



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #

Submitted Department/Preparer: Please Select

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

Appropriating \$746,250 from the Unappropriated Fund Balance of the Aviation Fund; and authorizing a \$6,331,784 contract with Cell Site Capital, LLC for management, operation and maintenance services of wireless cellular Common Distributed Antenna System (cDAS) in the single terminal facility at Kansas City International Airport.

### Discussion

This contract with Cell Site Capital, LLC will provide management of all Wireless Cellular telecommunications services located at the Kansas City International Airport campus together with the operations and maintenance services for the Common Distributed Antenna System (cDAS) located in the new single terminal facility :

Basic Scope Elements:

Element I \_ Overall Turn-key Wireless Cellular DAS and Wireless Carrier Macro Cellular Program Management.

Element II \_ Wireless Cellular C-DAS Management.

Element III \_ Wireless Cellular C-DAS System Monitoring and Notification.

Element IV \_ Wireless Cellular C-DAS Ongoing Engineering, Modifications, Maintenance and Repair.

Element V \_ Wireless Cellular Macro Site Management.

This Contract # 6222120064 shall begin on or about February 1, 2023 with an initial term of 5 years and 5 additional 1 year options.

The maximum amount that City shall pay Contractor under this Contract shall not exceed six million three hundred thirty one thousand seven hundred eighty four dollars (\$6,331,784) as follows:

Year 1	February 2023 - April 30, 2024	\$746,250
Year 2	May 1, 2024 - April 30, 2025	\$606,252
Year 3	May 1, 2025 - April 30, 2026	\$559,952
Year 4	May 1, 2026 - April 30, 2027	\$576,751
Year 5	May 1, 2027 - April 30, 2028	\$594,053



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CREO assigned "no goals" to this project on 1/3/23.

A sole brand procurement waiver was approved on 12/22/22.

### Fiscal Impact

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

2. What is the funding source?

The funding Source for this legislation is the Unappropriated Fund balance of the Aviation Fund.

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

Year 1    February 2023 - April 30, 2024            \$746,250

4. Does the legislation have fiscal impact in future fiscal years? Please notate the difference between one-time and recurring costs.

Year 2            May 1, 2024 - April 1, 2025            \$606,252

Year 3            May 1, 2025 - April 1, 2026            \$559,952

Year 4            May 1, 2026 - April 1, 2027            \$576,751

Year 5            May 1, 2027 - April 1, 2028            \$594,053

5. Does the legislation generate revenue, leverage outside funding, or deliver a return on investment?

Legislation provides for management, operations, routine and preventive maintenance of City owned equipment in the single terminal facility at Kansas City International Airport.

### 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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Click or tap here to enter text.

### 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
- 
- 

### Prior Legislation

N/A

### Service Level Impacts

This Contract supports the Aviation Department's goal to provide efficient and satisfactory services and facilities for passengers and visitors.

### Other Impacts

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

There are no known potential health impacts to any affected groups.

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



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N/A

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

This Contract supports our goal to maintain and improve the airport's infrastructure to assure that Kansas City International Airport operates in a safe and efficient manner.

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

Yes

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

**CONTRACTOR:** Cell Site Capital, LLC  
Address: 8720 Orion Place, Suite 390  
Columbus, OH 43240  
Contract # 6222120064 – Management, Operations & Maintenance of KCAD Wireless Cellular CDAS  
Contract Amount: \$6,331,784.00\*  
MBE Goal No subcontracting opportunities  
WBE Goal: No subcontracting opportunities

**Comments:**

No goals were set for the project because there are no subcontracting opportunities due to the proprietary nature of the services required for the project and security requirements.

\*Note: Contract is for five (5)+ years.

