



Municipal Complex Project **Timeline**

2021

Feasibility

Municipal complex feasibility study

2022

Assessment

Assessment/Concept development
Architect contract approved

2023

Conceptual Design

Assessment results presented with three renovation options • Governing body directed staff to develop concepts for new construction • Five concepts for new construction were presented • Governing body approved Option E to move to schematic design

May 2025

Design Development

LEED certification discussion

Jan-April 2025

Design Development

Follow up on design development items

2024

Schematic Design

Construction manager at risk and owner's rep contracts approved • Public meeting held • Governing body approved continuation of design contract for new construction • Assessment and renovation/construction options developed for land at 7820 Mission Road • Governing body approved land purchase and Option 2A to move to design development phase

June 2025

Design Development/Financing

• Design development presentation
• Project approved with authorization to issue bond

December 2025

Financing

Acceptance of bond bids & terms

Feb.-March 2026

Construction Documents

• GMP from construction manager (construction contract)
• Dollars obligated for construction
• Work may commence on approved construction

MUNICIPAL COMPLEX IMPROVEMENT PROJECT ITEMS AT COUNCIL (MOST RECENT ITEMS LISTED FIRST)

CONSIDER APPROVAL OF ORDINANCE AUTHORIZING THE ISSUANCE OF GENERAL OBLIGATION BONDS

CONSIDER APPROVAL OF RESOLUTION AUTHORIZING MUNICIPAL COMPLEX PROJECT

CONSIDER APPROVAL OF TRANSFERRING PREVIOUSLY BUDGETED FUNDS

December 1, 2025 / New Business

These items were discussed at the [December 1, 2025 Council meeting \(beginning on page 76 of 202\)](#)

The Governing Body approved three items:

Ordinance No. 2514 authorizing and providing for the issuance of General Obligation Improvements Bonds, Series 2025A, in a maximum principal amount of \$28,000,000.

Approved Resolution No. 2025-10 prescribing the form and details of and authorizing and directing the sale and delivery of General Obligation Improvements Bonds, Series 2025A.

Approved transfer of previously-budgeted funds in the amount of \$955,000 into the Municipal Complex Improvements CIP Fund project (BG510003).

MUNICIPAL COMPLEX PROJECT UPDATE

CONSIDER APPROVAL OF RESOLUTION AUTHORIZING MUNICIPAL COMPLEX PROJECT

CONSIDER APPROVAL OF BOND SALE RESOLUTION

June 16, 2025 / New Business

This items were discussed at the [June 16, 2025 Council Meeting](#) (beginning on page 24 of 81)

City Staff and the Architect Team presented video renderings of the project which included the exterior of the new city hall and complex, and interior of the new city hall, court, and police department. City Staff also provided an update to the current budget.

The Governing Body approved two resolutions. The first resolution authorized the municipal complex project and the second approved the sale of general obligation bonds for the project.

The Governing Body also approved amendments to Council Policy 056 - Financial Management Policies (specific to debt issuance.)

DISCUSSION OF LEED CERTIFICATION DEVELOPMENT FOR NEW CITY HALL

June 2, 2025 / New Business

This item was discussed at the [June 2, 2025 Council Meeting](#) (page 28 OF 153)

The Governing Body directed staff to pursue LEED gold certification for construction of the new city hall building.

DISCUSSION OF FUNDING TRANSFER FOR CIP BF5100003 - MUNICIPAL COMPLEX IMPROVEMENTS

May 5, 2025 / New Business

This Item was discussed at the [May 5, 2025 Council Meeting](#) (page 50 of 130)

The Governing Body approved the transfer of funds in the amount of \$195,000 into the CIP project municipal complex improvements (BG510003).

DISCUSSION OF NEW CITY HALL EXTERIOR AT 7820 MISSION ROAD

February 3, 2025 / Old Business

This item was discussed at the [February 3, 2025 Council Meeting](#) (page 36 of 68)

The City of Prairie Village entered a contract to purchase the property at 7820 Mission Road (Mission Road Bible Church) at the August 19, 2024 Council Meeting (COU2024-44). Staff was directed by the Governing Body at the January 21, 2025 Council Meeting to move forward in Design Development with Option 2A New Construction of City Hall at 7820 Mission Road site with a minimal renovation for PD and Court at 7700 Mission Road (COU2025-06). The Governing Body's direction on the cost ceiling for this project is currently \$30 Million.

The Governing Body approved the exterior finishes as presented.

