

## Crystal Doss

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**From:** Bryant DeLong  
**Sent:** Tuesday, October 24, 2023 9:31 AM  
**To:** edward.merriman@americo.com;BROOKS SHERMAN  
**Subject:** FW: BakerTilly Information Request  
**Attachments:** North Kansas City Royals Ballpark and Ballpark Village\_Data Information Request 10-23-2023.pdf

Please see the attached request for information from BakerTilly.

**North Kansas City, Missouri  
Information Request – Fiscal Impact Analysis**

**Project Details**

- Breakdown of square footage (office, retail, manufacturing, industrial, hospitality, entertainment, multi-family, residential etc.)
- Cost per square foot of construction of each type of use
- Site improvement and public infrastructure costs
- Breakdown of all estimated project costs for improvements

**Project Phasing**

- Commencement and completion for building construction, site improvements, and public infrastructure
- Date for sale of unit or lease of unit, occupancy start, and full occupancy.

**Project Financing**

- A complete sources and uses of funds
- Indication of other public financing requests (i.e. CID, TDD etc.)
- Letters of commitment or interest from financial institutions
- Amount of public financing request
- Identification of reimbursable expenditures matching public financing request

**Public Financing Revenue Assumptions**

- Map and parcel listing of proposed boundaries
- Estimated appraised value per type of construction upon project completion
- Future revenue projections for anticipated public assistance
- Estimated sales per square foot per type of post-construction use
- Property and sales growth assumptions

## Crystal Doss

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**From:** Kevin R. Freeman  
**Sent:** Friday, September 1, 2023 1:44 PM  
**To:** rb.sherman@royals.com  
**Subject:** Law Enforcement letter of support to the Kansas City Royals  
**Attachments:** Letter to John Sherman (signed).pdf

Mr. Sherman and Ms. Tourville,

Attached is a copy of a letter that was sent to Mr. John Sherman and the Kansas City Royals earlier this week. In short, the letter shows how well the law enforcement entities in Clay and Platte County work together and are committed to doing our part to ensure the success of the Kansas City Royals investment, should they choose North Kansas City for the new stadium.

We thought it was important that you have a copy of the letter as well should there be any questions posed by Mr. Sherman.

Please don't hesitate to reach out to me if I can answer any questions.

Kevin



**Chief Kevin R. Freeman** • Chief of Police  
**City of North Kansas City, MO**  
2020 Howell Street • North Kansas City, MO 64116  
Phone: 816.412.7945 • Fax: 816.221.0432  
[www.nkc.org](http://www.nkc.org)

August 24, 2023

Mr. John Sherman  
1 Royal Way  
Kansas City, MO 64129

Mr. Sherman,

As the Chief of Police of North Kansas City, I offer you this letter as our department's full support of the possibility of the Kansas City Royals relocating their stadium to North Kansas City. The North Kansas City Police Department fosters a safe and welcoming environment for all residents and visitors. We have a strong working relationship with Zach Thompson, Clay County Prosecutor, and Wes Rogers, North Kansas City Municipal Prosecutor, who both take the prosecution of crime very seriously.

The Police Chiefs and Sheriffs of Clay and Platte County meet on a regular basis to ensure continuity of operations. This has been the basis of great working relationships within the respective organizations. These relationships are the foundation of many cooperative initiatives already in place including the Northland Officer Involved Shooting Investigative Team, the Clay County Investigative Squad which includes an investigative element, and tactical teams that train together multiple times each year.

As evidence of this cooperation, all of the signees to this document have offered their support in law enforcement operations for the proposed stadium and ballpark district. We understand that there are many considerations and concerns that go into making your decision but we do not want public safety to be one of those concerns. We are excited about the possibility and will work with The Kansas City Royals to make sure the safety and security of this investment is a priority.



Kevin Freeman  
Chief of Police  
North Kansas City, MO



Will Akin  
Sheriff  
Clay County, MO



Fred Farris  
Chief of Police  
Gladstone, MO



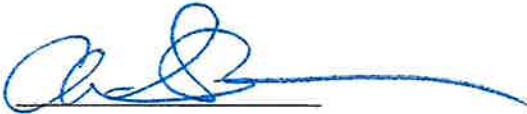
James Martin  
Chief of Police  
Liberty, MO



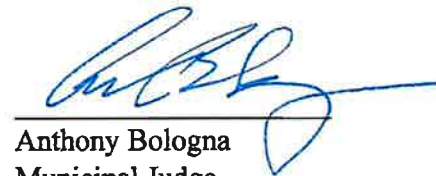
Jason Lockridge  
Chief of Police  
Smithville, MO



Mark Owen  
Sheriff  
Platte County, MO



Chris Skinrod  
Chief of Police  
Riverside, MO



Anthony Bologna  
Municipal Judge  
North Kansas City, MO

**NORTH**

• KANSAS CITY  
• POLICE DEPARTMENT

9090 Howell Street • North Kansas City, MO 64116 • 816.974.6013 • [NKC.ORG](http://NKC.ORG)

## Crystal Doss

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**From:** Kim Nakahodo  
**Sent:** Tuesday, August 22, 2023 2:05 PM  
**To:** Michael Nichols  
**Subject:** FW: Meeting Invite: Royals to Present Both Potential Ballpark District Sites

**Kim Nakahodo** • Deputy City Administrator  
**City of North Kansas City, MO**  
2010 Howell Street • North Kansas City, MO 64116  
Phone: 816.412.7814 • Fax: 816.421.5046  
[www.nkc.org](http://www.nkc.org)

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**From:** Mallory Brown <[MBrown@nkc.org](mailto:MBrown@nkc.org)>  
**Sent:** Tuesday, August 22, 2023 1:04 PM  
**To:** Governing Body <[GoverningBody@nkc.org](mailto:GoverningBody@nkc.org)>  
**Subject:** FW: Meeting Invite: Royals to Present Both Potential Ballpark District Sites

Hello,

Please see the note below with a Zoom link to access the Royals media event scheduled for today at 2:00 PM.

Mallory

---

**From:** Brooks Sherman <[rb.sherman@royals.com](mailto:rb.sherman@royals.com)>  
**Sent:** Tuesday, August 22, 2023 12:26 PM  
**To:** Mallory Brown <[MBrown@nkc.org](mailto:MBrown@nkc.org)>  
**Subject:** Fwd: Meeting Invite: Royals to Present Both Potential Ballpark District Sites

Mallory--

See my note below. Please feel free to distribute to the Mayor and City Council members if you'd like to do that.

Thanks,

Brooks



**TO:** Royals Team

---

Tomorrow, the Kansas City Royals will present renderings, economic data, and other information on our two final ballpark and entertainment district sites.

As you know, the team has previously announced that the final two sites under consideration are East Village in the downtown loop and North Kansas City.

The media event starts at 2 pm tomorrow. We welcome you to view it:

Join Zoom Meeting: <https://royals.zoom.us/j/98163814721>

Meeting ID: 981 6381 4721

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One tap mobile

+13052241968,,98163814721# US

+13092053325,,98163814721# US

Thank you.

## Crystal Doss

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**From:** Brooks Sherman <rb.sherman@royals.com>  
**Sent:** Tuesday, August 22, 2023 12:26 PM  
**To:** Mallory Brown  
**Subject:** Fwd: Meeting Invite: Royals to Present Both Potential Ballpark District Sites

Mallory--

See my note below I sent a bit ago to Dianna Wright. Please feel free to distribute to the Mayor and City Council members if you'd like to do that.

Thanks,

Brooks

Get [Outlook for iOS](#)

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**From:** Brooks Sherman  
**Sent:** Tuesday, August 22, 2023 11:37:22 AM  
**To:** Wright, Dianna <dwright@claycountymo.gov>  
**Subject:** FW: Meeting Invite: Royals to Present Both Potential Ballpark District Sites

Dianna-

Below is our internal communication about our 2:00 PM event today. It includes a Zoom link that you can use to access the event. Please feel free to circulate to the Commissioners as you wish. I believe it is also being carried live on 610 AM.

Thanks and I'll be back in touch.

Brooks



**TO:** Royals Team

---

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on our two final ballpark and entertainment district sites.

As you know, the team has previously announced that the final two sites under consideration are East Village in the downtown loop and North Kansas City.

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One tap mobile

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Thank you.

## Crystal Doss

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**From:** Mallory Brown  
**Sent:** Thursday, August 17, 2023 1:37 PM  
**To:** Brooks Sherman;Wright, Dianna  
**Subject:** RE: Availability

Hello,

Looking ahead to the Monday, August 21<sup>st</sup> 4:30 PM meeting, we will host the meeting at NKC City Hall. In attendance we will have Ward 1 Councilmembers Tabitha Todd and Anthony Saper, Ward 2 Councilmember Jesse Smith, and Ward 4 Councilmember Katie Stokes. Likely the mayor and a staff member will attend too.

Mallory

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**From:** Brooks Sherman <[rb.sherman@royals.com](mailto:rb.sherman@royals.com)>  
**Sent:** Monday, August 14, 2023 12:26 PM  
**To:** Wright, Dianna <[dwright@claycountymo.gov](mailto:dwright@claycountymo.gov)>; Mallory Brown <[MBrown@nkc.org](mailto:MBrown@nkc.org)>  
**Subject:** RE: Availability

We're planning on tomorrow at 4:00 and we can use the Oxbow if that time still works for you both. Once you have attendees please let me know.

