



BARNEY ALLIS REDEVELOPMENT

Update to Finance, Governance and Public Safety Committee
APRIL 22, 2020



Timeline

Where we've BEEN

October 2018 - July 2019

- ✓ **Resolution Passed**
City Council passed a resolution to rebuild parking/develop plaza.
- ✓ **Studies Completed**
Two independent studies were completed, which analyzed the Plaza and Parking.
- ✓ **Garage Deterioration Continues**
The Auditorium Parking Garage is partly closed due to structural deterioration, 65 years of salt infiltration, and is well beyond its intended useful life.

Where we're at NOW

July 2019 - March 2020

- ✓ **Owner's Rep Contract Funded**
City Council authorized \$1.3M to fund Owner's Rep contract.
- ✓ **Alternatives Weighed**
CBC team conducted alternatives analysis to weigh costs.
- ✓ **Four Teams Shortlisted**
A RFQ has been solicited; four teams have been shortlisted.
- ✓ **Documents Completed**
Design Criteria/Proof of Concept.
- ✓ **RFP Docs Completed**
Design-Build competition documents completed (over 1,000 pages!).

Where we're GOING

April - July 2020

- ✓ **Request to Continue**
Authorize \$1M to continue.
- ✓ **Facilitate RFP Competition**
RFP Issue and manage the RFP D-B competition using telecommuting tools.
- ✓ **Explore Funding Solutions**
- ✓ **Award/Negotiate D-B Agreement**
- ✓ **Council Considers D-B Contract**
Review and analyze submissions to present best options to Council.
- ✓ **Initiate hazmat and art removal**

Finance Committee – Key Takeaways

City Staff

Existing Facility

- General acknowledgement at end of useful life.
- Need short term/long term replacement strategy.
- Remedial work – complete or not?

1200 Broadway

- How to proceed with development alternatives?
- Scope to include mixed use or not?

Replacement Project Funding

- Long-term solution – need to identify plan.

Owner's Representative Team

Interim Parking Strategy

- Need interim solution before garage demolition.

Phase 3 Project Funding

- Funded from Front Street to be reimbursed.
- Stage release of funds.

Replacement Facility Design & Cost

- Issue RFP now?
- Why pay stipend? Ownership of IP and costing.

Pillars of Success

Impact Mgmt. Plan

- ✓ **Task Force**
Conventions, Hotels, Area Businesses, City Staff & Council Members, Owner's Rep Team
- ✓ **Alternatives Evaluation**
Identify / Quantify Problem
- ✓ **Deliverables / Outcomes**
Alt. Parking Mgmt. Solutions
- ✓ **Schedule**
10 Week Update
14 Final Report

Replacement Facility

- ✓ **Task Force**
City Architect, Planning Dept., City Mgr., Councilman Bunch, Owner's Rep. Team
- ✓ **Alternatives Evaluation**
Design-Build (D-B) Responses
- ✓ **Deliverables / Outcomes**
Recommend D-B Team
Accelerated Approach
- ✓ **Schedule**
10 Week Recommend D-B Team
14 Week – Negotiate Agreement

City Staff – Finance Plan

- ✓ **Task Force**
City Finance, Mgr. Office
- ✓ **Alternatives Evaluation**
From Gen. Fund to G.O. Bonds
- ✓ **Deliverables / Outcomes**
Recommend Financing Strategy
- ✓ **Schedule**
10 Week Update
14 Final Recommendation

Impact Management Plan

✓ Stakeholder Engagement

Revive pre-existing relationships with Conventions, Hotel and other user groups

✓ Parking Analysis

Walker Consultants – Completed in August 2019 and addresses current inventory

✓ Quantify Scope of Problem

Analyze combined peak demand between Barney Allis and Art's District Garage

Identify number of days where demand is not met and design strategies to resolve

✓ Recommend Strategy Solutions

Investigate combination of shuttles, use of private garages, use of City garages, etc.


Plan of Finance

General Approach

→ Concurrent with D-B Competition, explore funding solutions.

→ Funding solutions may include a compliment of alternative sources.

EASIEST TO IMPLEMENT

- 
- General Fund – Default Source
 - Capital Improvements Fund
 - Capture increment rolling off expiring TIFs
 - Future TIF – 1200 Broadway development
 - Refinance/Extend Convention Bonds
 - Hotel/Motel Taxes – Vote Required
 - Extending Arena Tax – Vote Required
 - Sales tax – Vote Required
 - G.O. Bond – Property Tax – 3/5th Vote Required
 - On/off-street Parking Authority

HARDEST TO IMPLEMENT



Replacement Facility

The project is ready to bid.