CONSIDER MUNICIPAL COMPLEX IMPROVEMENT PLAN FOR 7820 MISSION ROAD

January 21, 2025 / New Business

This item was discussed again at the [January 21, 2025 Council Meeting](#) (page 172 of 215).

The Governing Body approved the site plan/layout for Option 2A New City Hall construction at 7820 Mission Road as presented. Design Development and Construction Documents will move forward with this option: construction of new city hall at 7820 Mission Road with minimal renovations for PD and Court at 7700 Mission Road. The Governing Body's direction on the cost ceiling of the project remained at \$30 million.

APPROVE THE RESOLUTION AUTHORIZING TEMPORARY NOTES FOR ACQUISITION OF 7820 MISSION ROAD

January 21, 2025 / New Business

This item was discussed again at the [January 21, 2025 Council Meeting](#) (page 98 of 215).

The Governing Body approved the resolution authorizing issuance of temporary notes for the purchase of 7820 Mission Road. After approval of this resolution by Council, the temporary notes are planned to close on February 12, 2025. This item is a required step to follow up on the December 2, 2024 resolution which initiated the public sale of the notes/taking bids on the notes.

APPROVAL OF RESOLUTION AUTHORIZING PURCHASE OF PROPERTY AND ISSUANCE OF NOTES FOR SAID PURCHASE

December 2, 2024 / New Business

This item was discussed again at the [December 2, 2024 Council Meeting](#) (page 95 of 134).

The Governing Body approved resolutions authorizing the City to acquire certain real property at 7820 Mission Road and the issuance of general obligation bonds or temporary notes to finance such costs. Resolution 2024-08 authorized proceeding with the public sale of the notes and take bids on the notes on or around January 20, 2025.

RESULTS OF 7820 FACILITY ASSESSMENT AND OPTIONS FOR RENOVATION / CONSTRUCTION (CONTINUED)

November 18, 2024 / Committee of the Whole

This item was discussed again at the [November 18, 2024 council meeting](#) (page 222 of 314).

The Governing Body approved 3 motions for the purchase of 7820 Mission Road and construction of a new City Hall on the site. These are paraphrased below:

- 1) Authorize staff (consistent with the Aug 2024 real estate contract) to deposit additional monies with the title company to extend the due diligence period by 30 days (proceeding with the purchase of the 7820 Mission Road property).
Staff explained that the contract needed to be extended to set up the bonds to purchase the Church.
- 2) Authorize staff to engage Bond Council to prepare the sale of notes or bonds in order to fund the transaction in the Aug 2024 real estate contract. This vote is for the \$4.5 million required for the purchase of the property
Staff explained that the City has two options for bonds: 1) public offering or 2) soliciting a partner based on interest rates/terms. Supporting this motion gives Staff authority to work with Bond Council. The binding action would be brought back before the governing body.
- 3) Guidance from Council for staff to proceed with Option 2A New Build of City Hall at 7820 Mission Road.

RESULTS OF 7820 FACILITY ASSESSMENT AND OPTIONS FOR RENOVATION / CONSTRUCTION

November 4, 2024 / Committee of the Whole

This item was discussed at the [November 4, 2024 council meeting](#) (page 34 of 118).

Staff presented options for renovations and new construction of City facilities on the site. The presented materials are part of the November 18, 2024 packet.

APPROVAL OF SUPPLEMENT #3 WITH CLARK ENERSEN FOR FACILITY ASSESSMENT/OPTIONS FOR 7820 MISSION ROAD

August 19, 2024 / Council Meeting New Business

This item was discussed and approved at the [August 19, 2024 council meeting](#) (page 424 of 462).

The property at 7820 Mission is being looked at for possible purchase by the City. This building site evaluation will review the condition of the existing structure and develop concepts to repurpose the existing structure to accommodate uses such as a City Hall or a Police Department. This evaluation will be a useful tool to evaluate land use of the entire campus for long-term future needs.

APPROVAL OF THE CONTRACT FOR PURCHASE OF PROPERTY AT 7820 MISSION ROAD

August 19, 2024 / Council Meeting New Business

This item was discussed and approved at the [August 19, 2024 council meeting](#) (page 413 of 462).

Mission Road Bible Church, located at 7820 Mission Road, listed its property for sale. The property is in the Civic Center district as outlined in Village Vision 2.0. If the contract is approved, a subsequent addendum for Clark Enersen will be brought forward to begin a feasibility study to determine the condition of the building. This study will provide staff and the Governing Body with information which will aid in determining the best use of the property or to terminate the contract based on their findings.