Thanks,

Brooks

---

**From:** Wright, Dianna <[dwright@claycountymo.gov](mailto:dwright@claycountymo.gov)>  
**Sent:** Thursday, August 10, 2023 3:16 PM  
**To:** Mallory Brown <[MBrown@nkc.org](mailto:MBrown@nkc.org)>; Brooks Sherman <[rb.sherman@royals.com](mailto:rb.sherman@royals.com)>  
**Subject:** RE: Availability  
**Importance:** High

Hi Brooks and Mallory

We will try and coordinate our 4 Commissioners with the dates and times Mallory has indicated below. As soon as I hear back from them I'll confirm how many will be at the August 21<sup>st</sup> meeting and the August 15<sup>th</sup> meeting.

---

**From:** Mallory Brown <[MBrown@nkc.org](mailto:MBrown@nkc.org)>  
**Sent:** Thursday, August 10, 2023 1:05 PM  
**To:** Brooks Sherman <[rb.sherman@royals.com](mailto:rb.sherman@royals.com)>; Wright, Dianna <[dwright@claycountymo.gov](mailto:dwright@claycountymo.gov)>  
**Subject:** RE: Availability

Hi Brooks,

In NKC, we are available to meet on August 21 at 4:00 pm at City Hall. We are also available to meet on August 15<sup>th</sup> at 4:00 or 4:30 pm, but the meeting will likely need to be somewhere other than City Hall because we have a Council Meeting at 6:00 pm that evening. Possibly at the Oxbow?

I'm still working on a possible morning time availability and will keep you posted.

Mallory

---

**From:** Brooks Sherman <[rb.sherman@royals.com](mailto:rb.sherman@royals.com)>  
**Sent:** Thursday, August 10, 2023 8:47 AM  
**To:** Wright, Dianna <[dwright@claycountymo.gov](mailto:dwright@claycountymo.gov)>; Mallory Brown <[MBrown@nkc.org](mailto:MBrown@nkc.org)>  
**Subject:** Availability

Dianna & Mallory—

I wanted to get back to you both for my availability over the coming days to meet with other city and county officials. Please let me know if schedules allow us to accomplish getting everyone included. For each meeting I would plan that a Populous representative be present and perhaps Edward or someone from his team. Also, we are currently contemplating August 22 as a date we would “unveil” the renderings to the public.

Dianna---I know I owe you a couple more pieces of information I'm trying to get tied down today as to completion and availability. I will get back to you a little later.

Availability:

Aug 14—All day finishing by 3:00 PM  
Aug 15—All day  
Aug 16---likely unavailable all day; possibly open at 4 but TBD  
Aug 17—Available all morning until 12:30;  
Aug 21—All day

Thanks,

Brooks



**Dianna Wright**  
County Administrator  
816-407-3622  
Administration



This message and any attachments are for the sole use of the intended recipient and may contain confidential or privileged information. Any unauthorized use, disclosure, or distribution is prohibited and may be unlawful. If you are not the intended recipient, please contact the sender and destroy all copies of the original message. Thank you for your cooperation.

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**Sent:** Thursday, August 17, 2023 9:20 PM  
**To:** Mallory Brown; Brooks Sherman  
**Subject:** RE: Availability

Thanks Mallory. No one from the County will be attending the Monday meeting.

---

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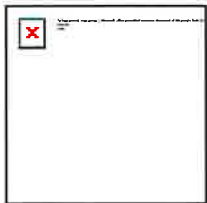
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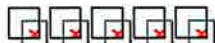
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Thanks,

Brooks



**Dianna Wright**  
County Administrator  
816-407-3622  
Administration



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## Crystal Doss

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**From:** Brooks Sherman <rb.sherman@royals.com>  
**Sent:** Friday, October 20, 2023 10:46 AM  
**To:** Mallory Brown  
**Subject:** Infrastructure Cost Detail  
**Attachments:** NKC\_Infrastructure\_Comments.pdf; 231016\_NKC\_Infrastructure\_Cost.pdf

Mallory-

I hope you are doing well. At Mayor DeLong's request, attached please find two attachments inclusive of (1) responses to questions the Mayor had sent to me a little while back and (2) greater detail on the infrastructure costs in answer to one of the questions.

In the responses to the questions, please consider our response to 2.a. re: ownership of an area around the ballpark as preliminary/option we could consider together. This is only one area that will require a fair amount of discussion to get to the right answer for all of us.

Please let me know if you need anything further.

Thanks,

Brooks

**Brooks Sherman**  
President-Business Operations | Kansas City Royals  
Kauffman Stadium | One Royal Way | Kansas City, MO 64129  
m: 913-634-9232

Clarification Questions related to "NKC Infrastructure Package\_reduced"

1.) Detailed cost opinion related to

- a. On-Site Development
- b. District Off-site Improvements
- c. Abandon/Relocate Existing Streets + Utility Costs
- d. Central Park/Public Plazas
- e. District Controls & Messaging

Re: separate pdf.

2.) On-Site Development

- a. Who will own the portion in blue? If city/county what would be the expectations of maintenance/public safety/public management?

One option is for County/Stadium Authority to own the ballpark and footprint to the curb. City/County + Team would manage public safety similar to existing ballpark. City/County to provide RMMO to team. Team could maintain stadium grounds/plaza.

3.) Abandon/Relocate Existing Streets + Utility Costs

- a. Will any of these roads be considered private?  No.

4.) District Controls & Messaging

- a. Would the traffic management center be owned by the city?
- b. Who would manage the traffic management center?

Yes - Will be a city asset 365 for community events as the city will experience tremendous growth with this project.

City or County + Team operational management staff during event days.

5.) Central Park/Public Plazas

- a. Who would own and maintain the new park?

TBD based on lease negotiations.

6.) Operation and Maintenance cost estimate related to

- a. Landscape/Plantings
- b. Site Furnishings/Receptacles
- c. "New Central Park"

We would defer feedback on this at this phase of the project.



## Public Infrastructure North Kansas City

### North Kansas City Infrastructure

A. On-Site Development	\$64 Million
B. District Off-Site Improvements	\$86 Million
C. Abandon/Relocate Existing Streets/Utility Costs	\$23 Million
D. Central Park/Public Plazas	\$50 Million
E. District Traffic Controls & Messaging	\$10 Million
F. MoDOT Network Modifications	\$102 Million
G. New Parking 6,000 Spaces	\$150 Million

- Combination of Structured/Surface lots :: 50/50 Split

#### Total

**\$485 Million**

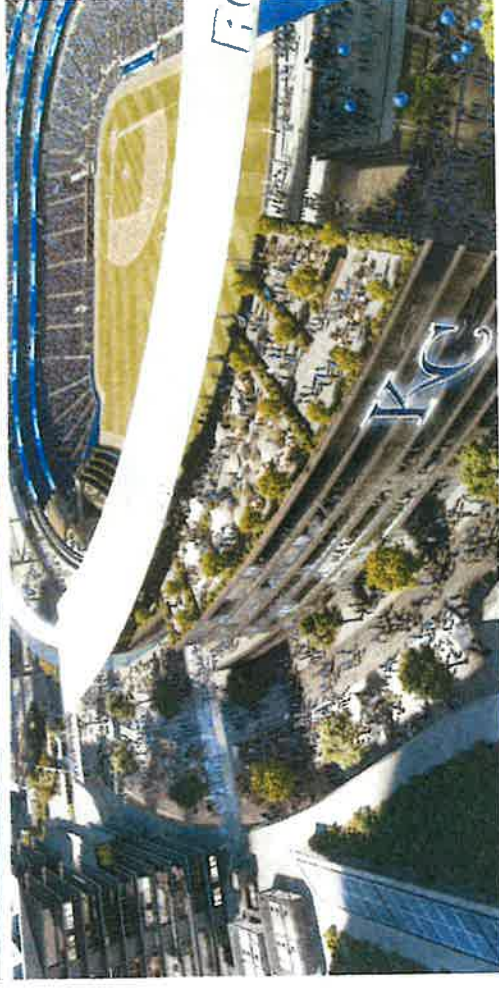
\*All Costs to Be Verified

\*Includes 25% for Soft Costs

### Other Public Improvements or Incentive Elements

- H. Development Parking Garages
- I. Street Car Extension to North Kansas City
- J. Missouri River Urban Design Connector
- K. Commuter Rail Service
- L. Green Roof Incentives
- M. Solar Panels

\*\* Pricing estimates reflect 2023 dollars with an anticipated opening in 2028.





