

GENERAL

Ordinance Fact Sheet

210992

Ordinance Number

Brief Title

Estimating and appropriating bond proceeds for design and pre-construction costs related to the City Hall garage renovation. Authorizing a design professional contract with Piper-Wind Architects, Inc.

Reason

Ordinance provides anticipated capital for design and pre-construction costs for renovating the City Hall basement garage.

Reason for Legislation

Establishing Fund No. 3446, the Special Obligation Series 2022B Bond Fund in the records of the City of Kansas City; estimating revenues in the amount of \$2,900,000.00 in Fund No. 3446, the Special Obligation Series 2022B Bond Fund and appropriating the same; approving a contract for designating requisitioning authorities; authorizing the Director of Finance to close project accounts upon completion; authorizing a contract with Piper-Wind Architects, Inc., in the amount of \$2,393,100.00 for design and pre-construction work at the City Hall including restoration of the garage and south plaza, ADA compliance of the south entrance, and a pavilion at the south entrance for the City Hall Garage and South Plaza Improvement CM@Risk project.

Discussion (explain all financial aspects of the proposed legislation, including future implications, any direct/indirect costs, specific account numbers, ordinance references,

This Ordinance estimates and appropriates funds to finance the first phase of the City Hall Garage and South Plaza Improvement CM@Risk Project ("Project") and authorizes the Director of General Services to execute a Design Professional ("DP") contract with Piper-Wind Architects, Inc., for design, and construction administration services for the Project. It anticipates that funds will be obtained from a future sale of City special obligation bonds in the spring of 2022.

The design professional contract is in the amount of \$2,393,100.00. An additional provisional amount of \$500,00.00 is reserved for use for the CM@Risk construction contract for budgetary reasons, and the remainder will cover financing costs, for a total amount of \$2,900,000.00.

Upon passage of this ordinance City and DP will prepare design and bid documents which is expected to take three months. Bidding and contractor selection is expected to take an additional two months culminating in selection of a CM@Risk contractor. At that time, an ordinance will be requested to fund and authorize the CM@Risk construction contract for the Project.

The CM@Risk contract will have two-phases. During Phase 1 (Pre-construction) the contractor will work with the Design Professional to develop the design of the project. This phase will culminate in a Final Guaranteed Maximum Price (FGMP) for the second phase. The expected duration of Phase 1 is four months. If authorized, Phase 2 (Construction) will follow with an expected duration of two years. Preliminary estimates of the FGMP are approximately \$19.6 million.

Although MBE and WBE goals are not being required for the Piper-Wind Architects design professional contract, the approved contractor utilization plan has a MBE utilization of 11% and a WBE utilization of 2.5%.

Sponsor	Tammy Queen, Director of Finance Yolanda McKinzy, Director of General Services
Programs, Departments, or Groups	Finance Department General Services Department
Affected	
Applicants / Proponents	Applicant City Department Finance Department General Services Department Other
Opponents	Groups or Individuals None Known Basis of opposition
Staff Recommendation	<input checked="" type="checkbox"/> For <input type="checkbox"/> Against Reason Against
Board or Commission Recommendation	By <input type="checkbox"/> For <input type="checkbox"/> Against <input type="checkbox"/> No action taken <input type="checkbox"/> For, with revisions or conditions (see details column for conditions)
Council Committee Actions	<input type="checkbox"/> Do pass <input type="checkbox"/> Do pass (as amended) <input type="checkbox"/> Committee Sub. <input type="checkbox"/> Without Recommendation <input type="checkbox"/> Hold

