



BARNEY ALLIS REDEVELOPMENT

Update to City Council

MARCH 2020



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.

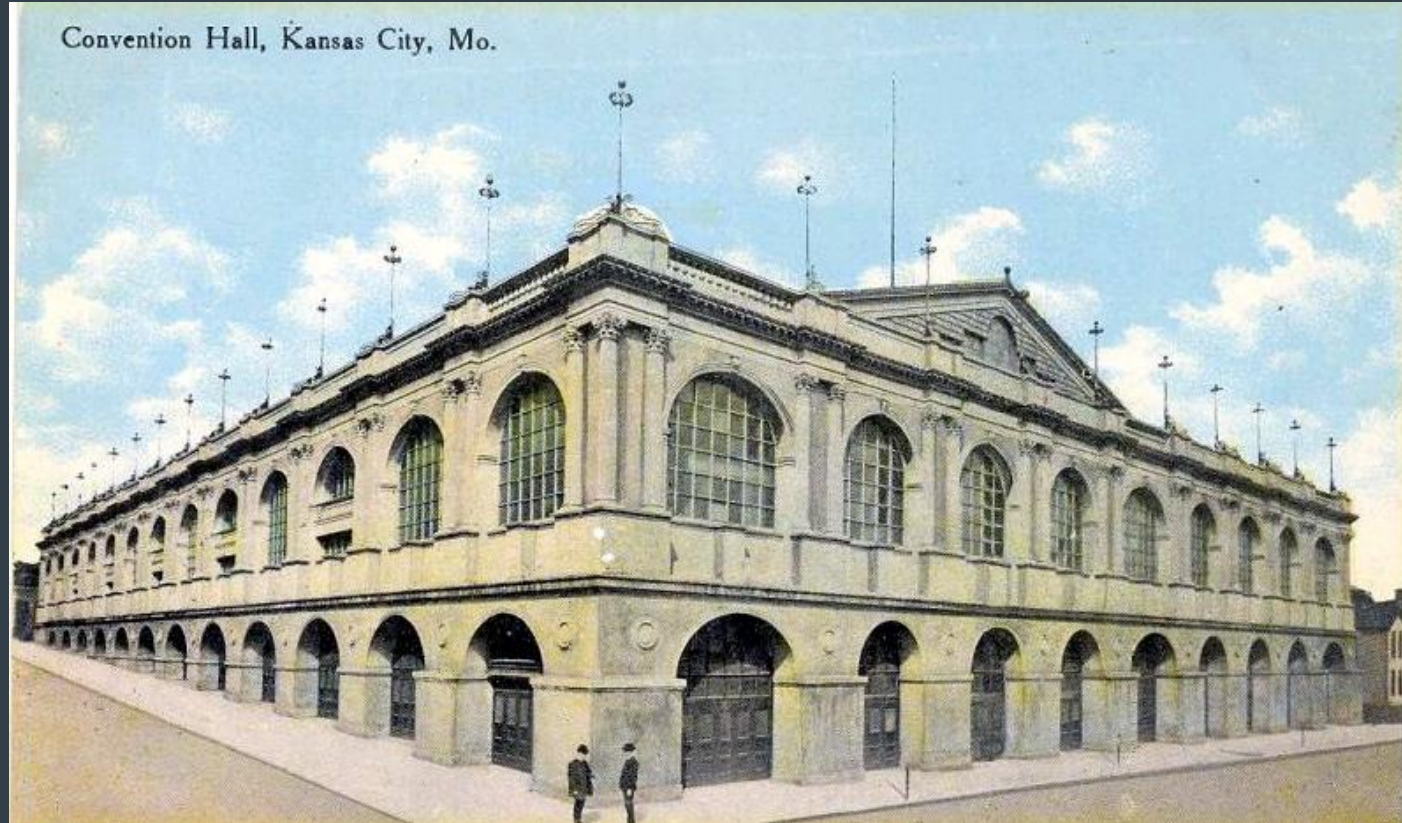


The Barney Allis Site: A Story of Resilience

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