**Project Home Run**  
**Kansas City, Missouri**  
**January 17, 2023**  
 Concept Estimate



**Sitework**

Item	Description	Cost
1	General Conditions	2,994,799
2	Excavation and Grading	21,979,710
3	Asphalt Paving	0
4	Concrete Work	2,115,978
5	Site Structures	3,142,672
6	Fencing	1,626,272
7	Specialty Paving	1,029,522
8	Signage and Striping	110,028
9	Site Specialties	1,173,105
10	Site Utilities	1,779,760
11	Storm Drainage Systems	3,347,589
12	Fire Protection	288,471
13	Landscaping and Irrigation	844,593
14	Electrical	1,881,967
	Subtotal	42,314,467
	Permits, Bonds and Insurance	2,216,977
	Design & Estimate Contingency 5.00%	2,226,572
	Construction Contingency 0.00%	0
	Escalation to 1st Qtr 2025 0.00%	0
	Design Fees & Reimbursables 0.00%	0
	Fee 3.00%	1,402,741
	<b>Total</b>	<b>\$48,160,758</b>

Item	Description	Unit	Quantity	Price	Amount	QuantF	Note
32 12 00	Top Set Curb	LF	0	20.53	0		
32 13 00	Walks and Slabs - Gray	SF	25,078	11.75	294,657	5.0" Thick	6"AggBase
32 13 00	Walks and Slabs - Decorative	SF	32,419	28.97	939,167	5.0" Thick	6"AggBase
32 13 00	Drive Entrances	SF	0	16.66	0	8.0" Thick	6"AggBase
32 13 00	Conc Paving, Dock and Misc	SF	22,418	10.82	242,562	8.0" Thick	6"AggBase
32 13 00	Brick or Precast Paver Subslab	SF	32,419	9.13	296,054	6.0" Thick	6"AggBase
32 13 00	Helipad	SF	0	12.49	0	12.0" Thick	0"AggBase
07 90 00	Caulk Exterior Slabs	LF	9,989	3.73	37,224		
32 13 00	Site Stairs, 6.5" Riser	LF	1,207	93.66	113,044		
32 13 00	6" Protection Bollards	EA	32	471.18	15,078		
32 13 00	Wheelstops	EA		87.53	0		
32 13 00	ADA Tiles	EA	160	87.53	14,007		
32 13 00	24"Ø Light/Flag Pole Bases	EA	12	1,106	13,271	6.0' High	
32 13 00	12"Ø Pedestrian Light and Boll	EA	90	566.91	51,022	3.0' High	
32 13 00	Misc Site Concrete	LS	1	3,125	3,125		
01 10 00	Site Layout and Misc Cleanup	DA	58	1,663	96,769		
	Total				2,115,978	2.5	

Item	Description	Unit	Quantity	Price	Amount	QuantF	Note
10 10 00	Relocate Crown Sign	LS	1	27,202	27,202		
03 10 00	Crown Hoisting	WK	2	36,225	72,450	275T ATC	
03 10 00	Crane In/Out and Up/Down	LS	2	4,600	9,200		
10 14 00	Misc Signage	EA	4	293.99	1,176		
32 17 23	Striping & Marking	EA	0	11.79	0		
32 17 23	Striping Handicap Parking	EA	0	65.46	0		
32 17 23	Pavement Marking Letters	EA	0	9.33	0	12.0 Inches	
32 17 23	Directional Arrows	EA	0	28.12	0	42.0 Inches	
32 17 23	6" Painted Marking Lines	LF	0	0.35	0		
32 17 23	Painted Curbs & Stencils	LF	0	7.03	0	15%	
Total					110,028		

**9 Site Specialties**

13 12 00	Fountain Basin and Equipment	ALLOW	1,742	110.10	191,790	11 St Entry Fountains	
00 00 00	Fountain Walls	SF	2,657	110.48	293,535	534 LF	4.98 VF
32 33 00	Bicycle Racks	EA	25	1,000	25,000		
32 33 00	Waste Receptacles	EA	75	2,000	150,000		
32 33 00	Site Benches	EA	35	2,500	87,500		
32 33 00	Decorative Planter Pots	EA	0	850.00	FF&E		
32 33 00	Tree Grates	EA	60	2,500	150,000		
10 74 00	Firepit	EA	0	5,176	0		
10 75 00	Flagpoles	EA	3	7,051	21,153		
22 00 00	Hydronic Snowmelt System	SF	0	29.96	0	0.0" Thick Rigid Insul	
32 30 00	Trash Enclosure, Single	EA	0	19,897	0		
32 30 00	Pipe Bollard Gate	EA	0	9,299	0		
32 18 00	Synthetic Turf Athletic Fields	SF	0	0.00	0	No	
32 18 00	Natural Turf Athletic Fields	SF	0	0.00	0	No	w/ Drain & Cur
32 18 00	Laser Grading at Athletic Fields	SF	0	0.56	0		
32 18 00	Grooming Equip at Athletic Fiel	LS	0	0.00	FF&E		
01 10 00	Site Cleanup	SF	837,849	0.30	254,128		
11 67 00	Football Goal Posts	EA	0	2,278	FF&E		
11 67 00	Soccer Goals	EA	0	2,078	FF&E		
11 67 00	Playground Equipment Allowan	LS	0	16,333	0		
32 18 00	Playground Surfacing, 6" Thick	SF	0	8.78	0	Rubber Mulch	
Total					1,173,105		

Item	Description	Unit	Quantity	Price	Amount	QuantF	Note
<b>12 Fire Protection</b>							
33 00 00	Firewater Main	LF	0	35.02	0		8" PVC
33 00 00	Remove Watermains	LF	940	27.48	25,836		12" DIP
33 00 00	New Watermains	LF	942	101.61	95,717		12" DIP
33 00 00	Firewater Lines	LF	450	76.90	34,606		8" DIP
33 00 00	Rock Excavation Premium	CY	0	118.57	0		0% Rock
33 00 00	Fire Hydrants	EA	7	3,602	26,103		
33 00 00	Demo Fire Hydrants	EA	2	1,352	2,705		
33 00 00	Valve Pit, Backflow Preventer	EA	4	14,463	57,851		
33 00 00	Street Crossings	EA	4	11,413	45,652		
33 00 00	Fire Protection Estimate	LS	0		0		
	Total				288,471		

<b>13 Landscaping and Irrigation</b>							
32 90 00	Sodding	AC	0.55	34,739	18,982		3% Green
32 90 00	Seeding	AC	0.00	3,530	0		0% Green
32 90 00	Decomposed Granite Ground c	SF	0	0.59	0		0% Green 2" Thick
32 90 00	Plantings	SF	45,000	11.25	506,182		6% Green
32 90 00	Trees	EA	60	1,946	116,742		w/ Drain & Anc
32 80 00	Irrigation	SF	68,802	2.95	202,688		100% Green
32 90 00	Landscaping Allowance	LS	0	660,000	0		No Incl Irrigation
	Total				844,593		1.01

**Project Home Run**  
**Kansas City, Missouri**  
**January 17, 2023**  
 Concept Estimate



**North Plaza Canopy**  
**55,000 SF**

Item	Description	Unit	Quantity	Unit Price	Cost	Cost/SF	Note
01 00 00	General Conditions	6.22%			888,833		
31 20 10	Structural Excavation	CY	238	75.73	18,053	0% Rock	
31 20 10	Compacted Earth Backfill	CY	238	35.46	8,453		
00 00 00	Site Struct Column Footings	CY	238	781.25	186,244	40 EA	8.00' Wide
00 00 00	Site Column Pedestal	CY	13	2,973	38,759	40 EA	2.00' Wide
05 12 00	Steel Canopy Framing	TN	550	6,870	3,778,464	20.0 #/SF	150T CC
13 31 00	PTFE Roofing	SF	55,000	105.81	5,819,818		
09 90 00	Paint Structure HP Paint	SF	55,000	6.26	344,306		
22 00 00	Roof and Floor Drains	EA	40	2,517	100,677		
26 00 00	Canopy Power & Lighting	SF	55,000	25.00	1,375,000		
	Subtotal				12,558,607	228.34	
	Permits, Bonds and Insurance	4.60%			657,982		
	Design & Estimate Contingency	5.00%			660,829		
	Construction Contingency	0.00%			0		
	Escalation to 1st Qtr 2025	0.00%			0		
	Design Fees & Reimbursables	0.00%			0		
	Fee	3.00%			416,323		
	<b>Total</b>				<b>\$14,293,741</b>	<b>\$259.89</b>	
	Construction Contingency	5.00%			714,687		
	Escalation to 1st Qtr 2025	17.0%			2,551,433		
	Construction Total				17,559,861		

**JE Dunn Project**  
**Kansas City, Missouri**  
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Concept Estimate  
**Cost Summary - District Street Improvements**

Description	Quantity	Cost	Unit Cost
<b>Construction Cost</b>			
NKC District Streets - 60ft ROW (18th - Burlington to Erie, 15th - Erie to Iron)	4,574 LF	11,080,455	2,422
NKC District Streets - 80ft ROW (Remaining District Streets)	15,367 LF	47,056,651	3,062
	<u>19,941 LF</u>	<u>58,137,105</u>	<u>\$2,915.46</u>
<b>Construction Subtotal</b>			
Design Fees & Reimbursables	0.00% NIC	0	0.00
Owner Install Management (IO - T)	NIC	0	0.00
Owner FF&E (IO - C)	NIC	0	0.00
Design & Estimate Contingency	5.00% Included	0	0.00
Construction Contingency	5.00%	2,906,855	145.77
Escalation to 1st Quarter 2026	12.50%	7,630,495	382.65
	<u>19,941 LF</u>	<u>\$68,674,456</u>	<u>\$3,443.88</u>
<b>Total Construction Cost</b>			
<b>Project Cost</b>			
Owner Soft Cost	25.00%	17,168,614	
		<u>\$85,843,070</u>	
<b>Total Project Cost</b>			

