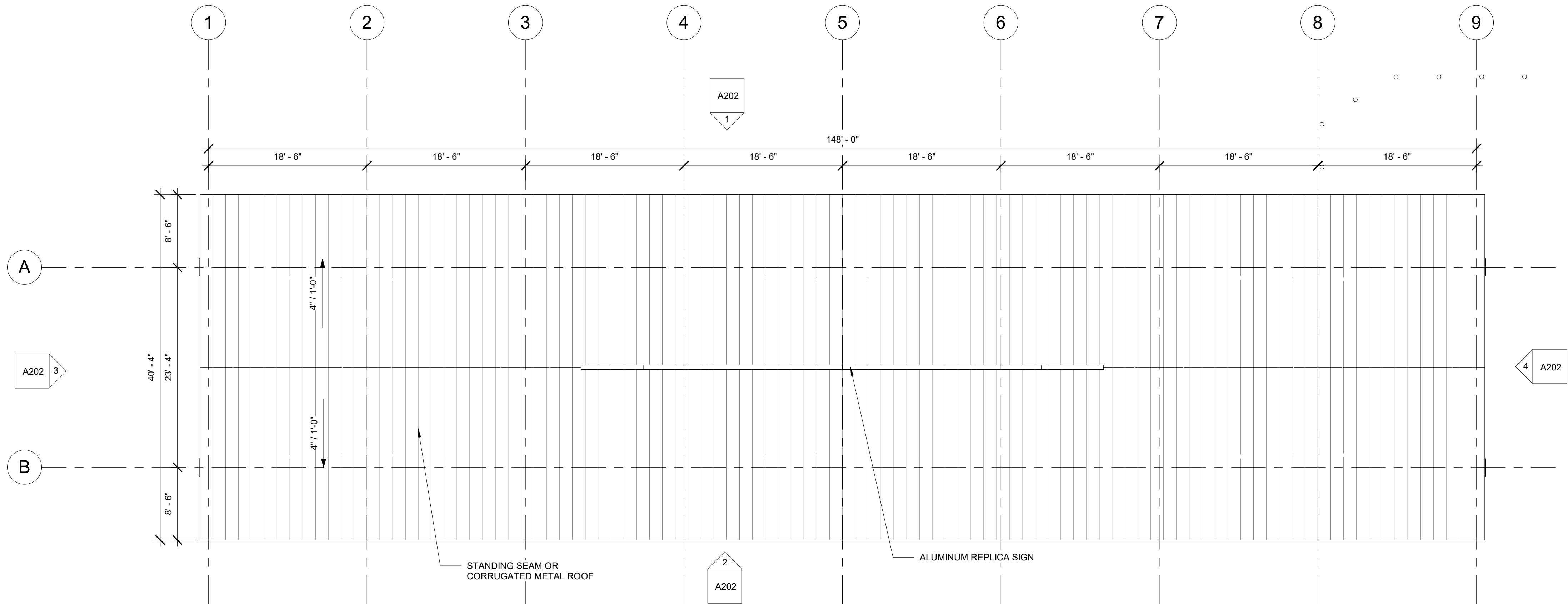
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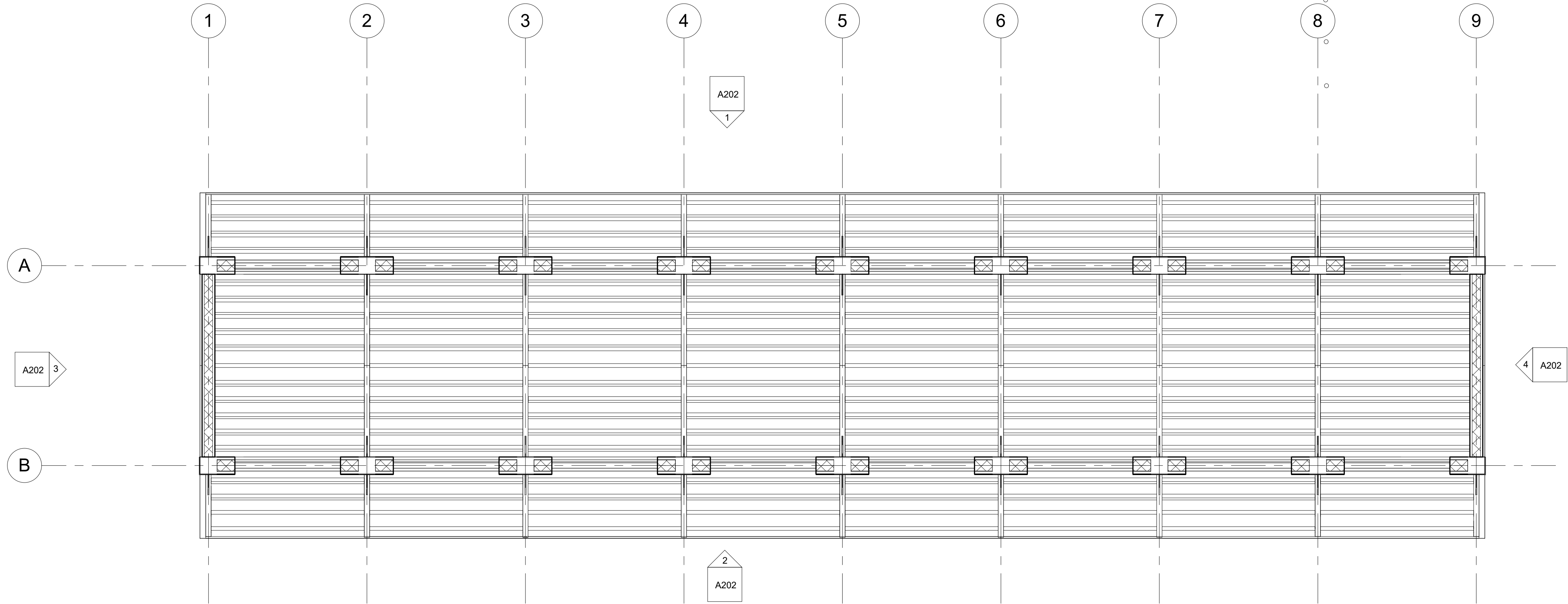
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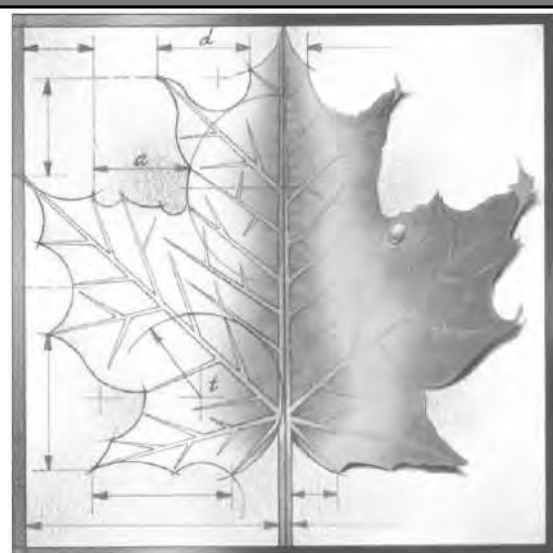
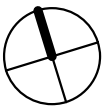
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1 ROOF PLAN
1/8" = 1'-0"



