

REQUEST FOR LEGISLATIVE ACTION

Version 6/10/19

Completed by County Counselor's Office:

Res/Ord No.: 20240

Sponsor(s): Tony Miller

Date: September 9, 2019

AUG 23 2019

SUBJECT	<p>Action Requested <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance</p> <p>Project/Title: <u>Transferring \$100,000 within the Park Enterprise Fund and awarding a Twenty-Four Month Contract with a Twelve Month Extension Option, for the furnishing of Architectural Planning and Design Services for the Parks + Rec Department to WNB Architects of Kansas City, Missouri under the terms and conditions of Request for Qualifications No. 10-19</u></p>																																																												
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td style="text-align: right;">\$100,000</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td style="text-align: right;">0 ¹²</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td style="text-align: right;">\$100,000</td> </tr> <tr> <td>Amount budgeted for this item * (including transfers):</td> <td style="text-align: right;">\$100,000</td> </tr> <tr> <td>Source of funding (name of fund) and account code number:</td> <td></td> </tr> <tr> <td>TRANSFER FROM: 300-1608-56798 Parks Enterprise Fund, Capital Projects, Grant Match</td> <td style="text-align: right;">\$100,000</td> </tr> <tr> <td>TRANSFER TO: 300-1608-56080 Park Enterprise Fund, Capital Projects, Other Professional Services</td> <td style="text-align: right;">\$100,000</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is: \$</p> <p>OTHER FINANCIAL INFORMATION:</p> <p><input type="checkbox"/> No budget impact (no fiscal note required) <input type="checkbox"/> Term and Supply Contract (funds approved in the annual budget); estimated value and use of contract: Department: _____ Estimated Use: _____</p> <p>Prior Year Budget (if applicable): _____ Prior Year Actual Amount Spent (if applicable): _____</p>	Amount authorized by this legislation this fiscal year:	\$100,000	Amount previously authorized this fiscal year:	0 ¹²	Total amount authorized after this legislative action:	\$100,000	Amount budgeted for this item * (including transfers):	\$100,000	Source of funding (name of fund) and account code number:		TRANSFER FROM: 300-1608-56798 Parks Enterprise Fund, Capital Projects, Grant Match	\$100,000	TRANSFER TO: 300-1608-56080 Park Enterprise Fund, Capital Projects, Other Professional Services	\$100,000																																														
Amount authorized by this legislation this fiscal year:	\$100,000																																																												
Amount previously authorized this fiscal year:	0 ¹²																																																												
Total amount authorized after this legislative action:	\$100,000																																																												
Amount budgeted for this item * (including transfers):	\$100,000																																																												
Source of funding (name of fund) and account code number:																																																													
TRANSFER FROM: 300-1608-56798 Parks Enterprise Fund, Capital Projects, Grant Match	\$100,000																																																												
TRANSFER TO: 300-1608-56080 Park Enterprise Fund, Capital Projects, Other Professional Services	\$100,000																																																												
PRIOR LEGISLATION	<p>Prior ordinances and (date): _____ Prior resolutions and (date): _____</p>																																																												
CONTACT INFORMATION	<p>RLA drafted by (name, title, & phone): Barbara Casamento, Purchasing Administrator, 881-3253</p>																																																												
REQUEST SUMMARY	<p>The Parks + Rec Department requires a contract for Architectural Planning and Design Services. The Purchasing Department issued Request for Qualifications No. 10-19 in response to those requirements.</p> <p>A total of 131 notices were distributed and 11 responses were received and evaluated as follows:</p> <table border="1" style="width:100%; border-collapse: collapse;"> <thead> <tr> <th>Respondent</th> <th>Responsiveness to RFQ</th> <th>Qualifications and Experience</th> <th>References</th> <th>Total</th> </tr> </thead> <tbody> <tr><td>WNB, KCMO</td><td>5</td><td>69.6</td><td>25</td><td>99.6</td></tr> <tr><td>DRAW, KCMO</td><td>5</td><td>64.2</td><td>25</td><td>94.2</td></tr> <tr><td>SFS Architecture, KCMO</td><td>5</td><td>63.4</td><td>5</td><td>93.4</td></tr> <tr><td>GLMV, KCMO</td><td>5</td><td>57.6</td><td>25</td><td>87.6</td></tr> <tr><td>Piper Wind, KCMO</td><td>5</td><td>56.2</td><td>25</td><td>86.2</td></tr> <tr><td>BBN Architects, KCMO</td><td>5</td><td>56.2</td><td>25</td><td>86.2</td></tr> <tr><td>HTK, Overland Park, KS</td><td>5</td><td>59.6</td><td>20</td><td>84.6</td></tr> <tr><td>HJM Architects, KCMO</td><td>3</td><td>54.2</td><td>25</td><td>82.2</td></tr> <tr><td>Wellner Architects, KCMO</td><td>5</td><td>54.4</td><td>15</td><td>74.4</td></tr> <tr><td>Tompkins Architect, Lees Summit, MO</td><td>2</td><td>54.6</td><td>0</td><td>56.6</td></tr> <tr><td>Custom Engineering, Independence, MO</td><td>5</td><td>49.2</td><td>0</td><td>54.2</td></tr> </tbody> </table> <p>Pursuant to Section 1054.6 of the Jackson County Code, the Parks + Rec Department and the Purchasing Department recommend the Award of a Contract for the furnishing of Architectural Planning and Design Service</p>	Respondent	Responsiveness to RFQ	Qualifications and Experience	References	Total	WNB, KCMO	5	69.6	25	99.6	DRAW, KCMO	5	64.2	25	94.2	SFS Architecture, KCMO	5	63.4	5	93.4	GLMV, KCMO	5	57.6	25	87.6	Piper Wind, KCMO	5	56.2	25	86.2	BBN Architects, KCMO	5	56.2	25	86.2	HTK, Overland Park, KS	5	59.6	20	84.6	HJM Architects, KCMO	3	54.2	25	82.2	Wellner Architects, KCMO	5	54.4	15	74.4	Tompkins Architect, Lees Summit, MO	2	54.6	0	56.6	Custom Engineering, Independence, MO	5	49.2	0	54.2
Respondent	Responsiveness to RFQ	Qualifications and Experience	References	Total																																																									
WNB, KCMO	5	69.6	25	99.6																																																									
DRAW, KCMO	5	64.2	25	94.2																																																									
SFS Architecture, KCMO	5	63.4	5	93.4																																																									
GLMV, KCMO	5	57.6	25	87.6																																																									
Piper Wind, KCMO	5	56.2	25	86.2																																																									
BBN Architects, KCMO	5	56.2	25	86.2																																																									
HTK, Overland Park, KS	5	59.6	20	84.6																																																									
HJM Architects, KCMO	3	54.2	25	82.2																																																									
Wellner Architects, KCMO	5	54.4	15	74.4																																																									
Tompkins Architect, Lees Summit, MO	2	54.6	0	56.6																																																									
Custom Engineering, Independence, MO	5	49.2	0	54.2																																																									