JULY 2024 COUNCIL WORKSHOP

At the July 2024 Council Workshop, the presentation to the Governing Body included a revised site plan that moved parking away from the geothermal field along with discussion of several components of the floor plan. The Governing Body directed staff to seek options for combining some areas in the various secured sections of City Hall.

DISCUSSION OF PUBLIC MEETING AND PLANNING COMMISSION COMMENTS ON SCHEMATIC DESIGN

June 3, 2024 | Council Meeting New Business

This item was discussed at the [June 3, 2024 council meeting](#) (page 13 of 153).

Previous Council Meetings (July 17 and November 6, 2023) gave staff direction to pursue a new construction option for City Hall with a total project cost ceiling of \$30 million for the Municipal Complex Improvements. These improvements include renovation of the Police Department, addition of Court to the existing Police Department, and construction of a new City Hall. The schematic designs were taken to the Planning Commission on April 2, 2024 and was accompanied by a public meeting on March 26, 2024

The Public Meeting (March 26) had 91 signed in attendees and received 31 comments. The comments were in three categories: 1) 17 In opposition of the project as presented, 2) 5 In support of the intent of the project, but not the cost of the project as presented and 3) 9 In support of the project as presented

Generally, the Planning Commission's questions were reflective of a concern that there is not a lot of space on this property and included: parking lot efficiencies, above ground detention possibilities, and proposed location of the building/orientation. Comments about the building were generally related to its relationship to the existing architecture and how to unify the two buildings on the site.

SUPPLEMENT #2 WITH CLARK ENERSEN FOR CONTINUED DESIGN SERVICES

June 3, 2024 | Council Meeting New Business

This item was discussed and approved at the [June 3, 2024 council meeting](#) (page 127 of 153).

The design contract for the Municipal Complex Improvements has been approved in stages as the project progressed out of Concept Design. This contract supplement picks up from Schematic Design and moves the approved project into Design Development, Construction Documents, Bidding Phase and Construction Administration.

SITE PLAN REVIEW FOR PRAIRIE VILLAGE MUNICIPAL COMPLEX

April 2, 2024 | Planning Commission Meeting

The full staff report can be viewed in the [April 2, 2024 Planning Commission Packet](#) (page 7 of 90).

The review of this project is offered to allow the Planning Commission the opportunity to comment on the plan and design concepts; however, in this case the City Council, as the project owner, will make all final decisions on the site plan.

MARCH 26, 2024 PUBLIC MEETING

The design team held an open house and public information meeting regarding planned construction and renovations to city hall and the municipal complex on Tuesday, March 26 at City Hall from 4 to 6 pm.

Materials presented at the public meeting can be found in the report to Planning Commission and [is available for review here.](#)

APPROVAL OF CONSTRUCTION MANAGER AT RISK AND OWNER'S REP CONTRACTS

March 4, 2024 | Council Meeting New Business

These items were approved at the [March 4, 2024 council meeting](#).

Construction Manager at Risk (page 59 of 178)

Owner's Representative (page 138 of 178)

McCown Gordon (construction manager at risk)

On February 27, 2024, the selection process was completed for the Construction Manager at Risk (CMR) contract and McCown Gordon Construction was selected. The Selection Committee consisted of Council Members Cole Robinson, Tyler Agniel (Proposal), Greg Shelton (Interview) along with Wes Jordan, Tim Schwartzkopf, Ivan Washington, and Melissa Prenger. Four proposals were submitted and after the initial ranking of the proposals three firms were interviewed. McCown Gordon construction excelled in all aspects. This approval is for the preconstruction services only. As the team completes the preconstruction/design development part of the project, the contractor, architect, and City will agree on final construction costs for this project. Construction costs will be approved as change orders to this contract.

Project Advocates (owner's representative)

As the project moves out of Schematic Design, it is appropriate to develop more concise cost estimates and refine the layout. Since construction of a building is a different type of project than the city normally manages, having assistance from project managers that specialize in this area of construction will help make this a successful project. This agreement with Project Advocates is for assistance to City staff in the area of budget analysis, cost development and FFE procurement and management to include installation.

DESIGN DISCUSSION ON REQUESTED CITY HALL IMPROVEMENTS

January 16, 2024 / Committee of the Whole

This item was discussed at the [January 16, 2024 council meeting](#) (page 127 of 168).

