



ORDINANCE NO. 241078

Water Services Laboratory Remodel and Building Renovation CMAR Amendment No. 1 and DPS Amendment No. 2

Authorizing a \$29,962,962.00 construction manager at risk Amendment No. 1 to Contract No. 9737 with The Whiting-Turner Contracting Company, for the Water Services Laboratory Remodel and Building Renovation CMAR project for a total contract amount of \$30,012,962.00; authorizing a maximum expenditure of \$33,000,000.00; authorizing a \$1,450,000.00 design professional services contract Amendment No. 2 to Contract No. 9522 pursuant to Code of Ordinance Section 3-7(a)(3) specialized waivers for design professional services contracts with Finkle-Williams, Inc., for the Laboratory Facility Renovations and Modifications project for a total contract amount of \$2,966,000.00; and recognizing this ordinance as having an accelerated effective date.

January 7, 2025

Transportation, Infrastructure & Operations
Committee



ORDINANCE NO. 241078



KC Water Lab

- Nationally accredited laboratory through the National Environmental Laboratories Accreditation Conference (NELAC Institute /TNI) – this is the only municipal lab to hold this accreditation in the state of Missouri
- Collects 20,000+ samples per year.
- 80,000 analyses performed in 2024
- Comparable range services compared to a commercial lab

Clients

- City of KCMO's Water, Wastewater, Stormwater Utilities
- Customer calls on water quality
- 32 outside clients (municipalities)

ORDINANCE NO. 241078



Drivers for renovation

- Building systems past service life: roof, electrical, back up power, gas piping, mechanical systems, lab counters, safety systems, lab cabinetry and fire protection
- Lab design: inefficient space layout and poor workflows for current needs, testing and technology
- ADA compliance
- Current Laboratory constructed in 1991

ORDINANCE NO. 241078



Facility evaluation and design

- Evaluated 4 alternatives
- Sustainable reuse of existing building
- Improves compliance and flexibility for evolving testing requirements
- Brings facility into ADA compliance

ORDINANCE NO. 241078

Design Professional Services Amendment:

Construction Phase Services, including Owner-Architect-Contractor weekly meetings; submittal reviews and approval; on-site resident project representative; Project close-out services.

Construction-Manager-at-Risk Services:

Responsible for building construction as per drawings and specifications; project budget management; delivery of Code-compliant building.



KC Water Lab, East Façade with Addition

ORDINANCE NO. 241078



THANK YOU