	<p>for the Parks + Rec Department to WNB Architects of Kansas City, Missouri as the best proposal received. After the selection of the best proposal, pricing was negotiated and is included herein.</p> <p>The Director of Finance and Purchasing also requests the transfer of \$100,000 within the Park Enterprise Fund as follows:</p>	
		FROM: TO:
	300-1608-56798 Park Enterprise Fund, Capital Projects, Grant Match	\$100,000
	300-1608-56080 Park Enterprise Fund, Capital Projects, Other Professional Services	\$100,000
CLEARANCE	<input checked="" type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input checked="" type="checkbox"/> Business License Verified (Purchasing & Department) <input checked="" type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)	
COMPLIANCE	<input checked="" type="checkbox"/> MBE Goals - 9.5% <input checked="" type="checkbox"/> WBE Goals - 11.7% All goals are being met and Compliance Review has approved CUP <input checked="" type="checkbox"/> VBE Goals - 9.5%	
ATTACHMENTS	Recap of Bids Received, Award Recommendation Memorandum from Brian Nowotny, Deputy Director of Parks + Rec, Evaluation Score Sheet, Pricing Sheet and the appropriate pages of WNB Architects proposal	
REVIEW	Department Director:	Date: 8/21/19
	Finance (Budget Approval): If applicable	Date: 8/23/19
	Division Manager:	Date: 8-26-19
	County Counselor's Office:	Date: 8/29/19

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the _____ Fund in _____.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # _____
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.

