



City of Kansas City, Missouri

Docket Memo - Revised

Ordinance/Resolution #: 260313

Submitted Department/Preparer: Water

Revised 01/30/25

Docket memos are required on all ordinances initiated by a Department Director. More information can be found in [Administrative Regulation \(AR\) 4-1](#).

Executive Summary

Establishing Fund No. 8197, the 2026B SRF Sewer Revenue Bond Fund in the records of the City of Kansas City, Missouri; estimating revenue in the amount of \$100,000,000.00 in the 2026B SRF Sewer Revenue Bond Fund and appropriating the same; appropriating \$100,000,000.00 from the Unappropriated Fund Balance of the Sewer Fund; designating requisitioning authority; authorizing the Director of Water Services to execute a \$143,800,000.00 construction contract with MegaKC Corporation, for the Todd Creek Wastewater Treatment Plant Expansion and Major Upgrades project for a total contract amount of \$158,180,000.00; authorizing a \$9,061,951.53 design professional services contract Amendment No. 4 to Contract No. 1587 with Burns & McDonnell Engineering Company, Inc., for the Todd Creek Facility Plan Update project; authorizing an extension of the term of Contract No. 1587 for an additional 1,300 days for a total term of 3,491 calendar days (approximately 9 years, 7 months) for a total contract amount of \$18,672,229.22; declaring the intent of the City to reimburse itself from the bond proceeds for certain expenditures; authorizing the Director of Finance to close project accounts; and recognizing this ordinance as having an accelerated effective date.

Discussion

Construction Contract - Contract No. 1698/Project No. 81000927

Project Justification

The Todd Creek Wastewater Treatment Plant, located at 7600 N.W. 144th Street, Kansas City, Platte County, Missouri, was built in 1968 and consisted of two contact stabilization basins with chlorine disinfection.

The wastewater plant was upgraded in 1990 with a third larger extended aeration basin, and the two smaller contact stabilization basins were converted to sludge

holding cells. The chlorine disinfection process has been replaced with an ultraviolet (UV) disinfection process. Treated effluent flows to Todd Creek.

Due to changing conditions in the area, the wastewater plant is approaching maximum capacity. The current permitted design flow is 3.4 million gallons per day.

The existing plant sits in a floodplain that puts the whole facility underwater during a 100 year flood. The newly purchased site location will allow the new facility to be located out of a regulatory flood plain.

Project Description

This project will entail construction of a new Todd Creek Wastewater Treatment Facility, which will be located at 14001 N.W. Interurban Road , Kansas City, MO, 64163. Construction includes new concrete storage and treatment basins, administration building, process piping, UV Disinfection structure, grit and trash removal, and solids storage.

Term

The term of this project will be 1,095 calendar days.

MBE/WBE Goals

CREO KC waived goals on this project on December 18, 2025 as no goals are set on DBE projects at this time.

KC Water will be utilizing State Revolving Fund program for this project, which requires the use of the Missouri Department of Natural Resources' (MDNR) Disadvantaged Business Enterprise (DBE) standards and programs. MDNR sets a minimum 10% MBE and 5% WBE goals, and the contractor must utilize the "six good faith efforts."

Solicitation

This project was advertised in accordance with the City's requirements. Public bids were opened on February 24, 2026 with 2 bidders submitting.

Awardee/Subcontracting Participation

MegaKC Corporation was selected for this project as the lowest, most responsive, and most responsible bidder with a contract amount of \$143,800,000.00, with subcontracting participation of 10% MBE and 5% WBE.

Other Bidder/Subcontracting Participation

- Garney Companies Inc. / \$145,250,000.00 / 17.48% MBE & 5% WBE participation

Estimated Project Cost

The estimated opinion of probable construction costs for this project is \$130,813,000.00.

Design Professional Services Contract - Contract No. 1587/Project No. 81000927

Project Justification

The Todd Creek Wastewater Treatment Plant was built in 1968 and consisted of two contact stabilization basins with chlorine disinfection. The wastewater plant was upgraded in 1990 with a third larger extended aeration basin, and the two smaller contact stabilization basins were converted to sludge holding cells. The chlorine disinfection process has been replaced with a UV disinfection process. Treated effluent flows to Todd Creek.

Due to changing conditions in the area, the wastewater plant is approaching maximum capacity. The current permitted design flow is 3.4 million gallons per day.

Project Description/Ordinance History/Executed Contract Summary

The Water Services Department wishes to contract with a design professional consultant to provide a Facility Plan update for the Todd Creek WWTP.

