

BARNEY ALLIS

Barney Allis Plaza Redevelopment Update
January 2022



BARNEY ALLIS HISTORY



SINCE 1954

- Constructed in 1954
- Renovated in mid-1980s

CURRENT STATE

- Garage is partly closed
- Continual structural deterioration and 65 years of salt infiltration

MARCH 2018 - MARCH 2020

- Extensive stakeholder engagement
- Design criteria documents delivered

JUNE 2021

- Select Design-Build team
- Commence schematic design

SPRING 2021

- Life safety, ventilation and security upgrades complete
- No additional structural remediation

DEC. 2021 - JAN. 2022

- Complete schematic design
- Deliver guaranteed maximum price contract
- Deliver total project cost

SPRING - SUMMER 2022

- Team pursue financing strategy
- Team continue with design documents
- City identify P3 development partner
- City to update structural assessment on Garage

“We can do anything, if we’ve just got the vision and guts to go out and do it.” - Barney Allis

BARNEY ALLIS FUTURE

Council Approval -

March 2021 Ordinance #201080: Prepare total cost, guaranteed maximum price (GMP), initial design & financing

Prepare Initial Design & GMP Proposal

Council Approval -

Late Spring 2022 Ordinance TBD

Design Process -

June 2022 to January 2023

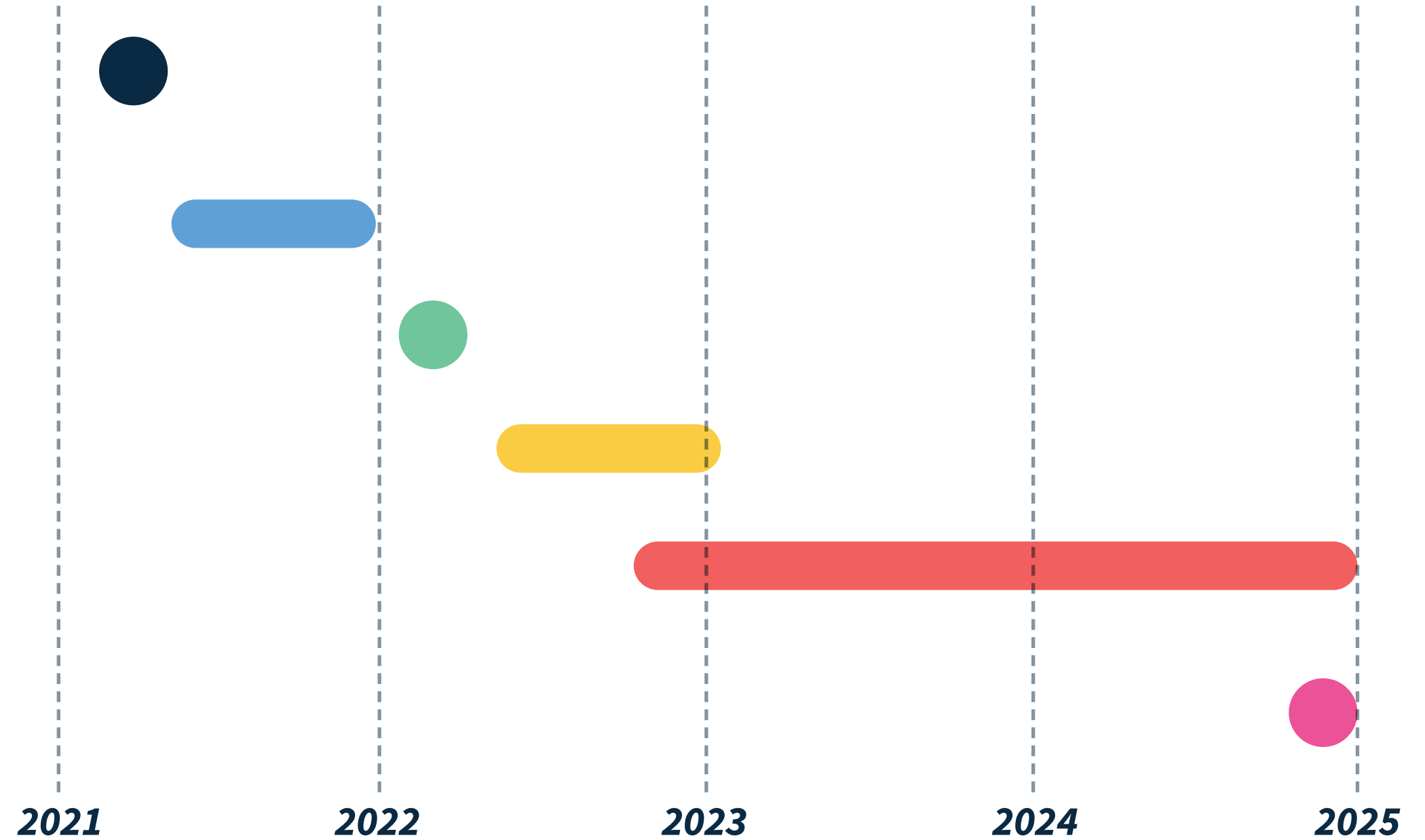
Mobilization and Construction -

Fall 2022

Plaza/Garage Grand Opening -

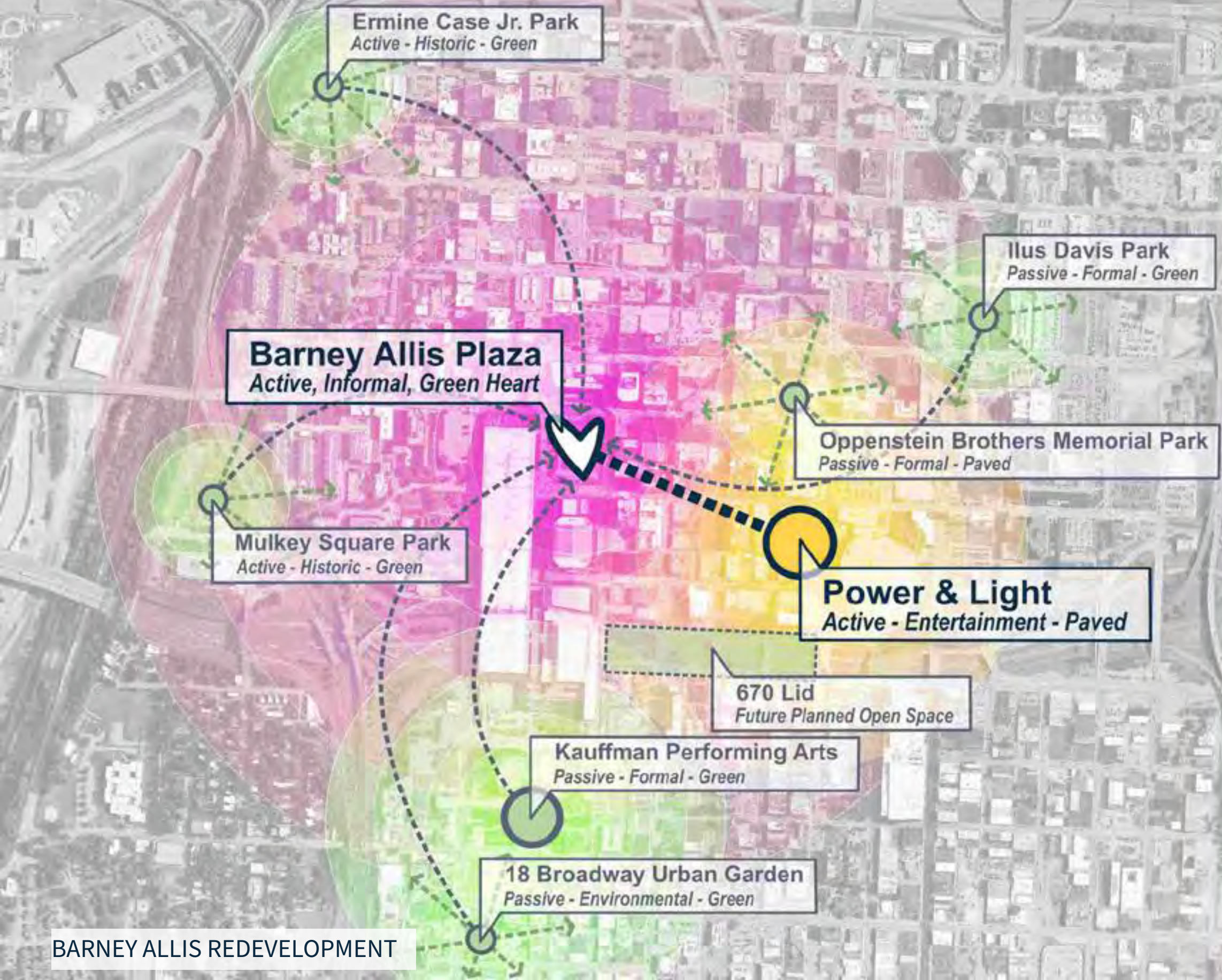
Winter 2024

Timeline is subject to change



DOWNTOWN OPEN SPACES

Barney Allis Plaza - Centrally located in a network of other current and future open spaces



BARNEY ALLIS REDEVELOPMENT

Ermine Case Jr. Park



Ilus Davis Park



Power & Light



Mulkey Square Park



Kauffman Center for the Performing Arts



18 Broadway Urban Garden



Oppenstein Brothers Memorial Park



BARNEY ALLIS VISION

THE VISION will celebrate the history and future of Downtown Kansas City by...

CREATING a world-class destination open space in the heart of Kansas City.

ELEVATING the experience for all of our residents, employees, and visitors.

INNOVATING technology to streamline multimodal options.

INTEGRATING the arts into the physical design to support the KC creative community.

ACTIVATING the Plaza with year-round programming from small gatherings to community wide events.