Fiscal Note:

Funds sufficient for this transfer are available from the sources indicated below.

PC# _____

Date: August 23, 2019

RES # 20240

Department / Division	Character/Description	From	To
300 Park Enterprise Fund			
1608 Construction Services	56798 Grant Match	\$ 100,000	\$ -
1608 Construction Services	56080 Other Professional Services		100,000
		<u>\$ 100,000</u>	<u>\$ 100,000</u>

[Handwritten Signature]
 Budget Officer

ABSTRACT OF BIDS

NO	DESCRIPTION	UNIT	QTY	Wellner		SFS		Tompkins		HJM		Piper	
				Architects KCMO	AMOUNT	Architecture KCMO	AMOUNT	Architects Lee's Summit MO	AMOUNT	Architects	AMOUNT	Wind Architects	AMOUNT
	Request for Qualifications No. 10-19 Architectural Planning and Design Services Opens: 2:00 PM, CDT on 4/2/19												
	Base Bid			See Bid	See Bid	See Bid	See Bid	See Bid	See Bid	See Bid	See Bid	See Bid	See Bid

CERTIFICATION OF BID OPENING
 BIDS WERE PUBLICLY
 OPENED AND RECORDED
 ON: April 3, 2019 BY
Veddi H. Rowland
 CLERK OF THE LEGISLATURE
Katie Bunter
 PURCHASING

ABSTRACT OF BIDS

Request for Qualifications No. 10-19 Architectural Planning and Design Services Opens: 2:00 PM, CDT on 4/2/19		BBN Architects Manhattan KS	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT
NO	DESCRIPTION	UNIT	QTY	AMOUNT	AMOUNT	AMOUNT	AMOUNT

See Bid

Base Bid

CERTIFICATION OF BID OPENING
 BIDS WERE PUBLICLY
 OPENED AND RECORDED
 ON: April 2, 2019 BY
Wendi A. Rowland
 CLERK OF THE LEGISLATURE
Katye Badde
 PURCHASING

NO	DESCRIPTION	UNIT	QTY	HTK Architects OPKS		WNB Architects KCMO		GLMV Architecture KCMO		Custom Engineering Independence MO		DRAW
				AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT	AMOUNT			
	Request for Qualifications No. 10-19 Architectural Planning and Design Services Opens: 2:00 PM, CDT on 4/2/19											
	Base Bid			See Bid	See Bid	See Bid	See Bid	See Bid	See Bid	See Bid	See Bid	See Bid

CERTIFICATION OF BID OPENING
 BIDS WERE PUBLICLY
 OPENED AND RECORDED
 ON: April 2, 2019 BY
Wendi H. Brouhard
 CLERK OF THE LEGISLATURE
Kathie Bartel
 PURCHASING



JACKSON COUNTY
Parks + Rec

22807 Woods Chapel Road
Blue Springs, Missouri 64015
MakeYourDayHere.com

Michele Newman, Director
(816) 503-4800
Fax: (816) 795-1234

MEMORANDUM

TO: Barbara Casamento, Purchasing Administrator
FROM: Brian Nowotny, Deputy Director Park Operations
DATE: July 9, 2019

SUBJECT: Request for Qualifications No. 10-19 Architectural Planning and Design

Parks + Rec recommends award of a contract for Architectural Planning and Design services under the above referenced RFQ to **WNB Architects of Kansas City, Missouri**. Once approved, all services shall be requested on an as-needed basis, based on the specifications in the RFQ, respondent's submission, and Schedule of Fees.

On 04/02/2019 a total of eleven responses were received from interested vendors. A committee made up of staff from Parks + Rec, with assistance from County Engineer Earl Newill, reviewed and evaluated each proposal.

Three finalists were chosen for in-person interviews, and professional references were checked. Each responder was scored and ranked by the committee. Upon selection of the top responder, based on all of the evaluation criteria, a schedule of fees was requested and negotiated.