This project is required for four reasons:

- Increased development in the Twin Creeks watershed;
- Current assets at the wastewater treatment plant are at the end of their useful life;
- The current wastewater plant assets are in the regulatory flood plain; and
- Additional loads from the Kansas City International Airport from increased flights and deicing fluid.

Work will result in a facility plan that will include projections of future flows and loads, current design capacity evaluation, current plant conditions, and recommendations for upgrades, repairs, and process improvements for the Todd Creek Wastewater Treatment Plant.

City Council passed Ordinance No. 200317 on May 14, 2020, authorizing an \$801,029.00 design professional services contract with Burns & McDonnell Engineering Company, Inc., for the Todd Creek Facility Plan Update project.

City Council passed Ordinance No. 210723 on September 23, 2021, authorizing a \$5,638,202.00 Amendment No. 1 to the design professional services contract with Burns & McDonnell Engineering Company, Inc., for the Todd Creek Facility Plan Update project for development of the selected alternative identified in the Facility Plan through 100% design, and development of bid documents.

City Council passed Ordinance No. 250144 on February 27, 2025, authorizing a \$3,054,685.69 Amendment No. 2 for redesign of the treatment plant to the new proposed southern site fully within City limits in accordance with the City Council's desire expressed in Ordinance No. 230975, which passed on December 7, 2023 and authorized the Director of Water Services to negotiate and execute an Option to Purchase Agreement between Hunt Midwest Properties, L.L.C. and the City of Kansas City, Missouri, through its Water Services Department, for the Todd Creek Facility Land Acquisition.

The City executed a \$116,361.00 Amendment No. 3 on December 5, 2025 for additional redesign work and costs incurred with additional building/electrical codes for the new Todd Creek Wastewater Treatment Plant buildings previously located in Platte County, Missouri relocated within Kansas City, Missouri city boundaries.

This proposed ordinance will authorize a \$9,061,951.53 Amendment No. 4 for Construction Phase Services and an extension of the term beyond the 6 years allowed pursuant to Code of Ordinance Section 3-43(a).

Term

The term of this project, including an addition of 1,300 days with this proposed Amendment No. 4, is 3,491 calendar days (or approximately 9 years, 7 months).

Contract Cost Summary

- Original Contract: \$801,029.00
- Amendment No. 1: \$5,638,202.00
- Amendment No. 2: \$3,054,685.69
- Amendment No. 3: \$116,361.00
- Proposed Amendment No. 4: \$9,061,951.53
- Total: \$18,672,229.22

MBE/WBE Goals

The Human Relations Department (now known as CREO KC) established goals of 15% MBE and 10% WBE on this design professional services project on May 16, 2019, which pre-dated the Annual Goal Program.

Solicitation

This Project was originally advertised in accordance with the City's requirements. Six proposals were received on October 10, 2019.

Selection/Awardee/Subcontracting Participation

A citywide selection committee met and consisted of the following individuals:

- Andrea Bough, 6th District Councilmember
- Michael Gawlick, City Manager's Office

- D. Matt Bond, Deputy Director

Burns & McDonnell Engineering Company, Inc. was recommended for this project on March 28, 2020 with a contract amount of \$801,029.00, with subcontracting participation of 28% MBE and 10% WBE.

Other Proposals Received

- AECOM, Inc.
- Carollo Engineers, Inc.
- Crawford, Murphy & Tilly, Inc.
- HDR Engineering, Inc.
- Olsson, Inc.

Estimated Project Cost The City's estimated cost for this project is \$176,852,229.22.

Fiscal Impact

1. Is this legislation included in the adopted budget? ☒ Yes ☐ No
2. What is the funding source?
 AL-8196-807778-611060-81000927 = \$100,000,000.00
 26-8110-807778-611060-81000927 = \$58,180,000.00

 26-8110-807778-611040-81000927 = \$9,061,951.53

 Sewer Fund and 2026 SRF Sewer Revenue Bond Fund
3. How does the legislation affect the current fiscal year?
 This ordinance is revenue supported and will not have a net impact on the current fiscal year.
4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
 No.
5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?
 No.

Office of Management and Budget Review

(OMB Staff will complete this section.)

1. This legislation is supported by the general fund. ☐ Yes ☐ No
2. This fund has a structural imbalance. ☐ Yes ☐ No
3. Account string has been verified/confirmed. ☐ Yes ☐ No

Additional Discussion (if needed)

Click or tap here to enter text.

