



BARNEY ALLIS REDEVELOPMENT

Update to City Council

APRIL 2020



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.



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.

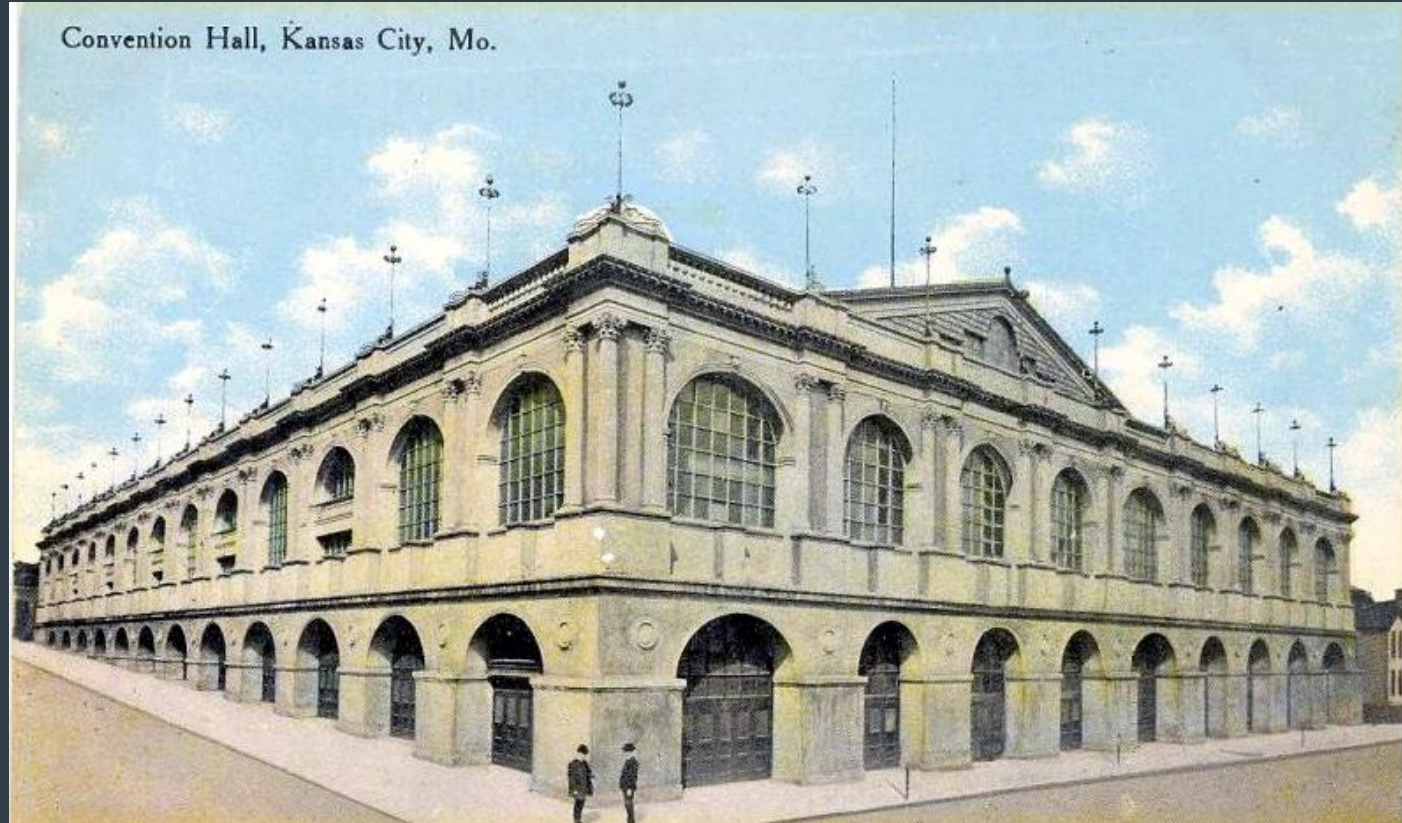


The Barney Allis Site: A Story of Resilience

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.



Project Progress

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**

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



Key Takeaways

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.



Community is at the heart.

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

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

Explore Funding Solutions

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

Considerations for Council

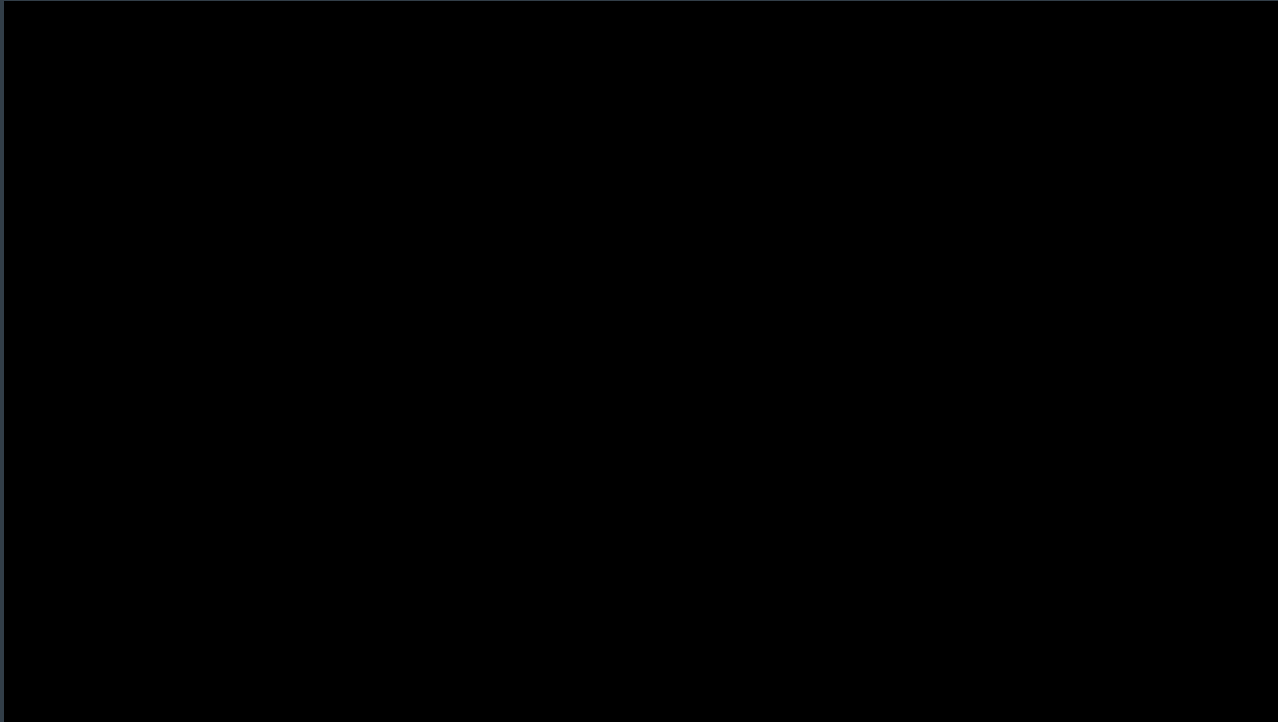
CURRENT Council consideration is to fund \$1 million to:

- Complete D-B competition/bid process
- Initiate hazmat and art removal

FUTURE Council considerations include:

- **30 Days** - Identify recommended funding solutions for detailed financial analysis and due diligence.
- **90 Days** - Approval for a funding plan and construction contract.

Proof of Concept - Sample



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



BARNEY ALLIS REDEVELOPMENT

Learn more on the project website at:

barneyallis.org

