



City of Kansas City, Missouri

Docket Memo

Ordinance/Resolution #: 260268

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

Sponsor: Director of Water Services Department

Authorizing a \$1,100,000.00 progressive design-build contract with Burns & McDonnell Engineering Company, Inc., for the Northland Transmission, Pumping and Storage project; and recognizing this ordinance as having an accelerated effective date.

Discussion

Project Justification

The City of Kansas City, Missouri operates a water distribution system. The Water Services Department desires to upgrade the distribution system via pump station, transmission main upgrades, and additional storage to support development within Kansas City, Missouri and its wholesale customers.

Project Description

The Progressive Design-Build (PDB) services including design, construction, startup, and commissioning for upgrades to the Northland Water Distribution system including potential elevated storage tanks, in-ground storage tanks, transmission mains, and pump station upgrades.

Under the PDB method, the Design-Builder will perform work in multiple phases under a single contract for PDB services between the Owner and Design-Builder. These phases may run concurrently and are generally described as follows:

- Phase 1 Services (design and preconstruction)
 - After executing the contract, the Design-Builder will begin to progressively develop and provide cost estimates in conjunction with the design, allowing the Water Services Department (WSD) to modify scope, priorities, and requirements, if necessary, based on the overall budget.

- As part of the Phase 1 Services, the WSD and the Design-Builder will determine the number and scope of Guaranteed Maximum Price (GMP) packages based on market conditions, overall phasing and financing approach. The Design-Builder will begin to develop its estimates in a transparent and open-book manner concurrent with design development to create an acceptable cost (including contingency) to which the Design-Builder's fee and other fixed allocations or allowances will be added to establish a mutually agreed-upon contract price for Phase 2.
- Before the end of Phase 1, at a level of design mutually agreed by WSD and Design-Builder, the Design-Builder will develop a non-binding proposal (Phase 2 Proposal) that includes a proposed contract price, scope of work and project schedule for Phase 2 services. Upon agreement of each Phase 2 Proposal, WSD intends to execute an amendment for associated construction services (Phase 2 Contract Price Amendment). The Design-Builder will submit one Phase Proposal per GMP package. The City is providing the cost of the start of Phase 1 services to allow for a more streamlined bidding process. There may be amendments to further fund preconstruction and design work.
- During Phase 1, the WSD may consider multiple Phase 2 Proposals at various levels of design completion, including those in support of early materials purchase or early start construction stages.
- Phase 2 Services (design completion and construction)
 - Phase 2 will commence upon execution of a Phase 2 Contract Price Amendment in which the Design-Builder assumes the general contractor role. This phase will include completion of design and construction of the Work in accordance with the amended Contract.
 - Phase 2 encompasses all scope performed by the Design-Builder after the establishment of the Contract Price for Phase 2. These services encompass procurement of subcontractors and vendors, self-performance of certain elements of the construction (where permitted and at the WSD's discretion), and full construction and commissioning.
 - If multiple Phase 2 Contract Price Amendments are executed, the Design-Builder may continue to provide Phase 1 services concurrent with Phase 2 services.
 - If for any reason WSD and the Design-Builder do not execute a Phase 2 Contract Price Amendment, the Design-Builder will have no recourse whatsoever against WSD for such failure to enter into a construction contract. In that case, the WSD will decide to either negotiate with the next highest scored firm, or terminate the design-build process. WSD may request the Engineer of Record complete the design at a mutually agreeable cost under a separate contract.

Design Professional Services to be provided as part of this contract include:

- Project Management and Administration
- Conceptual Design
- Procurement Assistance
- Coordination with Wholesale Customers

Term

GMP 1, which covers preconstruction services, is anticipated to be completed by May of 2026. Subsequent GMP's will be negotiated to cover follow-on phases of work. Phase 1 of the construction is estimated to be completed by August 31, 2027. Phase 2 is estimated to be completed by August 30, 2030.

MBE/WBE Goals

CREO KC established goals of 11% MBE and 11% WBE on October 13, 2025 for this progressive design-build project.

Solicitation

This design professional services project was advertised in accordance with the City's requirements with bids being received on January 13, 2026 with 2 consultants responding.

Awardee/Subcontracting Participation

A city-wide selection committee met on February 5, 2026 and consisted of the following individuals:

- Lindsay French, 2nd District At Large Councilmember
- Jeff Martin, P.E., Assistant City Manager
- Kenneth Morgan, P.E., Water Services Department Director
- Travis Kiefer, P.E., Water Services Department Deputy Director, Permitting and Development
- Brent Herring, P.E., Water Services Department Deputy Director, Water and Wastewater Operations

Scoring

Proposals were scored per Section 4 of the Request for Proposals (RFP). Proposers submitted two separate proposals: (1) Technical Proposal and (2) Cost Proposal.