PLAZA DESIGN

Total block 147,150 sf

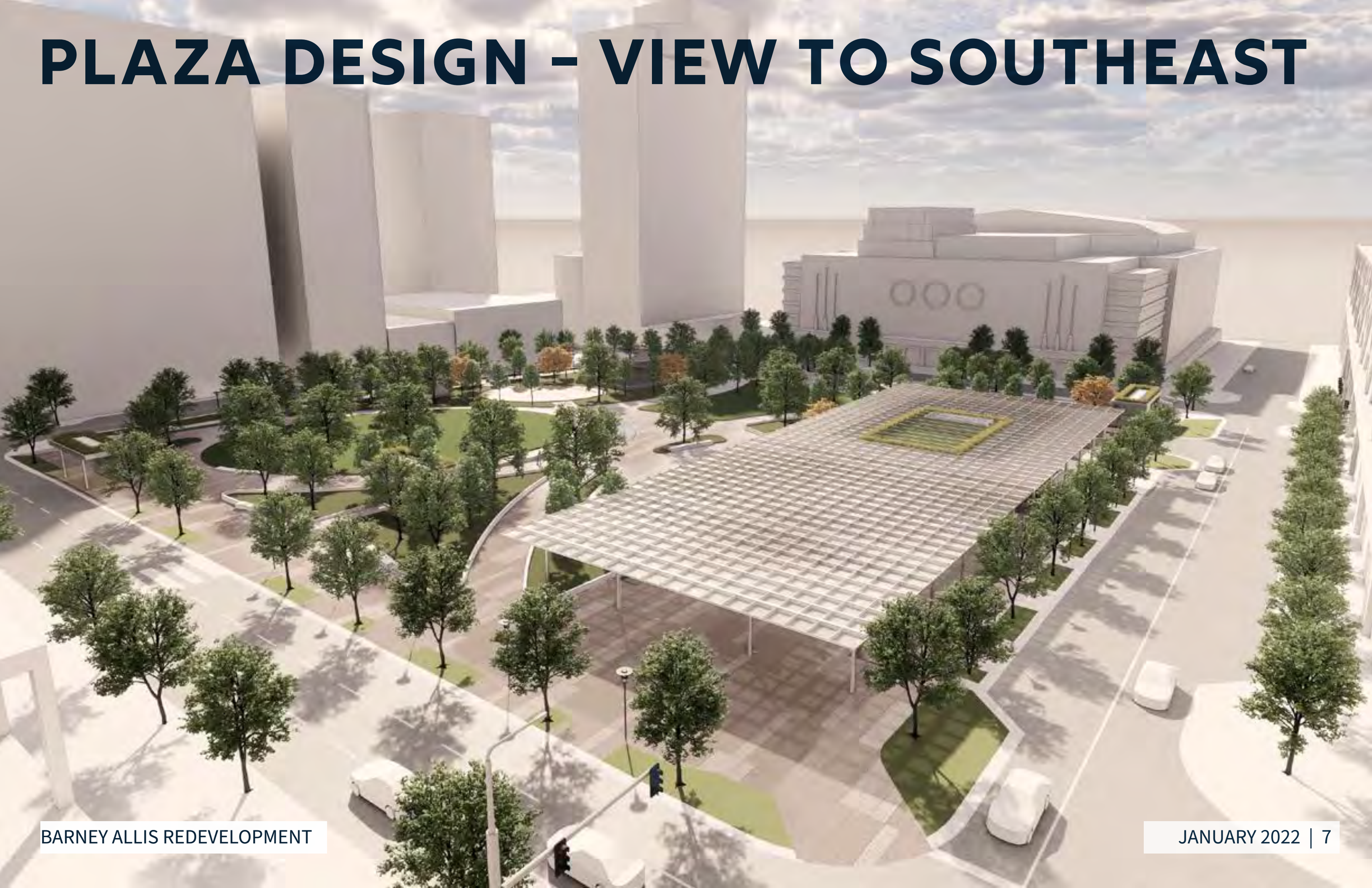
| | |
|--|-----------|
| Oval Lawn + Event Lawn | 22,370 sf |
| Event Plaza (South Plaza) | 16,380 sf |
| Decorative Water Feature (at Oval) | 1,500 sf |
| Immersive Water Feature (at South Plaza) | 1,000 sf |
| Play Space | 5,200 sf |
| Dog Park | 3,400 sf |
| Public Art | TBD |
| Landscape | 25,450 sf |
| Circulation | 24,000 sf |

Total Plaza Area (excluding sidewalk, building, and garage entries): **99,000 sf**

- **OVAL LAWN** A flexible, open, and flat space for events and informal gathering
- **LAWN TERRACE** Sloping and terraced lawn with views onto the event plaza
- **EVENT PLAZA** flexible and dynamic paved open space that can host large events and pop-ups
- **PERIMETER STREETSCAPE** inviting and active double-sided streetscape with multi-modal options and physical and visual accessibility into the plaza
- **HOTEL ACCESS** maintain tunnel connection to Marriott hotel, Muehlebach hotel, and Municipal Auditorium



PLAZA DESIGN - VIEW TO SOUTHEAST



PLAZA DESIGN - PAVILION








FUTURE VERTICAL DEVELOPMENT

PLAZA DESIGN - ARTS STRATEGY

Placement Strategy

PRIMARY ART OPPORTUNITIES

-  Centerpiece Art
-  Gateways at the Corners
-  Activate Transit Plaza
-  Eastern Edge Walkway
-  Art at Garage Entry/Exit and Inside Parking Garage

