FULSON HOUSING GROUP

March 13, 2025

The City of Kansas City, MO
Attn: HTF Board Members,
Housing and Community
Development

Blue Hills Townhomes

Please consider our request for an increase in our current Housing Trust Fund award in the amount of $300,000. The 2 factors that establish our need for additional funding are related to the replacement of the existing retaining wall currently on site and the excavation, removal, and hauling of underground materials and debris from the old Willard School.

The perimeter wall must be penetrated by storm pipe in several locations and some of those locations are in the existing retaining wall to remain. Unfortunately, the wall does not appear to be in sound enough condition for us to penetrate it and have it maintain its stability. To this effect, the retaining wall will have to be replaced which has resulted in a markup of $39,572.

Secondly, as we began site work in late November, it was quickly discovered that a lot of the material from the demolition of the school and previous footings/foundation slabs of that school, had been stored underground which required that the soil be retested as well as any unsuitable material removed. We completed the work for the hidden foundations and slabs. Unfortunately, the costs that we'd previously budgeted were a lot higher than predicted. The final month's (February) subcontractor's cost was $102,447.49. The original change order request was for $122,706 but we were able to reconcile the invoices and found an overbilling that corrected to the $102,447.49. This brought the removal work to a grand total of $245,451.00 in sub costs from the months of November to February.

The addition of HTF would help tremendously as we are just beginning the process of adding new foundations and footings for the 8 residential buildings that the project will consist of. We thank you so much for your consideration!

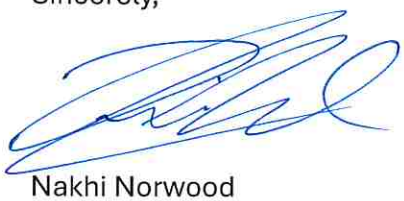
Current HTF Award: $600,000

Funds Expended: $0.00

HTF Budget Modification Request: $300,000

Total: $900,000

Sincerely,



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