- Design-Build Competition:
 - ✓ The **quickest procurement** and delivery method.
 - ✓ Design-Build Teams have been **pre-qualified and shortlisted**.
 - ✓ RFP documents are complete and **ready to be bid**.
- Hazardous Material Abatement contracts are **ready to be bid**.
- Art Removal scope is defined and **ready to be bid**.

A zero-dollar solution does not exist.

The Auditorium Parking Garage is **already partly closed due to chronic deterioration**. If we don't proceed, the City needs \$2.5M immediately to maintain the facility.

On budget, on time.

The project team has met the City's **established deliverables and M/WBE goals** through Phase I and II, within budget, on a tight time frame.

Why now?



Timing is everything.

- ✓ It's a unique opportunity to commence demolition and reconstruction of Barney Allis Plaza, as the hotel and convention industry fully recovers.



When times get tough, the City can create jobs.

- ✓ By investing in development, construction services, and infrastructure.
- ✓ By stimulating the local economy and taking advantage of low rates (construction, etc.).



Community is at the heart.

- ✓ Continuing this project provides a community focus on a common effort.

The Barney Allis Site: A Story of Resilience

April 1900: The Convention Hall burns to the ground three months before hosting the Democratic National Convention.

→
Later, the hall help establish Kansas City as a notable convention city in the U.S., which also hosted the Republican National Convention in 1928.

Building a reputation.

