

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 240473

Authorizing a Second Amendment in the amount of \$21,700,000.00 to an agreement with McCownGordon Construction, LLC for a demolition, shoring, excavation, and utility package related to the reconstruction of Barney Allis Plaza from funds previously appropriated for a total contract price in the amount of \$25,964,000.00; authorizing a professional services agreement with Wellner Architects in the amount of \$599,000.00 for construction management support from funds previously appropriated; and recognizing this ordinance as having an accelerated effective date.

WHEREAS, the Barney Allis Plaza along with the Auditorium Plaza Garage were constructed in 1955 to serve Municipal Auditorium and now serve the needs of the Bartle Hall Convention Center and surrounding hotels; and

WHEREAS, Barney Allis Plaza and Auditorium Plaza Garage serve as collateral for prior bonds issued to finance the expansion of Bartle Hall and pursuant to existing covenants, the garage must be either preserved or demolished and rebuilt as a revenue-producing asset; and

WHEREAS, the City completed an assessment of the structural integrity and life safety systems including ventilation, fire suppression, emergency phones, water pumps, lighting, and egress, which assessment concluded that Barney Allis Plaza and Auditorium Plaza Garage should be closed unless repairs were made; and

WHEREAS, limited repairs were completed to extend the useful life of the garage while the City evaluated options for demolition and reconstruction of the Garage and Plaza; and

WHEREAS, the City issued RFP No. BAP2022 requesting proposal outlining the redevelopment of the Garage and Plaza, including but not limited to reconstruction of the garage and vertical development above the garage; and

WHEREAS, Council previously passed Ordinance 220667, which authorized the City Manager to negotiate for the redevelopment of the Garage and Plaza with a team including McCownGordon; and

WHEREAS, Council previously passed Ordinance 230218, which appropriated \$7,500,000.00 toward an initial agreement for design services of the Garage and Plaza with McCownGordon; and

WHEREAS, the City entered into a Design-Build Agreement with McCownGordon in the amount of \$4,107,000.00; and

WHEREAS, the City entered into a First Amendment with McCownGordon in the amount of \$157,000.00 for a total contract price of \$4,264,000.00; and

WHEREAS, Council appropriated an additional \$90,000,000 through passage of Ordinance 240313 toward reconstruction of Auditorium Plaza Garage and Barney Allis Plaza;  
NOW THEREFORE,

240473

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Director of General Services Department is hereby authorized to execute a Second Amendment in the amount of \$21,700,000.00 with McCownGordon Construction, LLC., for a demolition, shoring, excavation, and utility package related to the reconstruction of Barney Allis Plaza from funds previously appropriated in Account No. AL-3453-075100-B for a total contract price of \$25,964,000.00. A copy of the amendment is on file in the General Services Department.

Section 2. That the Director of General Services Department is hereby authorized to enter into an agreement with Wellner Architects in the amount of \$599,000.00 for construction management support from funds previously appropriated in Account No. AL-3453-075100-B. A copy of the amendment is on file in the General Services Department.

Section 3. That this ordinance, relating to the design, repair, maintenance or construction of a public improvement, is recognized as an ordinance with an accelerated effective date as provided by Section 503 (a)(3)(C) of the Charter and shall take effect in accordance with that section.

I hereby certify that there is a balance, otherwise unencumbered, to the credit of the appropriation to which the foregoing expenditure is to be charged, and a cash balance, otherwise unencumbered, in the treasury, to the credit of the fund from which payment is to be made, each sufficient to meet the obligation hereby incurred.

Tammy L. Queen  
Director of Finance

Approved as to form:

Dustin E. Johnson  
Associate City Attorney



Authenticated as Passed

Quinton Lucas, Mayor

Marilyn Sanders, City Clerk

JUN 06 2024

Date Passed