Item	Description	Unit	Quantity	Price	Amount	QuantF	Note
<b>2 Public Works Permit &amp; Bond</b>							
01 10 00	Public Works Permit & Bond	LS	1	7.00%	3,293,966		
					<u>3,293,966</u>		
<b>3 Traffic Control</b>							
31 20 00	Misc Traffic Control	LF	118	102.05	12,042		
31 20 00	Jersey Barriers	LF	15,367	27.81	427,431		
31 20 00	Barrels and Signage	LF	15,367	1.10	16,965		
31 20 00	Barrels and Signage Rent	DA	384	1,287	494,428		
					<u>950,866</u>		
<b>4 Excavation and Grading</b>							
31 20 00	Misc Site Demolition & Clearing	AC	28.22	2,846	80,317		
31 20 00	Existing Street Demolition	AC	28.22	103,849	2,930,840		
31 20 00	Erosion Control	AC	28.22	6,370	179,784		
31 20 00	Site Stripping	CY	22,766	1.58	35,994	6" Thick	
31 20 00	Street Cuts & Fills	CY	45,532	4.74	215,964	1.0' Avg	
31 20 00	Fly Ash Stabilization	SY	100,739	6.67	671,595	12" Thick	
31 20 00	Fine Grading	SF	1,229,360	0.24	291,552		
31 20 00	Aggregate Base At Paving	CY	22,766	41.52	945,344	W/ Paving?	No
					<u>5,351,391</u>		
<b>5 Asphalt Paving</b>							
32 12 00	Asphalt Street Paving	SY	93,909	40.61	3,813,441	9.0 Inches	6"AggBase
					<u>3,813,441</u>		
<b>6 Concrete Work</b>							
32 13 00	Curb & Gutter	LF	30,734	26.19	804,955	1.5#/LF	6"AggBase
32 13 00	Walks and Slabs	SF	245,872	10.09	2,480,040	5.0" Thick	6"AggBase
32 13 00	Unit Paver Subslab	SF	76,835	9.54	732,669	4.0" Thick	6"AggBase
32 13 00	24"Ø Light Pole Bases	EA	185	1,106	204,161	6.0' High	
32 13 00	12"Ø Pedestrian Light and Boll:	EA	246	566.91	139,388	3.0' High	
32 13 00	Street Layout and Cleanup	LF	15,367	63.32	973,033		
32 13 00	Misc Site Concrete	LS	1	211,100	211,100		
					<u>5,545,344</u>		
<b>7 Site Structures</b>							
00 00 00	Concrete Retaining Walls	SF	12,294	170.54	2,096,590	1,537 LF	8.00 VF
05 50 00	Retaining Wall Guardrail (3 Lin	LF	1,537	174.38	267,973		
					<u>2,364,563</u>		

**JE Dunn Project**  
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 Concept Estimate



**NKC District Streets - 60ft ROW (18th - Burlington to Erie, 15th - Erie to Iron)**  
**4,574 LF**

Item	Description	Cost	Cost/LF
1	General Conditions	683,285	149.38
2	Public Works Permit & Bond	775,632	169.57
3	Traffic Control	184,039	40.24
4	Excavation and Grading	1,176,847	257.29
5	Asphalt Paving	722,320	157.92
6	Concrete Work	1,642,432	359.08
7	Site Structures	708,602	154.92
8	Specialty Paving	412,490	90.18
9	Striping and Signage	26,186	5.72
10	Storm Drainage Systems	218,365	47.74
11	Utilities	385,656	84.31
12	Landscaping	2,099,172	458.94
13	Electrical	711,681	155.59
14	Traffic Signals	0	0.00
	Subtotal	9,746,706	2,131
	Permits, Bonds and Insurance	498,744	109
	Design & Estimate Contingency 5.00%	512,273	112
	Construction Contingency 0.00%	0	0
	Escalation to 1st Qtr 2026 0.00%	0	0
	Design Fees & Reimbursables 0.00%	0	0
	Fee 3.00%	322,732	71
	<b>Total</b>	<b>\$11,080,455</b>	<b>\$2,422</b>



Item	Description	Unit	Quantity	Price	Amount	QuantF	Note
<b>8 Specialty Paving</b>							
32 14 00	Brick Pavers	SF	22,870	18.04	412,490	31%	
	Total				412,490		
<b>9 Striping and Signage</b>							
10 14 00	Misc Signage	EA	37	295.73	10,822		
32 17 23	Pavement Marking	LF	6,861	2.24	15,364		
					26,186		
<b>10 Storm Drainage Systems</b>							
33 00 00	Storm Drainage Modifications	AC	6.30	34,660	218,365		
					218,365		
<b>11 Utilities</b>							
33 00 00	Utility Relocations / Modificator	LF	4,574	84.31	385,656	8.0 Inches	
					385,656		
<b>12 Landscaping</b>							
32 90 00	Trees, 6"Ø B&B	EA	305	2,520	768,560	\$500 Mat'l	
32 30 00	Tree Grates	EA	305	2,836	864,886		
32 90 00	Plantings	SF	34,848	13.36	465,726	10% Green	
					2,099,172		
<b>13 Electrical</b>							
33 70 00	Street Lights, Single Head	EA	48	5,870	281,643	\$3,766 Mat'l	30' Tall
33 70 00	Pedestrian Lighting	EA	73	3,585	262,390	\$2,254 Mat'l	12' Tall
33 70 00	Lighting Conduit & Wire, 1" PVI	LF	8,823	19.00	167,648		
					711,681		
<b>14 Traffic Signals</b>							
					0		

**JE Dunn Project**  
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Concept Estimate  
**Cost Summary - District Utilities and Abandoned Streets**

Description	Quantity	Cost	Unit Cost
<b>Construction Cost</b>			
NKC District Utility Infrastructure	213 ACRES	15,374,047	3,017
<b>Construction Subtotal</b>	<b>213 ACRES</b>	<b>15,374,047</b>	<b>\$72,037.02</b>
Design Fees & Reimbursables	0.00% NIC	0	0.00
Owner Install Management (IO - T)	NIC	0	0.00
Owner FF&E (IO - C)	NIC	0	0.00
Design & Estimate Contingency	5.00% Included	0	0.00
Construction Contingency	5.00%	768,702	3,601.85
Escalation to 1st Quarter 2026	12.50%	2,017,844	9,454.86
<b>Total Construction Cost</b>	<b>213 ACRES</b>	<b>\$18,160,593</b>	<b>\$85,093.72</b>
<b>Project Cost</b>			
Owner Soft Cost	25.00%	4,540,148	
<b>Total Project Cost</b>		<b>\$22,700,741</b>	

Item	Description	Unit	Quantity	Price	Amount	Prev Amt	Variance
<b>2 Excavation and Grading</b>							
31 20 00	Abandon / Demo Existing Street	AC	1.92	103,849	199,358	199,358	0
31 20 00	Traffic Control Measures	MO	6	45,525	273,147	273,147	0
31 20 00	Jersey Barriers	LF	2,000	27.81	55,630	55,630	0
31 20 00	Barrels and Signage	LF	1,000	1.95	1,950	1,950	0
31 20 00	Barrels and Signage Rent	DA	182	83.75	15,231	15,231	0
	Total				545,316	545,316	0
<b>3 Asphalt Paving</b>							
	Total				0	0	0
<b>4 Concrete Work</b>							
	Total				0	0	0
<b>5 Site Structures</b>							
	Total				0	0	0
<b>6 Fencing</b>							
	Total				0	0	0
<b>7 Specialty Paving</b>							
	Total				0	0	0

Item	Description	Unit	Quantity	Price	Amount	Prev Amt	Variance
<b>13 Landscaping and Irrigation</b>							
Total					0	0	0
<b>14 Electrical</b>							
27 00 00	Fiber Provider Huts	EA	2	1,000,000	2,000,000	2,000,000	0
27 00 00	Vaults and Junction Boxes 3'x3'x3'	EA	22	12,044	264,974	264,974	0
27 00 00	Concrete Duct Bank	LF	8,107	145.96	1,183,300	1,183,300	0
27 00 00	Fiber Optic Backbone	LF	8,107	82.41	668,059	668,059	0
33 70 00	15kV Switchgear	EA	1	492,819	492,819	492,819	0
33 70 00	15kV 600A Vista Switch	EA	8	26,442	211,539	211,539	0
33 70 00	Electrical Manhole	EA	13	17,628	229,167	229,167	0
33 70 00	15kV 600A Feeder Wire - OHE	LF	3,278	102.50	335,993	335,993	0
33 70 00	15kV 600A Feeder Wire- UG	LF	6,285	88.57	556,662	556,662	0
33 70 00	Manhole Excav. & Backfill	EA	13	9,250	120,248	120,248	0
33 70 00	4" PVC (Direct Bury) - UG	LF	12,570	48.45	608,978	608,978	0
Total					6,671,738	6,671,738	0