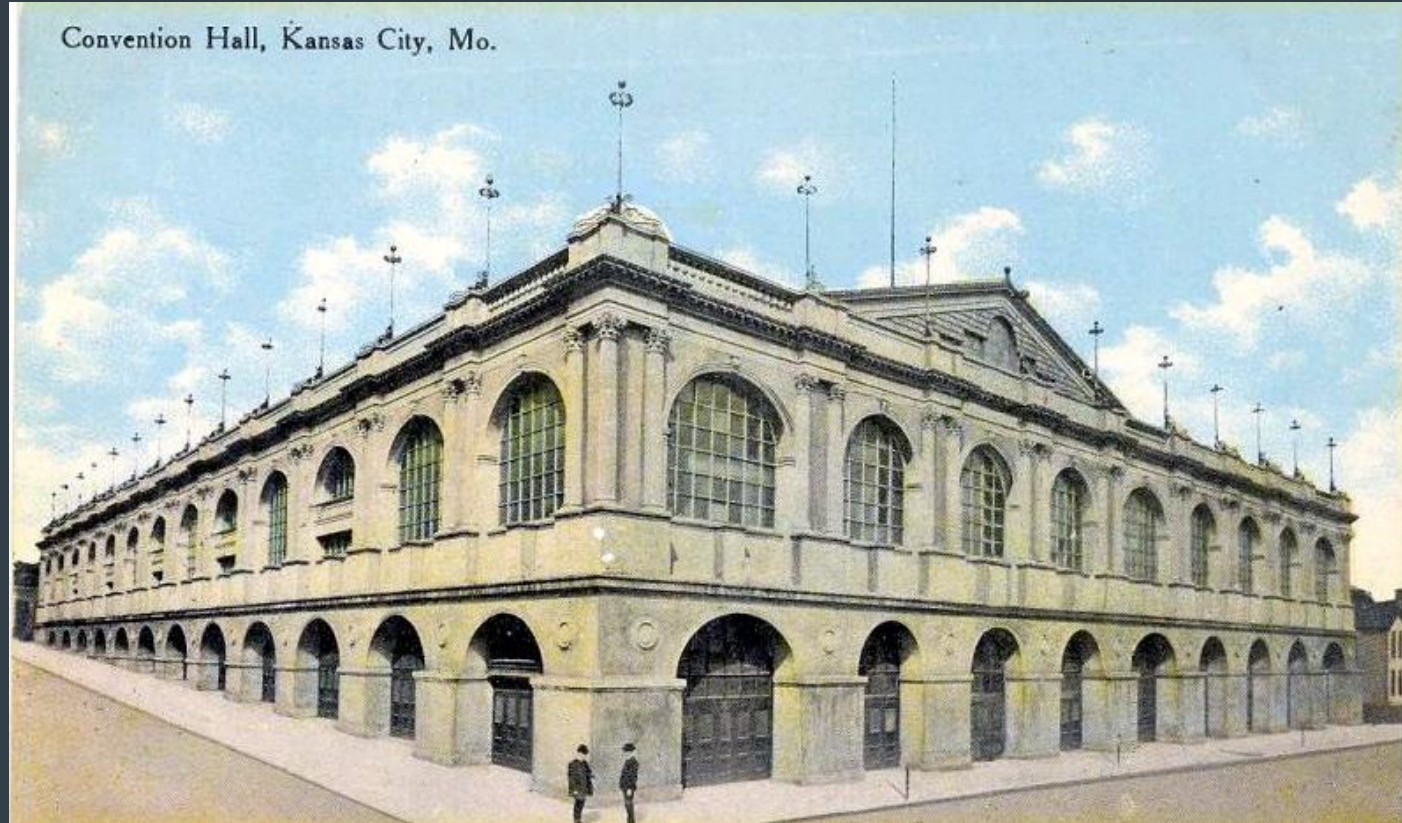


The Barney Allis Site: A Story of Resilience

July 1900: In an effort, which originated the mantra “Kansas City Spirit”, a new Convention Hall was rebuilt in 90 days in time to host the convention.

→
This site is where the “Kansas City Spirit” was evoked to rebirth hope from ashes.

Let's do it again.



Recommendation

Pass Ordinance #200225 to Full Council to Authorize \$1,040,000

1st - Expend \$340,000

Now *thru* Week 10

Impact Management Plan

Analyze Conditions
and Draft Solutions

Design-Build Competition

Host competition
Recommend Award

2nd - Expend next \$200,000

Week 10 *thru* Week 14

Impact Management Plan

Provide Update

Design-Build Competition

Confirm Scope and
Negotiate Agreement

3rd - Expend final \$500,000

Post Week 14

Impact Management Plan

Issue Final Plan

Design-Build Competition

Council Approves
D-B Agreement and Proceed

City Staff - Plan of Finance

Analyze Immediate and
Long Term Alternatives

City Staff - Plan of Finance

Provide Update

City Staff - Plan of Finance

Present Recommendation



BARNEY ALLIS REDEVELOPMENT

Learn more on the project website at:

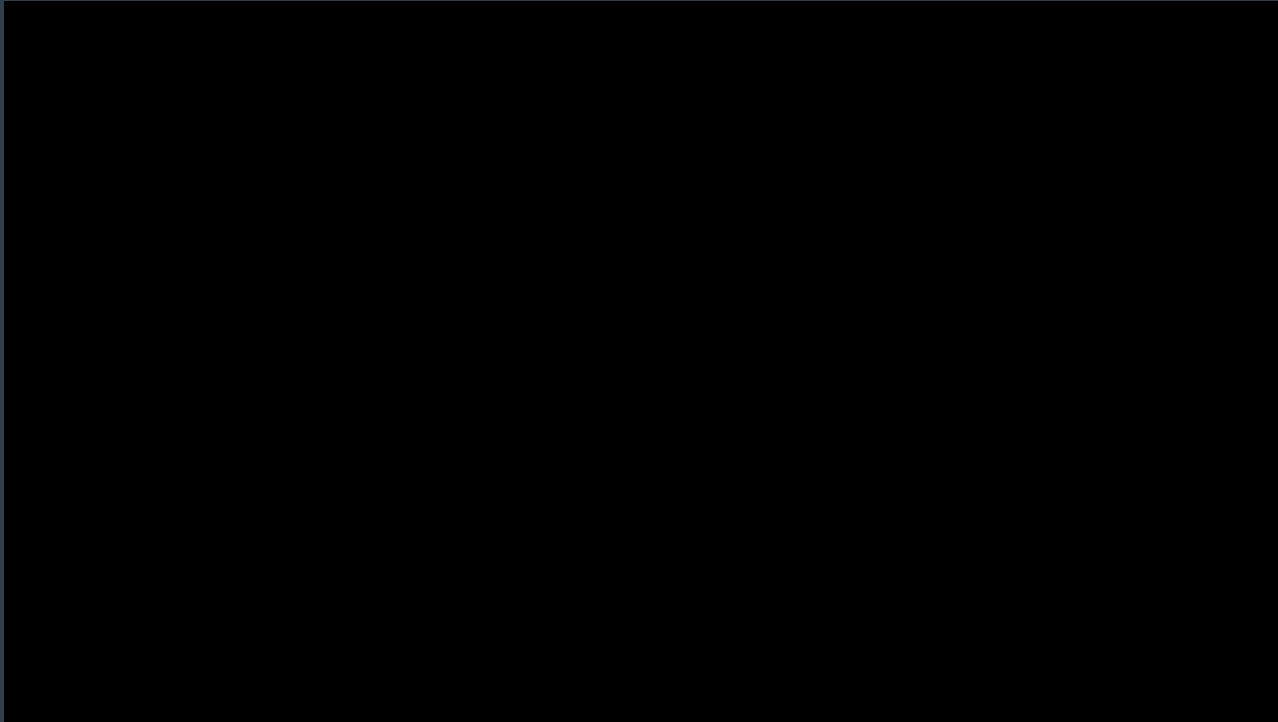
barneyallis.org



.....end of presentation.....

