# **CONTRACT**

210153

# **Ordinance Fact Sheet**

# A-E/Negotiated Form

Revised 12-05-2019

| Brief Title  | Approval Deadline | Reason  |                                     |  |
|--|-------------------|---|-------------------------------------|--|
| Authorizing a Design Professional Services Contract  |                   | To appropriate funds; to authorize execution of a design professional |                                     |  |
| for the 18th Street Service Center Des   | sign Services     | services contract and expenditures.                                   |                                     |  |
| project.   |                   |   |                                     |  |
| Details  |                   | Roles and Responsibilities  |                                     |  |
| Reason for Contract  |                   | Sponsor   |                                     |  |
| A Master Plan was done for KC Water's 18th Street Service Center complex in 2018. Most of the buildings are nearing the end of their useful life, based on lack of accessibility, antiquated building systems and other constraints, such as inadequate column spacing in fleet garages to accommodate larger vehicles. This design project will address needs for a new service center as well as determine the procurement method when the project goes to construction.   |                   |   | Water Services Department           |  |
|  |                   | Department  |                                     |  |
|  |                   | or Programs   | W                                   |  |
|  |                   | Affected  | Water Services Department           |  |
|  |                   | Recommended   | Dealthan Courter Albana 9 Vieta Inc |  |
|  |                   | Awardee<br>Contract   | Peckham Guyton Albers & Viets, Inc. |  |
|  |                   | Compliance  |                                     |  |
|  |                   | Certification   | No XX Yes                           |  |
| Discussion   |                   | Obtained?   | INO XX Tes                          |  |
| Project Justification  Most of the buildings at KC Water's 18th Street Service Center are between 50 to 65 years old and KC Water has used this site as its primary Service Center for that entire time. Over the six plus decades, KC Water has acquired surrounding properties, added buildings and increased the number of fleet vehicles at the site.  |                   | Opponents   | Groups or Individuals               |  |
|  |                   |   | None known                          |  |
| The 18th Street Service Center is home base for more than 450 employees, approximately 500 agency vehicles and over 300 employee personal vehicles. The main site extends from Brooklyn Avenue to Prospect Avenue and from E. 18th Street south to the railroad tracks, for a total of 12.64 acres, not including the Central Fleet Maintenance Garage, which is not part of the Scope for this Project. An additional property, 1720 Wabash Avenue, was purchased in 2015 on the north side of E. 18th Street between Olive Street and Wabash Avenue. This site has a total of approximately 3.3 acres and houses Meter Field Services Operations.  The primary work groups at the 18th Street Service Center are:  • Administration – Supporting Pipeline, Payroll & Personnel, and Storm Water/Wastewater;  • Preventative Maintenance – Storm Water/Wastewater-Cleaning/Levees/Green Solutions/ Street Sweeping, and Investigations and Inspections; |                   |   | Reason for Opposition               |  |
|  |                   |   |                                     |  |
|  |                   | Responsibilities  | Design Engineering:                 |  |
|  |                   |   | PGAV Architects                     |  |
|  |                   |   | Inspections:                        |  |
|  |                   |   | N/A                                 |  |
|  |                   |   | Construction or Project Management: |  |
| Repairs – Water Distribution, Wastewater Collection, Storm Water, and  |                   |   | N/A                                 |  |
| Support Group; and • Meter Field Services.   |                   |   | Service Monitoring:                 |  |
| Including the 1720 Wabash site, the staff, equipment, and related services at the Service Center are primarily housed in five buildings, including two garages. Most of the buildings are nearing the end of their useful life, based on lack of accessibility, antiquated building systems and other constraints, such as inadequate column spacing in fleet garages to accommodate larger vehicles. The main site and 1720 Wabash are zoned M1-5 (Manufacturing District). It was determined that the main site has no setbacks or height requirements. Special standards adjacent to parks, boulevards and parkways do not apply, although Prospect Park/Blues Park is located approximately 150' south of the main site, which is bordered along the south by railroad tracks.   |                   |   | N/A                                 |  |
|  |                   | Policy/Program Impact   |                                     |  |
|  |                   | Policy or Program   | 1                                   |  |
|  |                   | Emphasis  |                                     |  |
|  |                   | Change  | XX No Yes                           |  |
|  |                   | Operation -1  |                                     |  |
|  |                   | Operational   |                                     |  |
|  |                   | Impact<br>Assessment  |                                     |  |
|  |                   | , tooosinch   | n/a                                 |  |

(Continued on reverse side)

#### **Details**

A detailed Master Plan was completed in 2018 and addresses many of the needs, issues and goals for a new service center including the complex and technical requirements of several hundred fleet vehicles.