**JE Dunn Project**  
**Kansas City, Missouri**  
**July 1, 2023**  
 Concept Estimate  
**Cost Summary**



Description	Quantity	Cost	Unit Cost
<b>Construction Cost</b>			
Central Park Sitework	10 LF	9,461,838	661
Pavillion Building	8,000 LF	22,073,823	2,759
Park Canopy	1,700 LF	2,032,420	1,196
<b>Construction Subtotal</b>	<b>9,710 LF</b>	<b>33,568,082</b>	<b>\$3,457.11</b>
Design Fees & Reimbursables	0.00% NIC	0	0.00
Owner Install Management (IO - T)	NIC	0	0.00
Owner FF&E (IO - C)	NIC	0	0.00
Design & Estimate Contingency	5.00% Included	0	0.00
Construction Contingency	5.00%	1,678,404	172.86
Escalation to 1st Quarter 2026	12.50%	4,405,811	453.75
<b>Total Construction Cost</b>	<b>9,710 LF</b>	<b>\$39,652,296</b>	<b>\$4,083.71</b>
<b>Project Cost</b>			
Owner Soft Cost	25.00%	9,913,074	
<b>Total Project Cost</b>		<b>\$49,565,371</b>	

Item	Description	Unit	Quantity	Price	Amount	QuantF	Note
<b>2 Excavation and Grading</b>							
31 20 00	Site Demolition & Clearing	AC	9.87	1,897	18,727		
31 20 00	Temporary Erosion Control	AC	9.87	1,678	16,566		
31 20 00	Site Stripping	CY	7,962	1.58	12,588	6" Thick	
31 20 00	Site Cuts	CY	38,519	2.37	91,350	2.4' Avg	
31 20 00	Site Fills	CY	38,519	1.19	45,675	2.4' Avg	
31 20 00	Undercut at Building Pad	CY	681	2.96	2,020	24" Thick	
31 32 00	Granular Fill at Building Pad	TN	1,193	20.76	24,763	Quarry Run	
31 20 00	Haul Surplus Earth	CY	681	17.33	11,809	14 CY/Load	
31 20 00	Fine Grading	SF	429,952	0.12	50,983		
31 20 00	Respread Topsoil & Grade	CY	6,777	5.39	36,537	6" Thick	
31 20 00	Aggregate Base At Paving	CY	1,037	41.52	43,062	W/ Paving?	No
01 10 00	Temporary Roads and Parking	SF	102,078	0.84	85,981	6" Thick	
01 10 00	6' Temp Fencing - In Ground	LF	5,268	16.52	87,007	2 EA Gates	
Total					527,068		

<b>3 Asphalt Paving</b>							
Total					0		

<b>4 Concrete Work</b>							
32 13 00	Walks and Slabs	SF	56,000	10.98	614,917	5.0" Thick	6" AggBase
07 90 00	Caulk Exterior Slabs	LF	7,000	3.73	26,084		
32 13 00	6" Protection Bollards	EA	8	471.18	3,769		
32 13 00	12"Ø Pedestrian Light and Boll:	EA	56	566.91	31,747	3.0' High	
32 13 00	Misc Site Concrete	LS	1	3,125	3,125		
01 10 00	Site Layout and Misc Cleanup	DA	30	1,663	49,466		
Total					729,109		

<b>5 Site Structures</b>							
00 00 00	Stone Clad Concrete Ret/Seat	SF	14,400	213.36	3,072,382	3,200 LF	4.50 VF
31 20 00	Detention Pond LedgeStone Ed	LF	2,831	206.45	584,450		
Total					3,656,832		

<b>6 Fencing</b>							
Total					0		

<b>7 Specialty Paving</b>							
Total					0		

Item	Description	Unit	Quantity	Price	Amount	QuantF	Note
<b>13 Landscaping and Irrigation</b>							
32 90 00	Sodding	AC	4.29	41,696	178,998	51% Green	
32 90 00	Seeding	AC	2.09	3,530	7,384	25% Green	
32 90 00	Plantings	SF	87,000	10.25	891,801	24% Green	
32 90 00	Trees	EA	105	2,038	213,971	\$2,515.37/SF w/ Drain & Anc	
32 80 00	Irrigation	SF	365,952	0.65	237,684	100% Green	
	Total				1,529,838		

Item	Description	Unit	Quantity	Price	Amount	QuantF	Note
<b>14 Electrical</b>							
33 70 00	Telephone & Power Conduits	LF	600	20.42	12,251	4" Ø	
33 70 00	LED Pedestrian Lighting, 12' Pc	EA	56	3,233	181,022	\$1,960 Mat'l	12' Tall
33 70 00	Lighting Conduit & Wire, 1" PVC	LF	2,576	19.79	50,986		
	Total				244,259		

Item	Description	Unit	Quantity	Price	Amount	QuantF	Prod
<b>2 Demolition</b>							
						0	\$0.00
		Total					
<b>3 Excavation</b>							
31 20 00	Machine Excavation	CY	356	4.74	1,686	1.0' Avg	
31 20 00	Import Earth	CY	3,588	27.72	99,488	14 CY/Load	
31 20 00	Finish Grading @ Perimeter	SF	16,520	0.20	3,265		
31 20 10	Structural Excavation	CY	1,468	75.73	111,188	0% Rock	
31 20 10	3/4" Clean Crushed Rock at SC	CY	148	72.20	10,697	6" Thick	
31 20 10	Compacted Earth Backfill	CY	5,412	35.46	191,911		
03 00 10	Hand Grade and Pump Water	SF	8,000	1.36	10,854		
03 00 10	Utility Loader & Operator	WK	0.64	5,667	3,627		
31 20 10	Perim First Foundation Drains	LF	413	11.29	4,664		
31 31 00	Soil Poisoning	SF	12,130	0.14	1,701		
		Total			439,080		\$54.89
<b>4 Structure</b>							
						\$90.00/SF	
<b>Foundations</b>							
00 00 00	Column Footings	CY	569	566.64	322,605	15.97' Wide	2,500 psf
00 00 00	Continuous Wall Footings	CY	34	1,091	36,702	413 LF	2.00' Wide
00 00 00	Exposed Frost Walls	SF	4,750	63.02	299,314	413 LF	11.50 VF
00 00 00	Slab on Grade	SF	8,000	7.67	61,355	5.0" Thick	
						\$171.81/SF	
<b>Concrete Structure</b>							
00 00 00	Concrete Columns	CY	83	1,286	106,903	3.00' Wide	
00 00 00	Concrete Beam & Flat Slab	SF	17,500	72.43	1,267,556	14.0" Thick	
						\$0.14/SF	
<b>Misc Concrete Items</b>							
03 00 10	Housekeeping Pads, Etc	SF	40	27.99	1,120	8" Thick	
						\$1.60/SF	
<b>Concrete Hoisting</b>							
03 10 00	Foundation and Misc Hoisting	WK	1	9,771	9,771	65T RT	
03 10 00	Crane In/Out and Up/Down	LS	1	3,000	3,000		
						\$228.30/SF	
<b>Steel Structure</b>							
05 12 00	Steel Beam and Joist Roof Frai	TN	255	6,594	1,681,487	20.0 #/SF	



Item	Description	Unit	Quantity	Price	Amount	QuantF	Prod
<b>7 Finish Carpentry</b>							
06 20 00	3 cm Granite Vanities	LF	12	339.79	4,078		at Public Toilets
06 20 00	Upgrade Area Millwork	SF	4,000	3.80	15,184		
06 20 00	Miscellaneous Millwork	SF	3,534	0.67	2,366		
	Total				21,627		<b>\$2.70</b>
<b>8 Roofing and Sheet Metal</b>							
07 50 00	TPO Fully Adhered Membrane	SF	18,500	10.79	199,573	R30	60 mil
07 50 00	Roof Crickets	SF	18,500	7.47	138,219	100% Roof	
07 60 00	Sheet Metal Edge Flashing	LF	658	27.42	18,048	At Membrane Roofs	
07 60 00	Misc Items	LS	1	360.00	360		
	Total				356,200		<b>\$44.52</b>
<b>9 Thermal and Moisture Protection</b>							
07 10 00	Waterproof/Drain Mat at Fdn V	SF	4,750	4.57	21,706	Sheet Applied	
07 25 00	Fluid Applied Air Barrier - Shea	SF	4,590	3.63	16,639	Thick-mil	
07 25 00	Transition Flashings at Glazing	LF	1,589	7.05	11,198		
07 84 00	Misc Fire Stopping	SF	8,000	1.01	8,115		
07 90 00	Building Skin & Window Caulki	LF	3,228	3.94	12,711		
07 90 00	Misc Interior Caulking	SF	8,000	0.27	2,159		
07 90 00	Misc Caulking	LS	1	120.00	120		
	Total				72,648		<b>\$9.08</b>
<b>10 Doors and Hardware</b>							
08 20 00	Hollow Metal Frames, Welded	EA	4	392.67	1,571		
08 20 30	Walnut Doors	EA	4	721.82	2,887	3.00' Wide	8.00' Tall
08 40 10	Int Storefront Doors	EA	2	2,736	5,473	25% Doors	8.00' Tall
08 70 00	Finish Hardware	EA	4	1,286	5,143		
08 10 10	Unload & Distribute Dr, Frame,	EA	4	49.90	200		
	Total				15,273		<b>\$1.91</b>