Thank you for your assistance, and please do not hesitate to contact me if you should have any questions.

Attachments: Evaluation Scoring Matrix
WNB Proposal Submission
WNB Schedule of Fees



Frank White Jr., County Executive



wnbarchitects

2019 WNB Schedule of Hourly Rates

Principal	\$150.00
Associate Principal/Sr. Associate	140.00
Associate/Project Architect	120.00
Job Captain	95.00
Intern Architect/CAD Operator	80.00
Clerical	30.00

Although not currently included in our schedule of fees, we will be available to assist you in obtaining proposals for the following as the need develops:

Survey

Geotechnical Report

Wetland Surveys / Inventory

Special Inspections

*Grant Consultant

*These services can be contracted directly by the County through WNB

The following reimbursable expenses will be billed at our cost plus 10%

Plotting/Printing	\$3.00/sheet +
Color Copies	.50 each +
Mileage	.58/mile +
Parking	cost +
Deliveries	cost +

Warner Nease Bost Architects, Inc.

517 Delaware Kansas City MO 64105

wnbarchitects.com 816 283 3731

OUR FIRM



wnbarchitects

517 Delaware
Kansas City, MO 64105
816.283.3731
(f) 816.283.3080
wnbarchitects.com

Primary Contact:

Brian Adams, AIA
badams@wnbarchitects.com

WNB Architects is both passionate about architecture, and respectful of our clients' needs and budgets. We bring over 35 years of experience that will make each project a success through asking the right questions, listening closely to our clients' answers and applying our knowledge for the best solutions. We specialize in recreational, educational and religious design, all of which involve multi-use facilities on some level. One of the projects featured in this response, Memorial Station, is an excellent and successful example of a building similar to what you are considering.

WNB was formed in 1984 by Gary Warner, Dennis Nease and Ken Bost. When Ken retired, Craig Brannin and Brian Adams became part owners of the firm. Jill Turner was welcomed into the ownership group in 2017.

WNB utilizes the varied experiences of each of our team members to produce practical and innovative solutions in order to meet specific goals. We undertake each of our projects as a long-term commitment, and remain available for consultation indefinitely.

"We are the most effective tool to get you what you need, from start to finish, and beyond."

-Gary Warner, President



wnbarchitects

EXPERIENCE & REFERENCES

MEMORIAL STATION

BELTON, MISSOURI



As part of the implementation of the Master Plan for Memorial Park in Belton, WNB designed a multi-use community events center which was named Memorial Station. The design includes 8 glass garage-type doors allowing it to be used as an open-air structure during nice weather. There are kitchen facilities and restrooms that can be accessed from inside the station or from the outside during outdoor events and a large open floor area that seats up to 300 people at round tables.

Other features include a grand fireplace with a historic mantel, photographs and stories about each of the Belton residents who died while fighting for our country. There is also easy access to a fully furnished patio with a gazebo overlooking the lake and surrounding park providing a beautiful scenic backdrop for wedding photographs. Looking out from the front doors is a plaza with paved walkways leading the to the Veterans' Memorial under a lighted pergola.

"Brian Adams and WNB Architects had vision and architectural integrity. They listened closely to our thoughts and ideas every step of the way. The result was Memorial Station, a multi-use events center nestled in the heart of historic Memorial Park. WNB's open-air design, with eight retractable doors, provides a great opportunity for easy access to the fully furnished patio and a great view of the surrounding park. Thanks to WNB, the Station has become a focal point in the community and has hosted nearly 400 special occasions since its opening. We could not have hoped for a better experience"

*-Vanda Meehan, Assistant Director
Belton, Missouri Parks and Recreation
(816) 348-7400
vandam@beltonparks.org*



