



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution # TMP-3181

Submitted Department/Preparer: Water Services

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**

Authorizing a \$3,864,415.00 construction contract with Hartline Construction, LLC, for the Water Services Administration Building and I/T Improvements and ADA Compliance project; authorizing a maximum expenditure of \$4,239,415.00; authorizing a \$292,195.00 design professional services Amendment No. 4 to Contract No. 1519, for the Various Building and I/T Improvements and ADA Compliance Implementation Water Services Department Building (SLBE-WSDEPS) project with Wellner Architects, Inc., for a total contract amount of \$750,195.00; and recognizing this ordinance as having an accelerated effective date.

### **Discussion**

#### **Project Justification**

The Water Services Department is undertaking this construction project to make Information Technology (I/T) improvements and to bring the administration building into compliance with federal American with Disabilities Act (ADA) guidelines. The Water Services Department administration building, located at 4800 E. 63<sup>rd</sup> Street, and has been occupied by City staff since 2003.

The design professional services project has been in place since 2019 for the design of IT and ADA improvements to the Water Services Department's administration building. This proposed ordinance is for Amendment No. 4 for construction phase services.

#### **Design Summary/Project Description**

The City approved a \$187,938.00 design professional services Contract No. 1519 with Wellner Architects, Inc. on October 30, 2019 for the Various Building and I/T Improvements and ADA Compliance Implementation Water Services Department Building (SLBE-WSDEPS) project.

The City approved a \$27,663.00 Amendment No. 1 on September 21, 2020, and a \$177,399.00 Amendment No. 2 on February 22, 2021 for Contract No. 1519 with Wellner Architects, Inc. for planning, design changes, and I/T upgrade work on the design professional services project.



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City Council approved Ordinance No. 210438 on May 27, 2021 authorizing a \$65,000.00 Amendment No. 3 to Contract No. 1519 with Wellner Architects, Inc. for I/T updates and gender neutral restroom design work on the design professional services project.

This proposed ordinance is requesting City Council approval for a \$292,195.00 Amendment No. 4 to Contract No. 1519 with Wellner Architects, Inc., for construction phase services on the project for a total contract amount of \$750,195.00.

Work on this construction project will bring the Water Services Department administration building into full compliance with Federal ADA Design Guidelines and will also provide improvements to the building layout, functions, and general efficiency to work flow. Improvements to the I/T system will better accommodate the administration building's operations and functions, which have evolved over the 20 years since the Water Services Department originally occupied this building.

The amount of this contract is \$3,864,415.00.

The term of this contract is 360 calendar days.

### **Solicitation**

The construction project was advertised in accordance with the City's requirements. Public bids were opened on April 4, 2023 with 1 bidder responding.

### **Awardee/Subcontracting Participation**

Hartline Construction, LLC was selected for this project as the lowest, most responsive, and most responsible bidder with a contract amount of \$3,864,415., with subcontracting participation of 2.349% MBE and 63.11% WBE.

### **Other Bidders/Subcontracting Participation**

N/A

### **Estimated Project Cost**

The estimated opinion of probable construction costs for this project is \$2,900,000.00.



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### Fiscal Impact

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

2. What is the funding source?

AL-8193-807710-611060-81000817 = \$4,239,415.00

AL-8193-807710-611040-81000817 = \$292,195.00

Adm/Service Facility Improvements

3. How does the legislation affect the current fiscal year?

This ordinance is supported by the Fiscal Year 23 Water Services Annual CIP. Work on this project will be performed during the current fiscal year to make the Water Services Department's Administration building into full federal ADA compliance as well as improve I/T capabilities.

4. Does the legislation have 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.

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### 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

### Additional Discussion (if needed)



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### Citywide Business Plan (CWBP) Impact

View the [FY23 Citywide Business Plan](#)

Which CWBP goal is most impacted by this legislation?

Infrastructure and Accessibility (Press tab after selecting.)

Which objectives are impacted by this legislation (select all that apply):

- Enhance the City's connectivity, resiliency, and equity through a safe, efficient, convenient, inclusive, accessible, sustainable and better connected multi-modal transportation system
- Develop environmentally sound and sustainable infrastructure strategies that improve quality of life and foster economic growth
- Increase and support local workforce development and minority, women, and locally-owned businesses
- Engage in efforts to strategically invest in the City's infrastructure and explore emerging technologies
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### Prior Legislation

The City approved a \$187,938.00 design professional services Contract No. 1519 with Wellner Architects, Inc. on October 30, 2019 for the Various Building and I/T Improvements and ADA Compliance Implementation Water Services Department Building (SLBE-WSDEPS) project.

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City Council approved Ordinance No. 210438 on May 27, 2021 authorizing a \$65,000.00 Amendment No. 3 to Contract No. 1519 with Wellner Architects, Inc. for I/T updates and gender neutral restroom design work on the design professional services project.

This proposed ordinance is requesting City Council approval for a \$292,195.00 Amendment No. 4 to Contract No. 1519 with Wellner Architects, Inc., for construction phase services on the project for a total contract amount of \$750,195.00.



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### Service Level Impacts

The Project will allow for office space to be modernized and improve visitor and customer experiences at the administration building.

### Other Impacts

1. What will be the potential health impacts to any affected groups?

N/A

2. How have those groups been engaged and involved in the development of this ordinance?

This work will occur within existing building that will not disrupt those outside the building.

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

This work includes upgraded conference room equipment allow for more hybrid meetings reducing the need for designers to fly into Kansas City.

4. Does the ordinance/resolution include Civil Rights antidiscrimination requirements in compliance with the Code of Ordinances (Chapter 38, titled "Civil Rights")?

Yes. CREO KC established goals of 11% MBE and 11% WBE on this construction project on August 11, 2022, as part of the CREO KC Annual Goal Program, which is for a period of June 2022 through June 2023.

The design professional services project was approved by the Human Relations Department (now known as CREO KC) as an SLBE-WSDEPS project on September 12, 2018.

5. Has the ordinance/resolution been submitted for review of economic equity & inclusion requirements in compliance with the Code of Ordinances (Chapter 3, titled "Contracts and Leases")?

Yes. The Contractor Utilization Plan was submitted to CREO KC for review on April 24, 2023 for review, and was approved on May 22, 2023 with 2% MBE and 63% WBE participation after Good Faith Efforts were submitted to CREO KC.