Item	Description	Unit	Quantity	Price	Amount	QuantF	Prod
<b>15 Flooring</b>							
09 66 00	Terrazzo, Thinset Polyacrylate	SF	8,020	29.61	237,477		100% Area
06 20 00	Stain Grade Wood Base	LF	698	31.71	22,127	12" High	100% Base
09 60 00	Floor Protection	SF	9,437	5.42	51,153		118% Area
09 60 00	Moisture Mitigation	SF	8,020	5.58	44,733	BeadBlast+E	100% Area
Total					355,489	\$44.44	
<b>16 Painting</b>							
09 90 00	Paint Drywall Walls	SF	12,791	0.77	9,795		96% Wall
09 90 00	Drywall Ceilings	SF	503	1.01	508		
09 90 00	Finish Doors and Frames	EA	4	93.87	375	Door/frame counts as 2	
09 90 00	Paint or Finish Wood Trim	LF	698	1.88	1,310		
09 90 00	Misc. Items	LS	1	400.00	400		160 SF/LH
01 10 00	Punchlist	SF	8,000	0.52	4,166		80 SF/LH
01 24 30	Final Cleanup	SF	8,000	1.03	8,237		
Total					24,791	\$3.10	
<b>17 Specialties</b>							
10 14 00	Interior Activation and Display	LS	1	3,000,000	3,000,000		
10 14 00	Door Signs	EA	4	64.90	260		
10 40 00	Fire Extinguishers and Cabinet	EA	2	249.79	500		
10 21 00	Tilt Partition-Phenolic	EA	4	1,334	5,337	\$800 Mat'l	
10 28 00	Toilet Accessories Public Toilet	EA	2	1,075	2,150		
10 00 00	Misc. Items	LS	1	400.00	400		
Total					3,008,646	\$376.08	
<b>18 Equipment and Furnishings</b>							
11 00 00	Misc. Items	LS	1	200.00	200		
12 20 00	Motorized Meccho Shades	SF	7,800	24.93	194,427	100% Glass	
12 20 00	Motorized Skylight Shades	SF	7,000	65.18	456,256	100% Glass	
Total					650,883	\$81.36	

Item	Description	Unit	Quantity	Price	Amount	QuantF	Prod
<b>23</b>	<b>HVAC Systems</b>						
	<b>Water Side Equipment</b>						
	<b>Air Side Equipment</b>					\$6.55/SF	
23 00 00	Custom RTU's (100 TN+)	TN	30	1,667	50,004		
23 00 00	Unit Heaters and Cabinet Heat	EA	1	1,148	1,148	Electric - 5 KW	
23 00 00	Gang Toilet Exhaust	EA	2	411.38	823	346.67	CFM
23 00 00	Single Toilet & Janitor Exhaust	EA	1	411.38	411	37.44	CFM
	<b>Piping</b>						
	<b>Sheet Metal</b>					\$25.48/SF	
23 00 00	Sheet Metal Duct/GRD's	SF	8,000	24.20	193,587	25% Fittings	1.40 #/SF
23 00 00	Elec Reheat FPVAV Boxes	EA	9	960.00	8,811	675.00	AvgArea/Box
23 00 00	Interior VAV Boxes	EA	2	780.00	1,408		
	<b>Insulation</b>					\$2.96/SF	
23 00 00	Sheet Metal Insulation	SF	8,000	2.96	23,673		
	<b>Control System</b>					\$3.46/SF	
23 00 00	Temperature Controls	SF	8,000	3.46	27,649		
	<b>Miscellaneous</b>					\$0.61/SF	
23 00 00	Test and Balance	SF	8,000	0.30	2,400		
23 00 00	System Validation	SF	8,000	0.31	2,475		
	<b>Total</b>				<b>312,389</b>	<b>\$39.05</b>	
<b>24</b>	<b>Electrical</b>						
	<b>Power Distribution</b>					\$6.89/SF	
26 00 00	480V Service Entrance & Switc	EA	1	2,729	2,729	400 Amp	
26 00 00	Service Feeder - Copper in EM	LF	23	66.02	1,485	400 Amp	
26 00 00	TVSS Switchgear Premium	EA	1	13,405	13,405		
26 00 00	Grounding System	SF	8,000	0.35	2,793		
26 00 00	Power Distribution System	SF	8,000	4.34	34,738	52,358	
	<b>Emergency Generator</b>						
	<b>MEP Equipment Power</b>					\$3.62/SF	
26 00 00	RTU Hookup	EA	1	1,184	1,184		
26 00 00	Unit and Cabinet Heater Hooku	EA	1	504.95	505	Incl Mech/Whse Heating	
26 00 00	Exhaust Fan Hookup	EA	3	442.55	1,328	Incl Mech/Whse Venting	
26 00 00	Fan Powered VAV Box Hookup	EA	9	1,644	15,086	Electric Heat	
26 00 00	VAV Box Hookup	EA	2	340.42	614		
26 00 00	Non-Fusible Disconnect Switch	EA	1	321.76	322	30 Amp	
26 00 00	20A EMT Branch to Panel	LF	474	11.83	5,604	20 (3/4" EMT)	30 LF/EA

**JE Dunn Project**  
**Kansas City, Missouri**  
**July 1, 2023**  
 Concept Estimate



**Park Canopy**  
**1,700 SF**

Item	Description	Unit	Quantity	Unit Price	Cost	Cost/SF	Note
					125,331		
01 00 00	General Conditions				202,299		
32 13 00	Site Stairs, 6" Riser	LF	2,160	93.66			
32 13 00	Bomanite Stamped Concrete P	SF	1,700	25.00	42,500		Conc with Site
31 20 10	Structural Excavation	CY	692	75.73	52,386		0% Rock
31 20 10	Compacted Earth Backfill	CY	692	35.46	24,529		
00 00 00	Site Struct Column Footings	CY	110	540.44	59,477		1 EA 20.00' Wide
05 12 00	Steel Beam and Joist Roof Fra	TN	52	7,120	371,679		30.0 #/SF 80T RT
00 00 00	GFRC Soffits at Roof Overhan	SF	1,700	137.10	233,077		
07 50 00	TPO Fully Adhered Membrane	SF	1,700	17.05	28,980		R30 60 mil
07 50 00	Roof Crickets	SF	1,700	13.58	23,094		100% Roof
07 60 00	Sheet Metal Edge Flashing	LF	270	27.42	7,404		At Membrane Roofs
08 40 00	PolyCarbonate Ring	SF	1,200	500.00	600,000		
26 00 00	Electrical and Lighting	Allow	1,700	45.00	76,500		
	Subtotal				1,787,779	1,051.63	
	Permits, Bonds and Insurance				91,482		
	Design & Estimate Contingency	5.00%			93,963		
	Construction Contingency	0.00%			0		
	Escalation to 1st Qtr 2026	0.00%			0		
	Design Fees & Reimbursables	0.00%			0		
	Fee	3.00%			59,197		
	<b>Total</b>				<b>\$2,032,420</b>	<b>\$1,195.54</b>	

**JE Dunn Project**  
**Kansas City, Missouri**  
**July 1, 2023**  
 Concept Estimate  
**Cost Summary**



Description	Quantity	Cost	Unit Cost
<b>Construction Cost</b>			
District Traffic Control and Messaging	11,228 LF	7,423,625	661
<b>Construction Subtotal</b>	<b>11,228 LF</b>	<b>7,423,625</b>	<b>\$661.17</b>
Design Fees & Reimbursables	0.00% NIC	0	0.00
Owner Install Management (IO - T)	NIC	0	0.00
Owner FF&E (IO - C)	NIC	0	0.00
Design & Estimate Contingency	5.00% Included	0	0.00
Construction Contingency	5.00%	371,181	33.06
Escalation to 1st Quarter 2026	12.50%	974,351	86.78
<b>Total Construction Cost</b>	<b>11,228 LF</b>	<b>\$8,769,157</b>	<b>\$781.01</b>
<b>Project Cost</b>			
Owner Soft Cost	25.00%	2,192,289	
<b>Total Project Cost</b>		<b>\$10,961,446</b>	

## Public Infrastructure North Kansas City

### North Kansas City Infrastructure

A. On-Site Development	\$64 Million
B. District Off-Site Improvements	\$86 Million
C. Abandon/Relocate Existing Streets/Utility Costs	\$23 Million
D. Central Park/Public Plazas	\$50 Million
E. District Traffic Controls & Messaging	\$10 Million
F. MoDOT Network Modifications	\$102 Million
G. New Parking 6,000 Spaces	\$150 Million

- Combination of Structured/surface lots :: 50/50 Split

### Total

**\$485 Million**

\*All Costs to Be Verified

\*Includes 25% for Soft Costs

### Other Public Improvements or Incentive Elements

- H. Development Parking Garages
- I. Street Car Extension to North Kansas City
- J. Missouri River Urban Design Connector
- K. Commuter Rail Service
- L. Green Roof Incentives
- M. Solar Panels

\*\* Pricing estimates reflect 2023 dollars with an anticipated opening in 2028.



POPULOUS

## Public Infrastructure North Kansas City

### North Kansas City Infrastructure

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**\$485 Million**

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\*\* Pricing estimates reflect 2023 dollars with an anticipated opening in 2028.