At the November 6, 2023 council meeting, the Governing Body selected a concept for the City Hall Improvement project and requested that the Design Team review two requests of the Governing Body:

- 1) Maintaining the space of the Council Chambers to use for Court
- 2) Inclusion of underground parking in the new facility

Staff did not recommend inclusion of either of these design options due to cost/benefit of each item.

APPROVAL OF OPTION E OF THE NEW CONSTRUCTION OPTIONS

November 6, 2023 / Committee of the Whole

This item was discussed for the next phase of Schematic Design at [the November 6, 2023 council meeting](#) (page 167 of 189).

Five concepts derived from Option 3 Construction of New City Hall were presented with costs to the Governing Body for selection.

- A. Two story with court room (as presented in June 2023)
- B. Two story with council chambers as shared space with court room
- C. Two story with council chambers as shared space with court room
- D. Single story with council chambers as shared space with court room

Single story with court room reconstructed adjacent to Police Department following the model of other cities where City Hall functions are separate from PD/Court functions. Staff recommends this option following the models of other cities for form and function.

ARCHITECTURAL CONTRACT TO COMPLETE SCHEMATIC DESIGN

September 5, 2023 / Council Meeting New Business

This item was discussed and approved at the [September 5, 2023 council meeting](#) (page 30 of 58).

The July 17, 2023 Council Meeting gave direction for staff to pursue new construction options with at cost ceiling of \$30 million. A design contract supplemental (No. 1) was developed for the phases of concept design, and schematic design for new construction. Staff anticipates Concept Design to be presented to the Governing Body in November and completion of the Schematic Phase in March 2024. Subsequent phasing schedule and funding will be addressed with a future supplemental agreement.

OPTIONS FOR RENOVATIONS/NEW CONSTRUCTION

July 17, 2023 / Council Meeting Finance Committee Report

This item was discussed at the [July 17, 2023 council meeting](#) (page 51 pf 177).

Three concepts were presented to the Finance Committee on June 27, 2023 with motion to present to full Council to include the recommendation that the City pursue a new construction with cost ceiling of \$30 million.

Concepts along with the Finance Committee recommendation for budget ceiling was presented to the Governing Body at the July 17, 2023 council meeting. Staff was given the direction to bring back 3 concepts for new construction. Given the original scope of the project allowed for 3 total concepts, the scope was adjusted to complete the conceptual design under the existing contract with a new contract coming forth for the development of the Concepts and Schematic Phase.

FEBRUARY 2023 COUNCIL WORKSHOP

The executive summary of the Facility Assessment can be found on the [Facility Assessment](#) tab of the project webpage.

At the February 2023 Council Workshop, the facility assessment results were presented along with 3 options for renovations for City Hall and 1 option for renovation for the Police Department. Costs of renovation helped to determine that the next step should include a concept with full reconstruction of City Hall.

ARCHITECTURAL CONTRACT FOR FACILITY ASSESSMENT AND CONCEPT DEVELOPMENT

September 6, 2022 Council Meeting New Business

This item was discussed and approved at the [September 6, 2022 council meeting](#) (page 156 of 229).

In 2022, the City engaged with an architectural firm selected through a submittal/interview process. Staff brought forward to the governing body a phased contract for the selected firm, Clark & Enersen. The contract was broken up into phases and the first contract included the following phases:

Facility Assessment- Analyze current condition of viability of existing site, building and systems for future renovation/expansion. Programming- Determine space needs, adjacency requirements of staff and plan for growth needs.

Concept Development- Utilize programming phase to develop conceptual options.

Schematic Design- Utilize the selected concept to take a deep dive into the layout. This includes structural analysis, code compliance and mechanical needs for the chosen concept.

The facility assessment and programming will include all structures on the municipal campus to ensure that space is being utilized efficiently and to provide for appropriate adjacencies in this or future renovations. This includes City Hall, Police Department and the Community Center.

2021 FEASIBILITY STUDY

March 15, 2021 Council Meeting Staff Report

This discussion item was discussed at the [March 15, 2021 council](#) meeting (page 37 of 99).

In mid-2020, the City engaged with an architectural firm, Six Twenty One, to perform a high level analysis to determine the possibility of creating secure facilities and include appropriate spaces for public interaction, expanded office/meeting space and better flow of operations. This analysis provided a layout that accommodated some of the challenges of the existing facility. This analysis provided the layout for basic renovations (future option 1). It is important to note, that this analysis was not scoped to assess the condition of the existing facility and the support services such as plumbing, HVAC or electrical.