**Civil Rights & Equal Opportunity Department  
Economic Equity & Inclusion  
Contract Goals Request**

**Date:** 12/22/2022  
**Form Prepared By:** Bolivar Bello

Contract/Project Number: 6222120064		Project Name: Mgt, O&M of KCAD Wireless Cellular CDAS	
Owning Department: Aviation		Project Manager:	
Funding:	<input checked="" type="checkbox"/> City	<input type="checkbox"/> State	<input type="checkbox"/> Federal
	<input type="checkbox"/> CO-OP	<input type="checkbox"/> Grant:	<input type="checkbox"/> Other:
Project Requirements:	<input checked="" type="checkbox"/> M/WBE	<input type="checkbox"/> DBE	<input type="checkbox"/> Section 3
	<input type="checkbox"/> N/A		
Tax Incentive:	<input type="checkbox"/> LCRA	<input type="checkbox"/> TIF	<input type="checkbox"/> PIEA
	<input type="checkbox"/> N/A	<input type="checkbox"/> Other:	
Prevailing Wage:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Davis-Bacon:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No	
Presenting to Council <sup>1</sup> :	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	
Construction Employment Program:	<input type="checkbox"/> Yes: Workforce employment goals are 10% minority hours & 2% female hours. This project is estimated at over 800 work hours and over \$300,000 <input checked="" type="checkbox"/> No: This project is estimated at less than \$300,000 and no more than 800 work hours.		
Estimated Number of Project Days: 5+ years		Anticipated Solicitation Date: Sole Brand Waiver	

Note: Click the box to select

**Contract Type:**

<input type="checkbox"/> Construction	<input type="checkbox"/> Design-Build	<input type="checkbox"/> Design Professional	<input checked="" type="checkbox"/> Professional Services
<input type="checkbox"/> General Service	<input type="checkbox"/> Concession	<input type="checkbox"/> Other Goods & Services	<input type="checkbox"/> Non-Municipal Agency
<input type="checkbox"/> Co-Operative	<input type="checkbox"/> Revenue Sharing	<input checked="" type="checkbox"/> Facilities Maintenance/Repair/Renovation	
<input type="checkbox"/> Other:			

Description of Contract (Provide Details): Management, Operations and maintenance service agreement with Cell Site Capital, LLC to provide wireless cellular overall turn key management, monitoring, reporting, engineering, maintenance, and repair for City owned Common Distributed Antenna System Aviation in the new single terminal facility. All maintenance & repair by CSC of cDAS to be performed with on hand new terminal parts inventory or Aviation provided parts. CSC will not be purchasing or providing any system parts, scope is the specialized expertise to manage, monitor, and maintain City's wireless cellular cDAS. Due to the sensitive nature and physical location of the systems, agreement will require Airport security badging. A more detailed summary of scope of service is attached and detailed contractor proposal is available upon request from KCAD. Please note that due to the specialized nature of this system, KCAD is currently seeing a procurement waiver for this agreement.

Pursuant to RSMo. Section 610.021(11) & (12) documents related to bids will not be made available until bids are completed.

**This document is submitted with all available facts. Intentionally falsifying this document or omitting pertinent facts is grounds for disciplinary action pursuant to KCMO Human Resources Rules & Policy Manual (eff. August 4, 2014).**

**FOR GENERAL SERVICES DEPARTMENT (PROCUREMENT) USE ONLY:**

Reviewed CREO Annual Goal Manual?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Waiver being applied?	<input type="checkbox"/> Yes	<input type="checkbox"/> No
Type:		
According to CREO Annual Goal Manual, the Goals for this project are:		
<input type="text"/> % MBE	<input type="text"/> % WBE	<input type="text"/> % DBE
Electronic Record?	<input type="checkbox"/> Yes	<input type="checkbox"/> No

GSD Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**FOR CIVIL RIGHTS & EQUAL OPPORTUNITY DEPARTMENT (CREO) USE ONLY:**

Reviewed CREO Annual Goal Manual?	<input type="checkbox"/> Yes	<input type="checkbox"/> No	<input type="checkbox"/> N/A
<input type="checkbox"/> The following Goals are approved for this Project:			
<input type="text"/> % MBE	<input type="text"/> % WBE	<input type="text"/> % DBE	
<input checked="" type="checkbox"/> No Goals are set for this Project:			
	<input checked="" type="checkbox"/> Waiver Approved	<input type="checkbox"/> Waiver Denied	
Reason for Waiver:	No subcontracting opportunities.		
Electronic Record?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	

CREO Signature:  Date: 1/3/2023



<sup>1</sup> Contract Goals Request Form 10-26-2022 must be submitted to CREO prior to being posted on docket for review & approval from Council. CREO 01 EEI Contract Goals Request REV. 10-26-2022