#### **Project Description**

Work on this project will entail design services for the 18th Street Service Center and will include detailed programming; schematic design; cost estimates; proposed phasing of construction; and evaluation and recommendation of procurement method (Design-Bid-Build; or Construction Manager at Risk; or Progressive Design Build).

If the Progressive Design-Build procurement method is selected, the consultant selected for services under this project shall be precluded from being on any Progressive Design Build teams, but may be retained as the owner's representative.

This will be a multi-phase project to include design services with construction phased in over a 5-8 year period and carried out to maintain full operations of the Service Center at all times.

### **Solicitation**

This Project was solicited in accordance with the City's requirements. Four proposals were received on July 2, 2019.

# **Consultant Selection**

Peckham Guyton Albers & Viets, Inc. was selected for this project in accordance with Code of Ordinance Section 3-31(b)(1), Citywide selection.

## **Human Relations Approval**

The goals for the design contract were established by the Human Relations Department (HRD) at 15% MBE and 10% WBE. Subcontracting information was submitted to the Human Relations Department for review and determination on November 25, 2019, and was approved on December 3, 2019. See the attached docket memo.

# **Grant Funding**

N/A

Is it good for the children? Yes.

#### How will this contribute to a sustainable Kansas City?

The design for a new KC Water Service Center will be designed to meet Envision ™ Silver and LEED Gold criteria to ensure a more environmentally friendly facility. Key criteria to improve sustainability will include stormwater management on-site and energy conservation measures throughout the buildings and across the site.

Furthermore, the new Service Center will help KC Water provide more efficient and effective service to rate payers throughout the City.

## **Estimated Duration of Contract:**

270 calendar days

Fact Sheet Prepared by: Date:

Leona Walton 11/25/2019

Contracts Manager

Reviewed by: Date:

D. Matt Bond 11/25/2019

Chief Engineering Officer

**Reference Numbers:** Contract No. 9159

Project No. 80002208

#### **Finances**

| City's Estimate   |                      | ¢               | 2 480 385 00       |
|-------------------|----------------------|-----------------|--------------------|
| of Cost           |                      | \$              | 2,489,385.00       |
| Bid or            | Lowest Contract      | _               |                    |
| Proposal Data     | Cost Submitted       | \$              | NA FOR A-E         |
|                   | No. of Proposals Con | sidered: 1      |                    |
|                   | Reason for rejectin  | g lowest contra | ct cost submitted  |
|                   |                      |                 |                    |
|                   |                      |                 |                    |
|                   |                      |                 |                    |
|                   | Other Bidders or     |                 | Contract Costs     |
|                   | Contractors Consid   |                 | Submitted          |
|                   |                      | \$              | NA FOR             |
|                   |                      | \$              | A-E                |
|                   |                      | \$              |                    |
|                   |                      | \$              |                    |
|                   |                      | \$              |                    |
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|                   |                      | \$              |                    |
|                   |                      | \$              |                    |
|                   |                      | \$              |                    |
|                   |                      | \$              |                    |
|                   |                      |                 |                    |
| Fund Sources      |                      |                 |                    |
| and Appropriation | 20-8010-807          | 710-611040 = 3  | \$2,489,385.00     |
| Account Codes     | Administration       | on/Service Faci | lity Improvements  |
| For This          |                      |                 |                    |
| Contract          | Project No. 8        | 30002208        |                    |
| Source of         |                      |                 |                    |
| Future            |                      |                 |                    |
| Operating Funds   |                      |                 |                    |
| Maximum Amount    |                      |                 |                    |
| of Proposed       |                      |                 |                    |
| Contract          |                      | \$              | 2,489,385.00       |
| Amount of         |                      |                 |                    |
| Contingency       |                      | \$              |                    |
| Engineering &     |                      |                 |                    |
| Administration    |                      | \$              |                    |
| TOTAL             |                      | \$              | 2,489,385.00       |
| 101712            |                      | <u> </u>        | 2,100,000.00       |
| Council Committe  | ee Actions           |                 |                    |
|                   |                      |                 |                    |
| Do Pass           |                      |                 | Hold               |
| Do Pass (as amen  | ded)                 |                 | W/o Recommendation |
| , <b>-</b>        | , <u> </u>           |                 |                    |
| Committee Sub.    |                      |                 | Do Not Pass        |
|                   |                      |                 |                    |