



# City of Kansas City, Missouri

## Docket Memo

Ordinance/Resolution #: Click or tap here to enter TMP-#.  
Submitted Department/Preparer: **240810** General Services  
Revised 6/10/24

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 the Director of the General Services Department to execute Change Orders in the amount of \$2,460,683.00 with McCownGordon Construction, LLC., for Phase 2 of Project No. 07P22025-02 City Hall Garage And South Plaza Restoration CM@Risk, for total contract amount of \$19,917,500.00; and recognizing an accelerated effective date.

### Discussion

Ordinance No. 230702, authorized a construction contract with McCownGordon Construction, LLC. for Phase 2 of Project No. 07P22025-02 - City Hall Garage And South Plaza Restoration CM@Risk (the "**Project**") for a total contract amount of **\$17,456,817.00**. The Director Of General Services anticipates the need to increase the total contract amount by up to **\$2,460,683.00** for a total contract amount of **\$19,917,500.00**. The increase of contract amount would allow for execution of the Change Orders on the Project listed on the attached **Exhibit 1**.

Ordinance No. 230197 appropriated **\$21,000,000.00** to Account No. **AL-3448-079712-B** from Special Obligation Bonds Series 2023B for reconstruction and renovation of the City Hall Garage And South Plaza of the City Hall.

This ordinance authorizes the General Services Director to execute Change Orders in the amount of **\$2,460,683.00** with McCownGordon Construction, LLC., for Phase 2 of Project No. 07P22025-02 City Hall Garage And South Plaza Restoration CM@Risk, for total contract amount of **\$19,917,500.00**, and authorizes the General Services Director to expend the amount of **\$2,460,683.00** from the unencumbered balance of Account No. **AL-3448-079712-611060** for the Change Orders.

### Fiscal Impact

1. Is this legislation included in the adopted budget?  Yes  No
2. What is the funding source?  
 Special Obligation Series 2023B Bond Fund  
 AL-3448-079712-B City Hall Garage Renovations \$2,460,683.00
3. How does the legislation affect the current fiscal year?  
 Debt service is programmed in the approved capital plan
4. Does the legislation have a 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

**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)**

This ordinance seeks to authorize the execution of a change order to a construction in the Special Obligation Bonds Series 2023B for the purpose of renovating the City Hall Garage. Debt Service has been advance appropriated in the Capital Improvements Sales Tax Fund (3090-079712-G) for this project in the amount of \$ 4,001,662.50 for FY 2024-25, and this project is included in the City’s Capital Improvements Plan (CIP).

**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.
- Enhance the City's connectivity, resiliency, and equity through a better-connected multi-modal transportation system for all users.
- Build on existing strengths while developing a comprehensive transportation plan for the future.
- Develop environmentally sustainable infrastructure 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

Ordinances No. 210992, No. 230197, and No. 203702

## Service Level Impacts

None. It may improve service levels by bringing the City Hall Parking Garage back into use.

## 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?  
N/A
3. How does this legislation contribute to a sustainable Kansas City?  
N/A
4. Does this legislation create or preserve new housing units?  
No (Press tab after selecting)

Click or tap here to enter text.

Click or tap here to enter text.

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.

Yes. The original contract was reviewed and approved by CREO. The proposed amendment has also been reviewed and approved by CREO. The Contractor was unable to meet the MBE/WBE goals at Phase 2 and submitted a Good Faith Effort documentation which has been accepted by CREO.

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

No(Press tab after selecting)

[Click or tap here to enter text.](#)

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

No(Press tab after selecting)