2 REFLECTED CEILING PLAN
1/8" = 1'-0"



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Sheet Title:

**REFLECTED
CEILING PLAN &
ROOF PLAN**

Sheet:

A203

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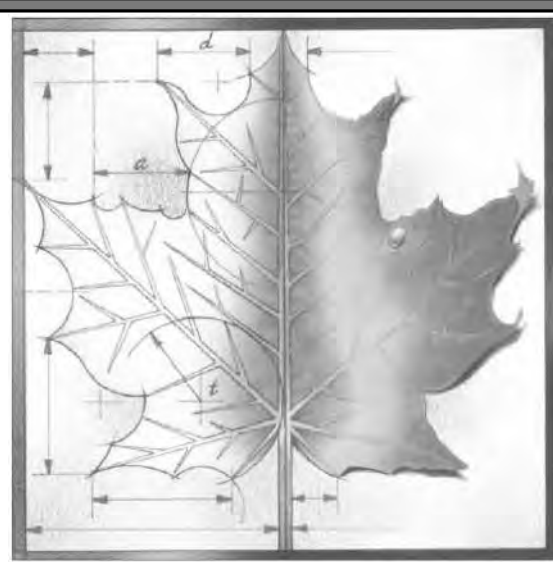
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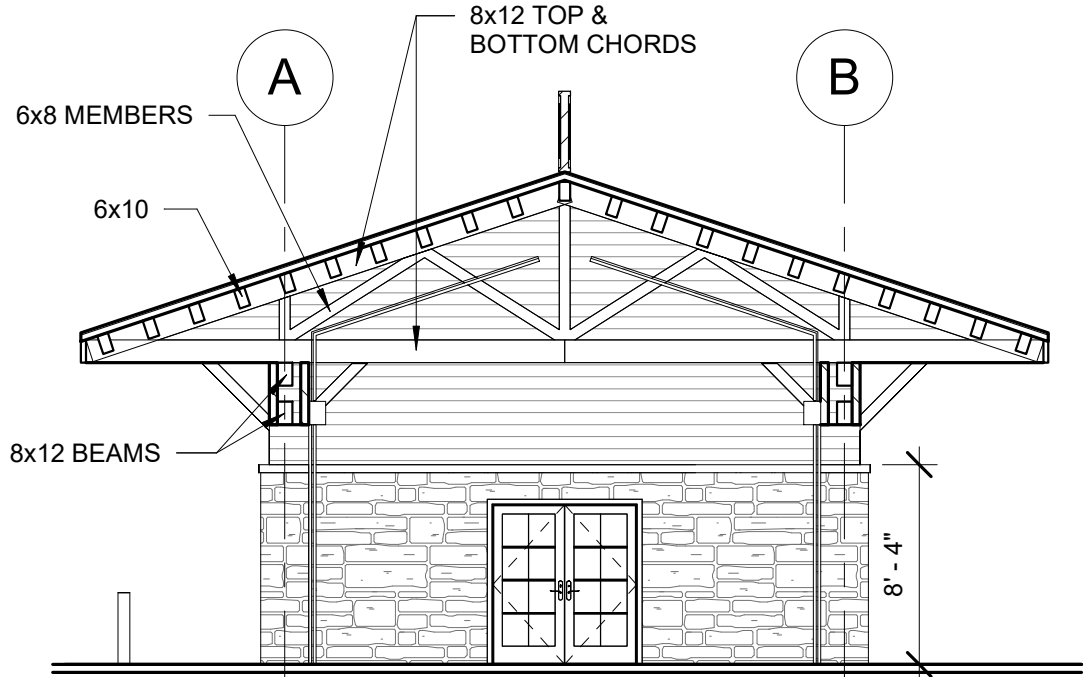
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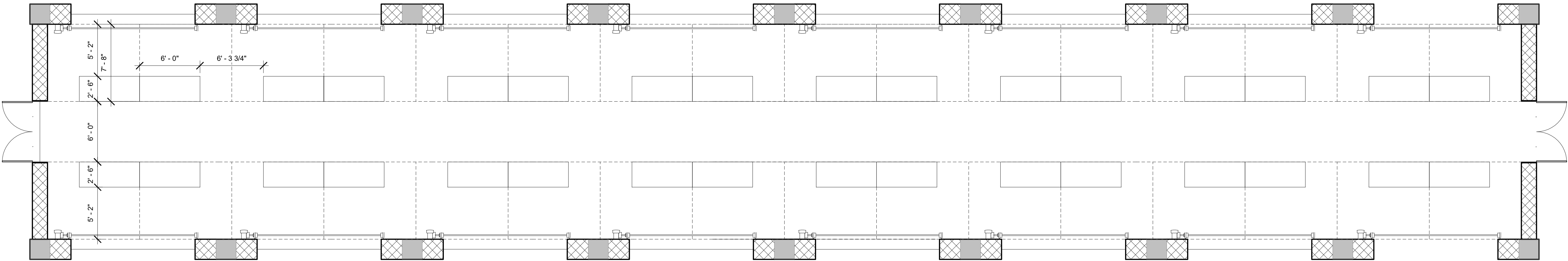
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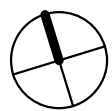
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2 SECTION
1/8" = 1'-0"



1 LAYOUT PLAN
3/16" = 1'-0"



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Sheet Title:

**SECTIONS &
LAYOUT PLAN**

Sheet:

A204

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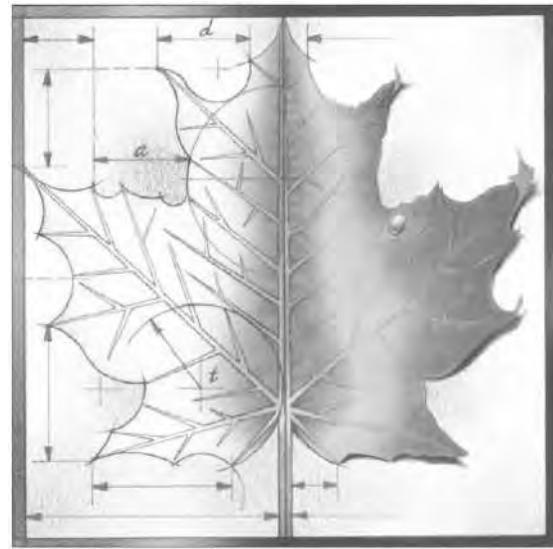
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② PERSPECTIVE VIEW FROM EAST
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PERSPECTIVES

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A205