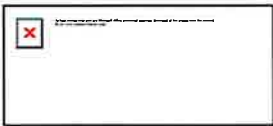
## Crystal Doss

---

**From:** Stephen Sparks <Stephen.Sparks@bclplaw.com>  
**Sent:** Wednesday, January 17, 2024 9:59 AM  
**To:** Thomas E. Barzee, Jr.  
**Subject:** RE: Letter from Royals to Clay County- Sunshine Law

Tom- I have not done any in depth/case law research on the topic of the Sunshine law and its relationship to the letter Mike and Kim received yesterday from Clay County (per the email below), but in looking at the letter the Royals sent Clay County it seems to me the cited exception would not apply to North Kansas City were the City to receive a similar request (since I am not aware of any discussions relative to selling, leasing etc real property involving the City- but perhaps the potential transaction for a public safety site might qualify). However it seems to me that requested material, particularly any report from Baker Tilly, may not constitute a "Public Record" (as defined in the Sunshine Act) at this point in time and therefore would not be subject to disclosure at this point in time. It is less clear to me what the result would be if there are written communications with the Merriman group (but I am not sure there really were any of these except for scheduling communications). Perhaps the City would want to let Merriman/Royals provide a legal memo justifying keeping records closed so that the City does not sink more cost into a project that has gone away just to give the Royals a better bargaining position with Jackson County.

I am on my mobile today. Happy to discuss at your convenience (but I am out of town Jan 18-22).



**STEVE SPARKS**  
Senior Counsel  
BRYAN CAVE LEIGHTON PAISNER LLP - Kansas City, MO USA  
stephen.sparks@bclplaw.com  
T: +1 816 292 7882 M: +1 913 484 7882

---

**From:** Kim Nakahodo <knakahodo@nkc.org>  
**Sent:** Tuesday, January 16, 2024 5:34 PM  
**To:** Stephen Sparks <Stephen.Sparks@bclplaw.com>; Thomas E. Barzee, Jr. <tebarzee@nkc.org>  
**Cc:** Michael Nichols <mnichols@nkc.org>  
**Subject:** FW: Update Letter

**Kim Nakahodo** • Deputy City Administrator  
**City of North Kansas City, MO**  
2010 Howell Street • North Kansas City, MO 64116  
Phone: 816.412.7814 • Fax: 816.421.5046  
[www.nkc.org](http://www.nkc.org)

---

**From:** Wright, Dianna <[dwright@claycountymmo.gov](mailto:dwright@claycountymmo.gov)>  
**Sent:** Tuesday, January 16, 2024 5:21 PM  
**To:** Michael Nichols <[mnichols@nkc.org](mailto:mnichols@nkc.org)>; Kim Nakahodo <[knakahodo@nkc.org](mailto:knakahodo@nkc.org)>  
**Subject:** Fwd: Update Letter



FYI

Sent from my iPhone

Begin forwarded message:

**From:** Brooks Sherman <[rb.sherman@royals.com](mailto:rb.sherman@royals.com)>  
**Date:** January 16, 2024 at 4:44:04 PM CST  
**To:** "Wright, Dianna" <[dwright@claycountymo.gov](mailto:dwright@claycountymo.gov)>  
**Subject:** Update Letter

Please see attached and call with any question.

Thanks,

Brooks  
<Royals to Clay County 1 16 2024.pdf>



**Dianna Wright**  
County Administrator  
816-407-3622  
Administration



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## Crystal Doss

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**From:** Michael Nichols  
**Sent:** Wednesday, January 17, 2024 9:55 AM  
**To:** Bryant DeLong  
**Cc:** Kim Nakahodo; Thomas E. Barzee, Jr.  
**Subject:** FW: Update Letter  
**Attachments:** Royals to Clay County 1 16 2024.pdf

Mayor,

We received the attached from Clay County yesterday. The County had received a sunshine request regarding all documents related to negotiations with the Royals. As a result, the Royals sent the attached letter stating they feel it would be premature to consider negotiations have concluded given the amount of work yet to occur with Jackson County. Basically, the Royals see the negotiations as being on hold.

I think this would be worth Tom sharing with the Council as a reminder our negotiation discussions are still considered privileged information.

Let me know if you have any questions or would prefer a different direction.

Thanks,  
Mike



**Michael Nichols** • City Administrator  
**City of North Kansas City, MO**  
2010 Howell Street • North Kansas City, MO 64116  
Phone: 816.412.7816  
Fax: 816.421.5046  
[www.nkc.org](http://www.nkc.org)

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**From:** Wright, Dianna <[dwright@claycountymo.gov](mailto:dwright@claycountymo.gov)>  
**Sent:** Tuesday, January 16, 2024 5:21 PM  
**To:** Michael Nichols <[mnichols@nkc.org](mailto:mnichols@nkc.org)>; Kim Nakahodo <[knakahodo@nkc.org](mailto:knakahodo@nkc.org)>  
**Subject:** Fwd: Update Letter

FYI

Sent from my iPhone

Begin forwarded message:

**From:** Brooks Sherman <[rb.sherman@royals.com](mailto:rb.sherman@royals.com)>  
**Date:** January 16, 2024 at 4:44:04 PM CST  
**To:** "Wright, Dianna" <[dwright@claycountymo.gov](mailto:dwright@claycountymo.gov)>  
**Subject:** Update Letter

Please see attached and call with any question.

Thanks,

Brooks

<Royals to Clay County 1 16 2024.pdf>



**Dianna Wright**  
County Administrator  
816-407-3622  
Administration



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January 16, 2024

Dianna Wright  
Clay County Administrator  
1 Courthouse Square  
Liberty, MO 64068

Re: Missouri Sunshine Law Records Request

Dear Ms. Wright:

To follow up on our discussions this morning, this letter confirms that the Kansas City Royals (“Royals”) consider our negotiations to be on hold with Clay County, Missouri (“Clay County”) as we work through a competing opportunity in Jackson County.

As you are likely aware, there is much work yet to be done in Jackson County, including possible voter approval of a sales tax extension in April, 2024. Given this, we believe it would be premature to consider our negotiations as having concluded in Clay County.

Accordingly, we believe that Clay County is authorized to close records relating to our negotiations pursuant to Section 610.021(2) of the Revised Statutes of Missouri and would ask that Clay County exercise that authority and keep those records closed until real estate development negotiations have concluded.

Please let me know what additional information you may need from us this week.

Sincerely,

Brooks Sherman  
President, Business Operations

KANSAS CITY ROYALS

ONE ROYAL WAY • KANSAS CITY, MO 64129 • ROYALS.COM • 816.921.8000

1985 AND 2015 WORLD CHAMPIONS | 1980, 1985, 2014 AND 2015 AMERICAN LEAGUE CHAMPIONS  
2015 AMERICAN LEAGUE CENTRAL DIVISION CHAMPIONS | 1976, 1977, 1978, 1980, 1984 AND 1985 AMERICAN LEAGUE WESTERN DIVISION CHAMPIONS

## Crystal Doss

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**From:** Brooks Sherman <rb.sherman@royals.com>  
**Sent:** Friday, January 5, 2024 7:05 PM  
**To:** Kim Nakahodo  
**Subject:** Re: Go Royals from NKC!

Thank you Kim. We appreciate all of you and your team's hard work and efforts as we worked through things up there. I spoke with the Mayor this morning and gave him a heads up on how we expected to proceed.

We aren't finished yet but we have our heads down working on it.

We'll keep you informed and , again, I appreciate all you have done so far.

Thanks again,

Brooks

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**From:** Kim Nakahodo <knakahodo@nkc.org>  
**Sent:** Friday, January 5, 2024 4:36:11 PM  
**To:** Brooks Sherman <rb.sherman@royals.com>  
**Subject:** Go Royals from NKC!

Hello from NKC!

Just a quick note that we here in NKC are rooting for the Royals in your future endeavors. We thank you for your time and appreciate the opportunity to get to know you and your organization during your site location process. Don't hesitate to ask if you need anything from your new NKC and Clay County friends.

Go Royals!

