

CONTRACT

210153

Ordinance Fact Sheet

A-E/Negotiated Form

Revised 12-05-2019

Brief Title	Approval Deadline	Reason
Authorizing a Design Professional Services Contract for the 18th Street Service Center Design Services project.		To appropriate funds; to authorize execution of a design professional services contract and expenditures.

Details

Reason for Contract

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.

Discussion

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.

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;
- Repairs – Water Distribution, Wastewater Collection, Storm Water, and Support Group; and
- Meter Field Services.

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.

Roles and Responsibilities

Sponsor	Water Services Department
Department or Programs Affected	Water Services Department
Recommended Awardee	Peckham Guyton Albers & Viets, Inc.
Contract Compliance Certification Obtained?	<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes
Opponents	Groups or Individuals None known Reason for Opposition
Responsibilities	Design Engineering: PGAV Architects Inspections: N/A Construction or Project Management: N/A Service Monitoring: N/A

Policy/Program Impact

Policy or Program Emphasis Change	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes
Operational Impact Assessment	n/a

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