Photo By: Kristi Whitney

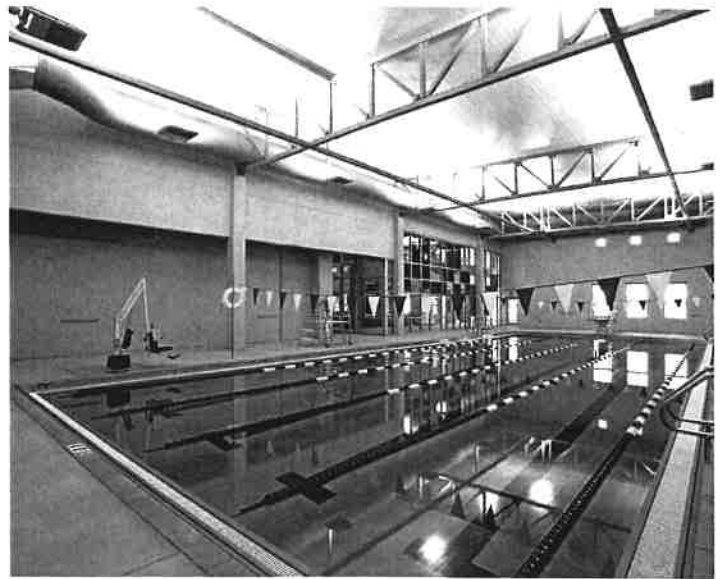
PLATTE COUNTY COMMUNITY CENTERS INDOOR RECREATION SYSTEM

PLATTE CITY, MISSOURI & PARKVILLE, MISSOURI

WNB Architects was selected by the Platte County Commission to provide recreational leadership for the county's Total Indoor Recreation System Project, a Master Plan which ultimately resulted in the design of the two community centers, one in Platte City, the other in Parkville Missouri.

For each of the centers, the WNB team provided a market study, pre-design through post design services including interior design, equipment selection and layout, specifications assistance for project FF&E packages (computers, security systems, telephone systems, AV systems, fitness equipment and computer assisted training systems), design through construction administration and post construction services.





Each of these facilities has been extremely successful. Their combined membership exceeded their planned capacity requiring expansions five years earlier than anticipated. Platte County asked the voters to extend their existing parks sales tax successfully. WNB was commissioned to again lead the recreation design charge with additions to both facilities, almost doubling the total square footage available to the community.

"...The development of our community centers was the largest public parks and recreation project ever done in Platte County. The project consisted of the simultaneous design and construction of a 29,000 sq. ft. facility in Platte City, and a 60,000 sq. ft. facility in Parkville, MO. Both centers were designed and located to serve the entire county population of 85,000 persons. Throughout the process of developing community centers, we have come to trust the WNB Team as an invaluable asset critical to our success. For each step in our project, from preliminary design to cost estimating to construction oversight, we have relied on Mr. Nease for his expertise and leadership, and have not been disappointed."

*-Brian Nowotny , Former Parks and Recreation Director
Platte County Parks and Recreation
(816) 503-4800
BPNowotny@jacksongov.org*