**Kim Nakahodo** • Deputy City Administrator  
**City of North Kansas City, MO**  
2010 Howell Street • North Kansas City, MO 64116  
Phone: 816.412.7814 • Fax: 816.421.5046  
[www.nkc.org](http://www.nkc.org)

**Thomas E. Barzee, Jr.**

---

**From:** Stephen Sparks <Stephen.Sparks@bclplaw.com>  
**Sent:** Thursday, December 21, 2023 9:02 AM  
**To:** Thomas E. Barzee, Jr.; Kim Nakahodo; Michael Nichols  
**Subject:** FW: Armour District

**My email to Dave Frantze is below.**

**STEVE SPARKS**  
Senior Counsel  
BRYAN CAVE LEIGHTON PAISNER LLP - Kansas City, MO USA  
stephen.sparks@bclplaw.com  
T: +1 816 292 7882 M: +1 913 484 7882

---

**From:** Stephen Sparks  
**Sent:** Thursday, December 21, 2023 9:01 AM  
**To:** Frantze, David <david.frantze@stinson.com>  
**Subject:** Armour District

**Dave- The City Council is excited about the possibility that Royals Stadium might become part of the Armour District. This would be a great thing for the City and Clay County and we hope the Royals will choose to partner with your client.**

**The City prides itself in maintaining high standards of services for its residents and businesses and the delivery of those services to the Armour District would have the same priority. The City also prides itself in being fiscally responsible and part of that is maintaining its general fund and not operating at a negative balance. The City believes that the addition of a Royals Stadium to the city will require significant additional expense to the City, which the City is prepared to commit. Literally millions of dollars are expected to be needed for police, fire, dispatch, equipment and infrastructure to support the new development. North Kansas City is a small city from a population base viewpoint and has to be mindful of its somewhat limited resources that will need to be devoted to basic services, especially those an 81 (plus we hope) schedule will require.**

**With all of thar I believe a majority of the City Council would support, at this time, incentives for the Armour District which includes a Royals stadium. If there is not a Royals stadium we would need to discuss an entirely different scenario and the outline below would not apply. Obviously I do not have authority to commit the City Council but I believe the City Council would seriously consider the following:**

**Infrastructure:**

**Over a 25 year horizon:**

1. **75% property tax abatement for the District (most likely a Chapter 353/100, with activation requirements within 15 years, i.e. must activate within a 15 year horizon and abatement runs 25 years from activation)**
2. **100% Hotel/Motel Tax redirection for the District.**
3. **1% CID**
4. **1% TDD**
5. **Chapter 100 Sales Tax Exemption for construction materials (redundant if property uses Chapter 100)**

**Parking:**

**TDD at 1% for 40 years**

**TDD owns/ operates/maintains all parking- no City financial support**

**TDD sets daily parking rates**

**It is unclear to me who would own game day revenue or if those would be split.**

**Reserves for repairs/replacements would need to be dealt with as a first call on revenue.**

**Leverage:**

**All debt to be independently underwritten subject to market conditions (DSCR, Reserve Fund, tax exempt, interest rate, amortization). The underwriter and professionals for any debt transaction must be approved by the City. All debt to be issued via conduit issuer (e.g. IDA).**

**The City's financial advisor, Baker Tilly, could give you an idea of estimates as to what the leverage could create in \$\$\$. I do not know, however, Tom Kaleko's availability through Xmas. Your client will need to clearly review all of this with your financial advisor.**

**Sales Tax redirection/TIF:**

**I do not think the City Council would offer at this time sales tax redirection or TIF of sales tax. It is possible the City would consider this at a later time- perhaps after the Stadium has operated for a period of time and has an actual track record of revenue that could be compared to additional expense of City services to the District. Perhaps a look back payment of some sort could be fashioned or maybe leverage at that time. I am way out on a limb about this future possibility so please do not consider this any more than an idea from a "seasoned" bond lawyer. But this is a concept sometimes used in cities in eastern Missouri (in fact sometimes developer "but their own bonds" understanding that payments are all subordinate to other payments, such as operating costs). This idea may be a bridge too far for all parties but it is something I have seen.**

**Community Benefit Agreement:**

I have seen some material that suggests Clay County may be negotiating something like this with your client. The City, as the locale of the team, has interest in this topic and I would expect would want a seat at the table and perhaps would want to be a party to such a contract. If there is a draft circulating please forward to me.

**Lease:**

As with a Community Benefit Agreement my guess is the lease has provisions the City will be interested in and may have input about. We would like to see any current draft.

**Additional Funding Agreement:**

The City needs a funding agreement for further work with its professionals.

Finally I am a little late to this party. I have had very limited involvement to date and have some family commitments in the next week that will make it hard for me to react to much before New Year's. Among other things I have some "Nurse Ratchett" duty beginning 12/26. Thanks for taking my call this morning on short notice and I sincerely hope we can work again on this project. You and I now go way back and this would be a neat thing to help our clients achieve for the betterment of our overall community. Best wishes for the Holidays, Steve

STEVE SPARKS  
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BRYAN CAVE LEIGHTON PAISNER LLP  
One Kansas City Place, 1200 Main Street, Suite 3800, Kansas City, MO 64105-2122

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**Thomas E. Barzee, Jr.**

---

**From:** Stephen Sparks <Stephen.Sparks@bclplaw.com>  
**Sent:** Tuesday, December 12, 2023 3:35 PM  
**To:** Kim Nakahodo; Michael Nichols; Thomas E. Barzee, Jr.  
**Subject:** FW: Armor District

**Kim- Per your email and as a follow up to our call my email to Dave Frantze is below.**

**STEVE SPARKS**  
Senior Counsel  
BRYAN CAVE LEIGHTON PAISNER LLP - Kansas City, MO USA  
stephen.sparks@bclplaw.com  
T: +1 816 292 7882 M: +1 913 484 7882

---

**From:** Stephen Sparks  
**Sent:** Tuesday, December 12, 2023 3:34 PM  
**To:** Frantze, David <david.frantze@stinson.com>  
**Subject:** Armor District

Dave --- Kim asked that I send along to you the bullet points below that she believes the Mayor relayed to Matt last night: The City would provide

1. Chapter 100 Sales Tax Abatement for Construction Material Purchases for the Ballpark District.
2. Support for CID & TDD Districts (for qualifying uses to be agreed upon by the City and Development team).
3. Willing to evaluate TIF District, if it can be applied in a way that recognizes the County's agreement for the sales tax ballot. Both sales and property tax abatement levels would need to support service costs from participating taxing jurisdictions.

The City prefers not to maintain/operate the parking lot structures.

As I am sure everyone involved in the conversation recognizes, the project will have a significant increased cost of municipal services associated with it (particularly the cost of police, fire and dispatch personnel and associated infrastructure) through the life of the requested incentives. The cost of those services is a first call on the City's general fund and necessarily means funding of those costs is not available for incentive support to the developer. While I am confident that the City would be willing to further study the requested incentives, the ability to study needs both time and the sharing of information not made available to the City to date, such as a market study which I am advised has not been shared. We are prepared to assist in this sort of review, if and when called upon, but to date have had almost no involvement so we will need to get further up to speed. Best, Steve

**STEVE SPARKS**

Senior Counsel

BRYAN CAVE LEIGHTON PAISNER LLP - Kansas City, MO USA

stephen.sparks@bcplaw.com

T: +1 816 292 7882 M: +1 913 484 7882

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## Crystal Doss

---

**From:** David Slater <davids@clayedc.com>  
**Sent:** Thursday, December 7, 2023 9:59 AM  
**To:** Brooks Sherman; Sarah Tourville; Matt Roney; Bryant DeLong  
**Subject:** The Clay EDC's Keystones/Annual Meeting is 12-14

I know you all get our e-mails but wanted to let you know that the Keystone/Annual Meeting of the Clay EDC next Thursday at Harrah's will have officials from every Clay City and a lot of other business leaders. Let me know if you want to attend and I'll find you a spot. Thanks

## Crystal Doss

---

**From:** David Slater <davids@clayedc.com>  
**Sent:** Thursday, November 30, 2023 12:30 PM  
**To:** Bryant Delong  
**Subject:** FW: Short notice but

FYI. See you at 5 at Harrah's

---

**From:** David Slater  
**Sent:** Monday, November 27, 2023 9:47 PM  
**To:** Sarah Tourville <Sarah.Tourville@royals.com>  
**Subject:** RE: Short notice but

BTW, Congratulations on the promotion. I did not notice last month...proves I'm a guy lol.

---

**From:** Sarah Tourville <[Sarah.Tourville@royals.com](mailto:Sarah.Tourville@royals.com)>  
**Sent:** Monday, November 27, 2023 8:45 PM  
**To:** David Slater <[davids@clayedc.com](mailto:davids@clayedc.com)>; Brooks Sherman <[rb.sherman@royals.com](mailto:rb.sherman@royals.com)>  
**Cc:** Julie Sola <[JSola@harrahs.com](mailto:JSola@harrahs.com)>  
**Subject:** Re: Short notice but

David and Julie,

Thanks so much for thinking of us and what a generous offer! However, we will need to take a rain check as we both have obligations. Julie, I'd love to schedule lunch or a meeting with you in the coming weeks or early in January, as I think there are a lot of great partnership opportunities!

I hope you have a wonderful time!

Sarah

**Sarah Tourville**

**Executive Vice President – Chief Commercial & Community Impact Officer | Kansas City Royals**

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**From:** David Slater <[davids@clayedc.com](mailto:davids@clayedc.com)>  
**Sent:** Monday, November 27, 2023 7:31 PM  
**To:** Sarah Tourville <[Sarah.Tourville@royals.com](mailto:Sarah.Tourville@royals.com)>; Brooks Sherman <[rb.sherman@royals.com](mailto:rb.sherman@royals.com)>

Cc: Julie Sola <[JSola@harrahs.com](mailto:JSola@harrahs.com)>

**Subject:** Short notice but

The North Kansas City Business Council is having their Holly Jolly Holiday Food Fest and Silent Auction this Thursday from 5:30-7:30 at Harrah's. My Chair, Julie Sola Senior VP and GM of Harrah's, has asked me to extend an invitation to both of you and a guest to sit at her table. It will be a nice chance to meet a lot of the Northtown businesspeople. We know that the Winter Meetings are coming up but hope you can make it.

Thanks

David Slater, Executive Director  
Clay County Economic Development Council  
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