1. Technical Proposal

The Selection Committee evaluated and scored responsive proposals by using the weighted evaluation criteria set forth in the RFP for the Technical Proposal. The maximum total number of points available for the Technical Proposal was 100.

Proposer	Technical Proposal Score (Max = 100)
Burns & McDonnell Engineering Company, Inc.	100
Goodwin Bros Construction Company/Crawford, Murphy & Tilly, Inc.	78

2. Cost Proposal

Cost Proposal submittals were retained by the Procurement Officer until the public bid opening was held on February 10, 2026 at the KC Water Administration Building, located at 4800 E 63rd Street, Kansas City, MO 64130. The lowest Base Proposal Price was awarded 25 points, with points being awarded higher Proposal Prices, as defined in Section 4 of the RFP.

Proposer	Burns & McDonnell Engineering Company, Inc.	Goodwin Bros Construction Company/Crawford, Murphy & Tilly, Inc.	Engineer's Estimate of Probable Cost
Proposal Price	\$9,350,000.00	\$13,600,000.00	\$62,500,000.00

3. Results

The Total Proposal Score (Technical + Cost) is provided below:

Proposer	Technical Proposal Score (Max = XXX)	Cost Proposal Score (Max = XXX)	Total Proposal Score (Max = 125)
Burns & McDonnell Engineering Company, Inc.	100	25	125
Goodwin Bros Construction Company/Crawford, Murphy & Tilly, Inc.	78	13.64	91.64

Burns & McDonnell Engineering Company, Inc. was selected for this project as the lowest, most responsive, and most responsible bidder with a contract amount of \$1,100,000.00, and a Technical Approach Score of 100, with subcontracting participation of 11% MBE and 11% WBE.

Other Bidder/Subcontracting Participation

Goodwin Bros Construction Company, in partnership with Crawford, Murphy & Tilly, Inc., was the only other bidder on this project at the amount of \$13,600,000.00 and a Technical Approach Score of 78. They did not submit 48-hour subcontracting documentation.

Estimated Project Cost

The City's estimated cost for this project is \$62,500,000.00.

Fiscal Impact

1. Is this legislation included in the adopted budget? Yes No

2. What is the funding source?
Water Pump Stations
AL-8077-807772-611040-80002662 = \$111,465.81 - Water Rev Bond Fund 2020A
AL-8079-807772-611040-80002662 = \$181,852.51 - Water Rev Bond Fund 2023A
26-8010-807772-611040-80002662 = \$806,681.68 - Water Fund

3. How does the legislation affect the current fiscal year?
This ordinance is supported by the Fiscal Year 26 Water Services Annual CIP. Work on this project will be performed during the current fiscal year to improve the reliability of the City's water distribution system.

4. Does the legislation have a fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.
Funds encumbered in the current fiscal year will be disbursed over Fiscal Year 26. After the Notice to Proceed is issued, GMP 1, which covers preconstruction services, is anticipated to be completed by May of 2026. Subsequent GMP's will be negotiated to cover follow-on phases of work. Phase 1 of the construction is estimated to be completed by August 31, 2027. Phase 2 is estimated to be completed by August 30, 2030.

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

N/A

Service Level Impacts

Based on current modeling, there will be a shortfall of pumping and transmission capacity in the northland as early as 2027. This project is intended to identify mitigation strategies for those shortfalls and to construct infrastructure to provide sufficient pumping and transmission capacity in the North and North Booster pressure zones.

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?
Mitigating pumping and transmission shortfalls in the northland will allow for the continued level of service required to serve this population.
2. How have those groups been engaged and involved in the development of this ordinance?
Exact work areas have not been identified for the scope of work on this project. Water will follow its standard process for communication and engagement for transmission mains on this project.
3. How does this legislation contribute to a sustainable Kansas City?
Mitigating pumping and transmission shortfalls in the northland will allow for the continued level of service required to serve this population.
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.

The Contractor Utilization Plan was submitted to CREO KC for the progressive design-build project on February 25, 2026, and was approved on March 2, 2026 with 11% MBE and 11% WBE participation.

There are Affirmative Action Program requirements in this contract.

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

No(Press tab after selecting)

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

Yes(Press tab after selecting)

In an effort to prevent disclosure of confidential information, a separate communication will be provided to City Council members to reflect the top three proposers for the RFP/Q.