SECONDARY ART OPPORTUNITIES

-  Secondary Art
-  Small Art Embedded in Planting Areas

ARTFUL AREAS

-  Artful Play or Dog Park
-  Artful Water Feature

PERFORMANCE AREAS

-  Large Temporary Stage
-  Small Temporary Stage

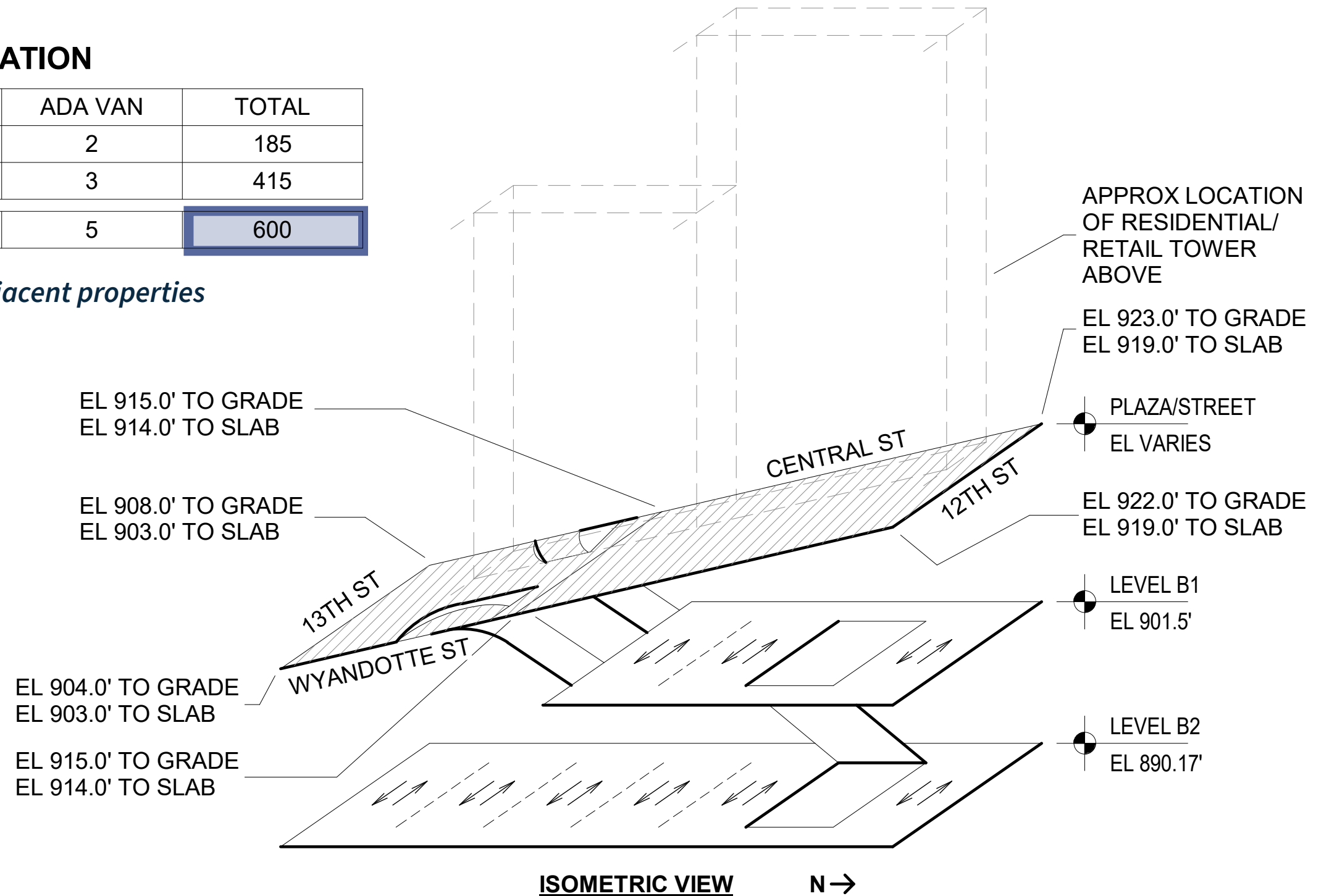


PARKING GARAGE STRATEGY

SPACE TABULATION

| LEVEL | STANDARD | ADA | ADA VAN | TOTAL |
|--------------|------------|----------|----------|------------|
| B1 | 180 | 3 | 2 | 185 |
| B2 | 407 | 5 | 3 | 415 |
| TOTAL | 587 | 8 | 5 | 600 |

**Maintains all tunnel connections to adjacent properties*



BARNEY ALLIS MANAGEMENT

The NEW Barney Allis Plaza will be a newly created not-for-profit organization - Friends of Barney Allis.

