

CONTRACT

Ordinance Fact Sheet

Brief Title	Approval Deadline	Reason												
Contract No. 62070319, Project No. 62200527 - Commerce Center Development - Phase 4 at KCI Airport	Routine	To authorize execution of a Tenant Reimbursement Amendment No. 6												
Details		Roles and Responsibilities												
Reason for Contract Authorizing a \$8,000,000.00 Tenant Reimbursement Amendment No. 6 with Trammell Crow Kansas City Development, Inc. for the Commerce Center Development at the KCI Airport; and recognizing this ordinance as having an accelerated effective date.		<table border="1"><tr><td>Sponsor</td><td>Aviation Department</td></tr><tr><td>Department or Programs Affected</td><td>Aviation Department</td></tr><tr><td>Recommended Awardee</td><td>Trammell Crow Kansas City Development Co., Inc.</td></tr><tr><td>Contract Compliance Certification Obtained?</td><td><input type="checkbox"/> No <input checked="" type="checkbox"/> Yes</td></tr><tr><td>Opponents</td><td>Groups or Individuals None known Reason for Opposition</td></tr><tr><td>Responsibilities</td><td>Design Engineering: Trammell Crow Kansas City Development Co., Inc. Inspections: Trammell Crow Kansas City Development Co., Inc. Construction or Project Management: Aviation Department Service Monitoring:</td></tr></table>	Sponsor	Aviation Department	Department or Programs Affected	Aviation Department	Recommended Awardee	Trammell Crow Kansas City Development Co., 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: Trammell Crow Kansas City Development Co., Inc. Inspections: Trammell Crow Kansas City Development Co., Inc. Construction or Project Management: Aviation Department Service Monitoring:
Sponsor	Aviation Department													
Department or Programs Affected	Aviation Department													
Recommended Awardee	Trammell Crow Kansas City Development Co., 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: Trammell Crow Kansas City Development Co., Inc. Inspections: Trammell Crow Kansas City Development Co., Inc. Construction or Project Management: Aviation Department Service Monitoring:													
Discussion Project Justification The Aviation Department, in conjunction with Trammell Crow Kansas City Development, is developing the KCI Intermodal Business Centre. The project comprises of a 620-acre site defined within the Master Development Agreement. The site is located just south of 112 th Street and I-29 at Kansas City International Airport. Project Description The City Council approved an Ordinance, No. 060782, effective August 7, 2006, authorizing the Director of Aviation to enter into a Master Development Agreement with Trammell Crow for a period of five years with one five year renewal term. The original Tenant Reimbursement Agreement with Trammell Crow, Ordinance No. 070157, effective March 4, 2007, for \$15,164,043, provided for the design, construction and construction monitoring services for site grading, utilities, etc. for a 183 acre parcel or land out of a proposed 640 acre site development. Amendment 1, executed March 3, 2010, and Amendment 2, executed January 21, 2013, revised the term of the agreement. Amendment 3, ordinance #141006, effective December 11, 2014, authorized the addition of \$1,743,807.06 for continuing construction services. Amendment 4, ordinance #170037, effective January 26, 2017, authorized the addition of \$1,500,000.00 for continuing construction services. Amendment 5, ordinance #190041 effective February 7, 2019, authorized the addition of \$2,000,000 for continuing construction services		Policy/Program Impact <table border="1"><tr><td>Policy or Program Emphasis Change</td><td><input checked="" type="checkbox"/> No <input type="checkbox"/> Yes</td></tr><tr><td>Operational Impact Assessment</td><td></td></tr></table>	Policy or Program Emphasis Change	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	Operational Impact Assessment									
Policy or Program Emphasis Change	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes													
Operational Impact Assessment														

(Continued on next page)

Details

Continued

This Amendment 6 will authorize the addition of \$8,000,000.00 to the project for a not-to-exceed total of \$28,407,850.06. This additional funding will come from Airport funds.

Human Relations Approval

The Tenant's contractor's MBE/WBE utilization plan will be approved by the Human Relations Department prior to commencement of any work to be reimbursed under this agreement.

Is it good for the children?

This airport improvement is important to the economic vitality of this region and its future, the children.

How will this contribute to a sustainable Kansas City?

To provide continued infrastructure for future LEED building structures.

Estimated Duration of Contract:

Fact Sheet Prepared by:

Date: 10/31/2019

Burdette (Pete) Fullerton
Assistant Director, Properties/Commercial Development

Reviewed by: _____ Date: 10/31/2019

David Long, AAE
Deputy Director of Aviation, Properties/Commercial Development

Reference Numbers: 62200527

Finances

City's Estimate of Cost		\$ 8,000,000.00
Bid or Proposal Data	Lowest Contract Cost Submitted	\$
	No .of Proposals Considered	
	Reason for rejecting lowest contract cost submitted	
	Other Bidders or Contractors Considered	Contract Costs Submitted
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
		\$
Fund Sources and Appropriation Account Codes For This Contract	Capital Improvement Program ALL-8590-627270-611060	
Source of Future Operating Funds	Kansas City Airports Fund	
Maximum Amount of Proposed Contract		\$ 8,000,000.00
Amount of Contingency		\$ -
Engineering & Administration		\$
TOTAL		\$ 8,000,000.00

Council Committee Actions

Do Pass	<input type="checkbox"/>	<input type="checkbox"/> Hold
Do Pass (as amended)	<input type="checkbox"/>	<input type="checkbox"/> W/o Recommendation
Committee Sub.	<input type="checkbox"/>	<input type="checkbox"/> Do Not Pass