- Following slides will be used as needed.....

Proof of Concept - Sample



[\(Backup link to external video.\)](#)

Summary of Submitted Testimony

The City Clerk's Office received 25 supporting testimony/letters from individuals who live, work and play in Downtown KC.

Supporting testimony and letters represent the following businesses and organizations:

The Arts Asylum/Paseo West	Trades Council	KC Southern
BNIM	IBEW	KC Crew
Carpenters Union	JE Dunn	KC Symphony
Cathedral of the Immaculate Conception	Kansas City Ballet	Lyric Opera
Downtown Council	Kauffman Center for the Performing Arts	The Builders Association
Greater KC Building & Construction	KC Crew	Thornton Tomasetti

This summary does not include letters and comments sent directly to the Mayor and City Council offices.

*Note: Joint letter from Kauffman, Lyric Opera, Symphony and Ballet indicates primary concern is replacement parking during construction.

The Barney Allis Site: A Story of Resilience

February 1899: Kansas City opens its first Convention Hall, located at the same site as Barney Allis.

→ Located at the corner of 13th and Central Streets, Frederick E. Hill designed and built the Convention Hall for \$225,000.

A prominent gathering place.



Scenarios for Reconstruction

Keep & Maintain	Parking/Plaza A*	Parking/Plaza B*	Parking/Plaza C	Parking Only	Plaza Only
Full Site 3 Levels of parking 750 spaces Existing Plaza No Excavation	North ½ of Site 3 Levels of parking 408 Spaces Plaza No Excavation	North ½ of Site 3 Levels of parking 408 Spaces Plaza Excavation Needed	North ½ of Site 2 Levels of parking 408 Spaces Plaza No Excavation	Full Site 3 Levels of parking 1,175 Spaces No Plaza No Excavation	None 0 Levels of parking 0 Spaces Plaza No Excavation
\$115,508,000	\$61,859,020	\$64,884,130	\$61,626,663	\$68,728,664	\$30,641,875
\$61,626,663 Current replacement cost + \$53,881,337 Construction cost escalation (10 years) = Total estimate replacement cost in 2030	Includes: Demo/Shoring/ Excavation Parking Structure Roof/Lid Perimeter General Project Costs	Includes: Demo/Shoring/ Excavation Parking Structure Roof/Lid Perimeter General Project Costs	Includes: Demo/Shoring/ Excavation Parking Structure Roof/Lid Perimeter General Project Costs	Includes: Demo/Shoring/ Excavation Parking Structure General Project Costs	Includes: Demo/Shoring/ Excavation Plaza Perimeter General Project Costs

* Due to costs, these options were eliminated.

Recommended Scenario

Parking/Plaza C

North ½ of Site
2 Level of Parking
408 Spaces
Plaza
No Excavation

\$61,626,663

Includes:
Demo/Shoring/
Excavation
Parking Structure
Roof/Lid
Perimeter
General Project Costs

Description	Estimate Costs
1. Demolition/Shoring/Excavation	\$12,089,342
2. Parking Structure	\$19,897,103
3. Roof/Lid	\$8,732,822
4. Plaza	\$6,666,229
5. Perimeter	\$3,581,830
6. General Project Costs	\$819,787
Sub-Total Construction Cost	\$51,787,112
City Construction Management, Inspections & Contingency	\$9,839,551
Total Project Cost (includes 21% Overall Contingency)	\$61,626,663

CBC MBE/WBE Goals

The CBC Team has exceeded the goals set by the City in the original contract for Minority Business Enterprise (MBE) and Women Business Enterprise (WBE) participation.

Phase I and II

(concluding)

Contract Goals

15% MBE / 10% WBE

Achieved

16% MBE / 36% WBE

Phase III

(next phase)

Contract Goals

15% MBE / 10% WBE

Projected

18% MBE / 22% WBE

Total

(phases 1-3)

Contract Goals

15% MBE / 10% WBE

Projected

17% MBE / 32% WBE