City of Kansas City, Missouri

Docket Memo - Revised

Ordinance/Resolution #: 240985
Submitted Department/Preparer: Water
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 a $603,300.00 construction contract Change Order No. 4 to Contract No. 1682 with Hartline Construction, LLC, for the Water Services Administration Building and I/T Improvements and ADA Compliance project for a total contract amount of $4,788,455.31; and recognizing this ordinance as having an accelerated effective date.

Discussion

Project Justification

The Water Services Department is undertaking this construction project to make Building and Information Technology (I/T) improvements to more effectively carry out the operations of the Department which have evolved over the 20 years the Water Services has been in this building 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. 63rd Street in Jackson County, Kansas City, Missouri, has been occupied by City staff since 2003.

Project Description/Executed Construction Contract Summary

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 workflow. 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.

City Council passed Ordinance No. 230478 on June 15, 2023 authorizing a $3,864,415.00 construction contract with Hartline Construction, LLC, for the Water Services Administration Building and I/T and ADA Compliance project to bring the entire building and site into compliance with ADA Guidelines and have various building and IT improvements to better meet the current needs and operations of the Water Services Department.

The City previously executed three change orders totaling $320,740.31 for the construction project. This proposed ordinance is for a $603,300.00 Change Order 4 for improvements in the building's Customer Service Lobby to provide additional amenities to better serve the public, increase staff safety, and improve operations.

Construction Contract Cost Summary

- Original Contract: $3,864,415.00 (Ordinance No. 230478 passed June 15, 2023)
- Change Order No. 1: $52,498.90
- Change Order No. 2: $267,430.59
- Change Order No. 3: $810.82
- Prop. Change Order No. 4: $603,300.00
- Total: $4,788,455.31

Term

The term of the construction project is 531 calendar days.

MBE/WBE Goals

CREO KC established goals of 11% MBE and 11% WBE on this construction project on August 11, 2022 as part of the Annual Goal Program.

Solicitation

The construction project was originally advertised in accordance with the City's requirements. Public bids were opened for the construction project 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 $3,864,415.00, with subcontracting participation of 2.349% MBE and 63.11% WBE. The Contractor submitted a Request for Modification to increase their MBE participation. Final approved Goals were 12% MBE and 44% WBE.

Other Bids Received

- N/A for construction

Estimated Project Cost

The City's estimated construction cost for this project is $2,900,000.00.

Fiscal Impact

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

2. What is the funding source?
   AL-8193-807710-611060-81000817 = $603,300.00
   Adm/Service Facility Improvements

3. How does the legislation affect the current fiscal year?
   This ordinance is supported by the Fiscal Year 25 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 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)

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

The City Council passed Ordinance No. 230478 on June 15, 2023 authorizing a $3,864,415.00 construction contract with Hartline Construction, LLC, for the Water Services Administration Building and I/T and ADA Compliance project. This ordinance also included authorization for a $292,195.00 design professional services Amendment No. 4 with Wellner Architects, Inc., for Various Buildings and I/T Improvements and ADA Compliance Implementation Water Services Department Administration Building (SLBE-WSDEPS) project.

Service Level Impacts

The project will allow for the administration building to be modernized to improve visitor experiences, customer experiences, and staff safety.

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 which will allow for more hybrid meetings reducing the need for staff and/or consultants to travel for meetings.

4. Does this legislation create or preserve new housing units?
   No (Press tab after selecting)

   N/A

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.

   No - CREO's review is not applicable (Press tab after selecting)

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

   A Request for Modification was submitted to the Human Relations Department on June 6, 2023 for the construction project, and was approved on June 7, 2023 with 12% MBE and 44% WBE participation.

   A second Request for Modification was submitted to CREO KC on October 16, 2024, and was disapproved on November 26, 2024.

   A third Request for Modification was submitted to CREO KC on December 30, 2024, and was approved on December 31, 2024 with 11.2% MBE and 44% WBE participation.

   There are Affirmative Action Program requirements in this construction contract.

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

   No(Press tab after selecting)

7. Does this legislation seek to approve a contract resulting from a Request for Proposal/Qualification (RFP/Q)?
   No(Press tab after selecting)