BOARD OF DIRECTORS - This new organization would form a Board of Directors that represents the Convention Center, hotel district, business community, neighborhoods, elected officials and others.

PROFESSIONAL MANAGEMENT - The organization would either hire or retain experts experienced in professionally programming and managing similar locations, such as an urban park.

PROGRAMMING - Programming for Barney Allis is anticipated to be year round, catering to convention & hotel guests, as well as daily programming for the neighborhood user groups.

SUPPORT – It is anticipated that the Organization would receive support from currently existing agencies such as the Downtown Council for corporate functions.

This organization is an entity that could manage existing city parks, such as Illus Davis Park, Mulkey Square Park, Emine Case Jr. Park, Oppenstein Brothers Memorial Park, the future 670 Lid and other open spaces.

OPTIONS FOR PLAZA / GARAGE

The Auditorium Parking Garage & Plaza (the “Facility”) is collateral for the bonds issued when the City expanded the South Convention Hall. As such, the Facility must remain in operation as a public garage. Bonds prevent the City from selling the underlying fee interest to a private party.

CASE #1 - Business as Usual

Garage is past its useful life and requires +/- \$1,000,000 year in maintenance.

- Lowest level of garage is in significant decay and requires structural support to prevent catastrophic failure.
- Currently, approximately 50% of the garage is closed due to structural disrepair.
- Every year the City waits to commence construction, total costs would inflate 3% to 4%.

CASE #2 - Do Nothing (Implode or Fence)

- Due to bond obligations, City cannot demolish and fill in, or fence off Facility.
- If shuttered, the loss to convention and hotel business would be significant.
- City would be in breach of contractual agreement to provide parking spaces to hotels.

CASE #3 - Convey to Private Developer responsible for Garage, Plaza and Vertical Development

- Due to bond obligations, City cannot convey ownership to a private developer. However, City can enter into long-term land lease.
- Net income from vertical development may or may not contribute substantially to debt service required for Garage & Plaza costs.
- City may lose control of parking fee income.
- Developer may or may not utilize work performed by Owner’s Rep and Design-Build team valued at \$3 million.

HIGH LEVEL BUDGET SUMMARY

Estimate of Probable Cost, December 2021

| BASE CASE: Full Schematic Design | |
|--|----------------------|
| Demolition / Shoring / Earthwork | \$15,070,000 |
| Garage Construction (600 spaces) | \$46,160,000 |
| Roof / Lid | \$17,270,000 |
| Plaza and Enhancements | \$22,610,000 |
| Perimeter Street Improvements | \$6,650,000 |
| Pavilion Building & Structure for Building | \$4,640,000 |
| Total Cost of Development | \$112,400,000 |

| DEDUCTIVE ALTERNATES: Independent of One Another | |
|--|----------------|
| Remove Pavilion Building | \$(2,750,000) |
| Remove Structure for Future Building | \$(1,890,000) |
| Remove Plaza Enhancements | \$(2,370,000) |
| Remove 200 Parking Spaces | \$(12,690,000) |



DESIGN/BUILD TEAM MCCOWNGORDON | HOK
AGENCY LANDSCAPE + PLANNING | BRANCH PATTERN | FSC
KH ENGINEERING | TALIAFERRO & BROWNE | WGI | ZARAGUNDA

OWNER'S REP TEAM CBC REAL ESTATE GROUP | BENSON METHOD
BIEDERMAN REDEVELOPMENT VENTURES | LINK | MYSMARTPLANS | OLSSON
PARKING DESIGN GROUP | PARSON + ASSOCIATES | WELLNER ARCHITECTS