Citywide Business Plan (CWBP) Impact

1. View the [Adopted 2025-2029 Citywide Business Plan](#)
2. Which CWBP goal is most impacted by this legislation?
Infrastructure and Accessibility (Press tab after selecting.)
3. Which objectives are impacted by this legislation (select all that apply):
 - ☐ Engage in thoughtful planning and redesign of existing road networks to ensure safety, access, and mobility of users of all ages and abilities.
 - ☐ Develop a multimodal regional transportation system for all users.
 - ☒ Develop environmentally sustainable strategies that improve quality of life and foster economic growth.
 - ☒ Ensure adequate resources are provided for continued maintenance of existing infrastructure.
 - ☐ Focus on delivery of safe connections to schools.
 - ☐

Prior Legislation

City Council passed Ordinance No. 200317 on May 14, 2020, authorizing an \$801,029.00 design professional services contract with Burns & McDonnell Engineering Company, Inc., for the Todd Creek Facility Plan Update project.

City Council passed Ordinance No. 210723 on September 23, 2021, authorizing a \$5,638,202.00 Amendment No. 1 to the design professional services contract with Burns & McDonnell Engineering Company, Inc., for the Todd Creek Facility Plan Update project for development of the selected alternative identified in the Facility Plan through 100% design, and development of bid documents.

City Council passed Ordinance No. 230975 on December 7, 2023, authorizing the Director of Water Services to negotiate and execute an Option to Purchase Agreement between Hunt Midwest Properties, L.L.C. and the City of Kansas City, Missouri, through its Water Services Department, for the Todd Creek Facility Land Acquisition.

City Council passed Ordinance No. 250144 on February 27, 2025, authorizing a \$3,054,685.69 Amendment No. 2 for redesign of the treatment plant to the new proposed southern site fully within City limits in accordance with the City Council's desire expressed in Ordinance No. 230975.

Service Level Impacts

This project is necessary to maintain our current level of service for the sewer utility in the northwest northland and to allow for future growth.

Staff Recommendation

Water Services Department

Select One: ☒ Sponsored

☐ Directive: Res/Ord # [Click to enter Res/Ord. No.](#)

Select One: ☒ Recommend

☐ Do Not Recommend

☐ Not Applicable

[Click or tap here to provide reasoning.](#)

Other Impacts

1. What will be the potential health impacts to any affected groups?
This project will allow for continued treatment of wastewater that is protective of public health.
2. How have those groups been engaged and involved in the development of this ordinance?
The Water Services Department has completed two public meetings as well as attending a Platte County working session discussing this project.

3. How does this legislation contribute to a sustainable Kansas City?

This project will contribute to a sustainable Kansas City by enhancing public health and safety, evaluating extending the useful life of the existing facility, and looking at alternatives for a new facility that preserves floodplain functions.

4. Does this legislation create or preserve new housing units?
No (Press tab after selecting)

N/A

5. Department staff certifies the submission of any application Affirmative Action Plans or Certificates of Compliance, Contractor Utilization Plans (CUPs), and Letters of Intent to Subcontract (LOIs) to CREO prior to, or simultaneously with, the legislation entry request in Legistar.

Yes - I have submitted documents for CREO Review (Press tab after selecting)
Please attach or copy and paste CREO's review.

Construction Contract - Contract No. 1698/Project No. 81000927

The Contractor Utilization Plan was submitted to MDNR for review on March 6, 2026, and is pending approval. DBE information was submitted to CREO KC on March 26, 2026 for review.

Design Professional Services Contract - Contract No. 1587/Project No. 81000927

The original Contractor Utilization Plan was submitted to CREO KC for review on April 13, 2020, and was approved on April 16, 2020 with 28% MBE and 10% WBE participation.

A Request for Modification was submitted to the Human Relations Department on August 9, 2021, and was approved on August 12, 2021 with 28% MBE and 10% WBE participation for Amendment No. 1.

Subcontracting goals were met with Amendment Nos. 2 and 3.

Subcontracting goals will remain to be met with this proposed Amendment No. 4.

There are Affirmative Action requirements with one of these contracts.

6. Does this legislation seek to approve a contract resulting from an Invitation for Bid?

Yes(Press tab after selecting)

List the three (3) lowest bidders in addition to the selected bidder.

- MegaKC Corporation
- Garney Companies Inc.

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?

No(Press tab after selecting)