wnbarchitects

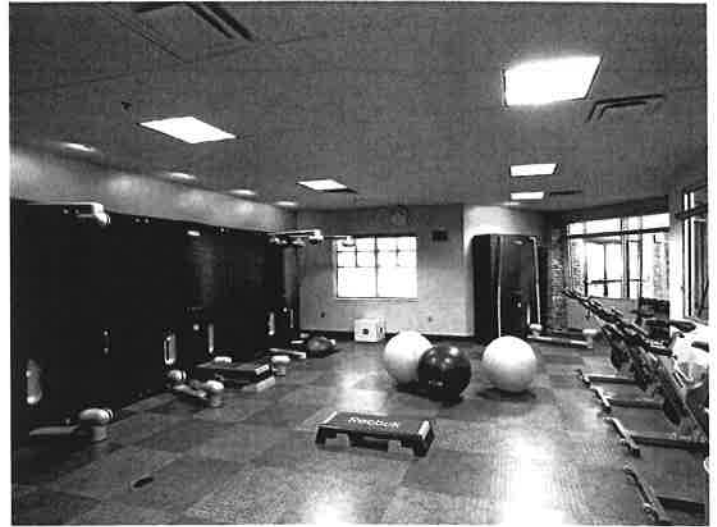
HIGH BLUE WELLNESS CENTER & NATATORIUM

BELTON, MISSOURI



Phase I of this project involved renovations that included removing walls on the second floor to make room for new cardio and weight equipment, one of the first installations of this kind of equipment in the Midwest. WNB's design also called for opening the ceiling space with the addition of curvilinear accents to give the workout area more volume and interest. New light fixtures and fans as well as brightly colored finishes make working out at the High Blue Community Center a pleasant experience. Phase II included a new Natatorium with a family recreation pool and a six-lane competition pool with diving. Natatorium amenities include a speed slide, corkscrew slide and play features. The third phase will include a second gymnasium, a public library, fitness areas, indoor playgrounds and a super studio. Projects beyond Phase III will include an amphitheater, lake, outdoor water park, childcare center and other various projects shown on the Masterplan.





"WNB is not about the design. It's about building a relationship with the client and working together for a common goal. WNB spent countless hours attending meetings as the plans for the aquatic center took shape. In the end, we had a facility that not only looked great, but more importantly operated much more efficiently. The once institutional look and feel was replaced with a warm, more inviting atmosphere."

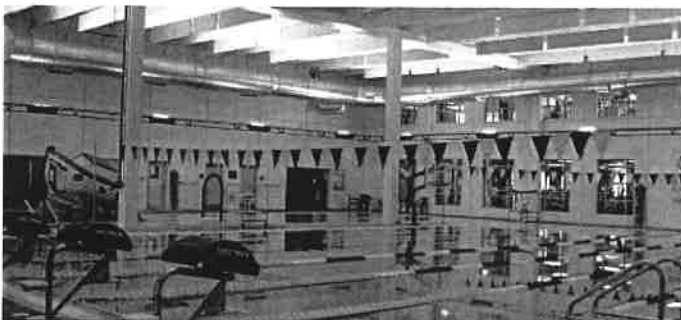
*-Todd Spalding,
Former Parks and Recreation Director
Belton Parks and Recreation
(573) 634-6488
tspalding@jeffcitymo.org*

HARRISONVILLE COMMUNITY CENTER

HARRISONVILLE, MISSOURI

This facility, completed for the City of Harrisonville, is 68,673 sq. ft. on two stories. The center includes a Natatorium with a six-lane lap pool and a recreation pool with water play features, a full gymnasium, elevated track, aerobics studio, fitness center, a senior center with a commercial kitchen which is used to serve Meals-on-Wheels, multi-use community rooms with a serving kitchen, a teen center, art gallery, and Tot-Watch.

WNB provided a market study, voter survey; user needs analysis, and facility design through construction administration and post construction services. WNB services for this facility also included interior design, equipment selection and layout and specifications assistance for project FF&E packages.





"One of the first things I noticed was Craig Brannin on the job site almost daily working with contractors and inspecting anything and everything that was on his to do or to check list. I wasn't sure if Craig was with the architects or the construction management team because he was that involved with the process as a whole. I was quite impressed with this attention to detail and professionalism."

*-Chris Cotten,
Former Parks and Recreation Director
Harrisonville Parks and Recreation
(708) 309-5765
chris.cotten@salina.org*



wnbarchitects

LIBERTY COMMUNITY CENTER

LIBERTY, MISSOURI

WNB has designed two separate additions/remodels for the Liberty Community Center. The first project included expansion of some areas while also providing improvements to the interior and exterior of the existing building. The additional space doubled the size of the fitness center as well as doubling the size of the multi-use space. Additional fitness center amenities included a two-lane walking track, program space, and a fitness center control desk.

Other facility renovations included a theater wing renovation to provide more open space for stage sets as well as converting an upstairs green room into a large dressing room. The front control desk and administrative areas were also expanded and many repairs to the existing facility were made.

Our second project, currently in the construction document is a new "cross-fit" type functional training building addition, a new family changing room and interior remodeling.





"One of the primary focuses of the Parks and Recreation Board and the City Council was not only adding to the existing building, but upgrades to the existing building. Dennis and his staff worked diligently to meet the goal by incorporating operational costs into our design considerations as well as an extensive facility audit for the maintenance of the existing facility."

-Donna Kay Taylor,
Assistant Director
Liberty Parks and Recreation
(816) 439-4364
dktaylor@libertymo.gov