PROJECT CONTACTS

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CURRENT GARAGE CONDITION



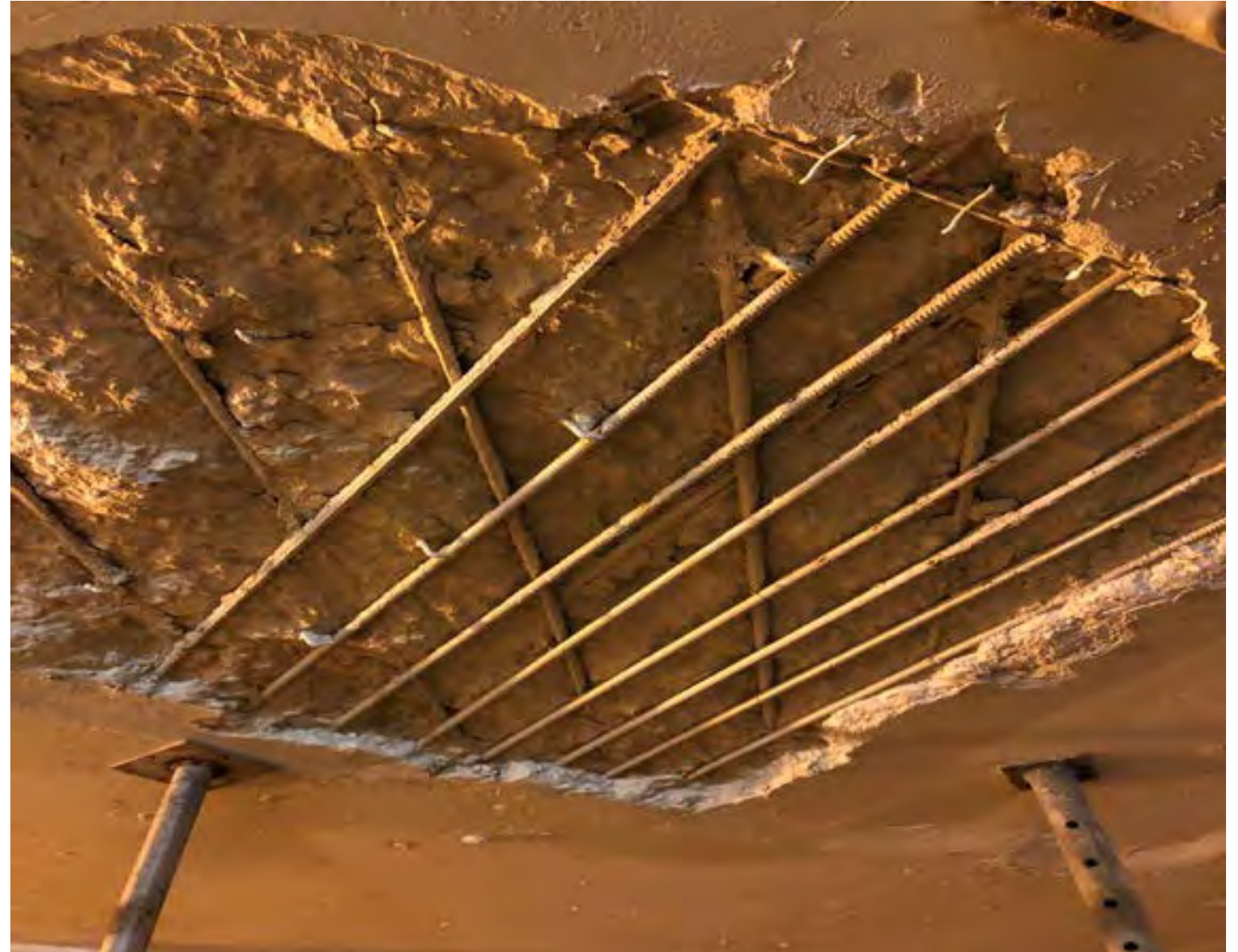
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