



*CREO Document Submittal Project

CREO Document Submittal for Non e-Builder Projects: #1491

Subject: CUP/LOI (Contract Utilization Plan/Letter of Intent) Document Upload |
Contract MCADAEL23 | KC Convention Center Exhibit Hall Elevator Project
Creator: Implementation, e-Builder
Date Created: 04.30.2024 10:58AM
Process Date Due:
Open: Yes

Accepted By:
Current Step: CREO MM CUP/LOI
Status: Approved
Date Due:

Comments

Comment

6/18/2024 2:41:47 PM

By: Mark Runge, City of Kansas City, Missouri

2 documents were attached.

Contractor Utilization Plan Approval Form

Prepared DS
by:
Date: 4/4/24

e-Builder users: Approval Form must be completed and attached in PDF format where indicated. CUP/LOIs must be attached where indicated, or as supporting documents.

Contract/Project Number: MCADAEL23	Project Name: KC Convention Center Exhibit Hall Elevator Project
Developer/Prime: Schindler Elevator	Contact Name: Jared Rivers
Address: 1802 Jasper Street KCMO 64116	Email: jared.rivers@schindler.com

Full Contract Value: \$ 2,000,825.00

Funding: City State Federal CO-OP Grant: Other:

Project Requirements: M/WBE DBE Section 3 N/A

Tax Incentive: LCRA TIF PIEA N/A Other:

Prevailing Wage: Yes No

Davis-Bacon: Yes No

Construction Employment Program: Yes: Workforce goals are 10% Minority & 2% Women. There are over 800 Workforce hours and project cost is \$300,000 or more.
 NO: Workforce hours are less than 800 and project cost is less than \$300,000.

Contract Goals:	Contractor Utilization Plan Achievement:
Self-Perform: ____%	Self-Perform: ____%
MBE: <u>10</u> %	MBE: ____%
WBE: <u>10</u> %	WBE: ____%
Non-certified firms: ____%	Non-certified firms: ____%

Contract Type (select one): Construction Design-Build Design Professional Professional Services
 General Services Facilities Maintenance/Repair/Renovation Concessions Co-operative
 Revenue Sharing Non-Municipal Agency Other Goods & Services Other _____

Project Manager: Charles Harris Email: Charles.Harris@kcmo.org
Additional Information:
(816) 513-2751

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

The Contractor Utilization Plan is:

Approved Disapproved

3 % MBE 3 % WBE _____ % DBE

The Request for Good Faith Efforts Waiver is:

Approved Disapproved Not Applicable

Appeal Sent to FICB or Incentive Agency? Yes _____ FICB _____ Incentive Agency No

CREO Signature: Mark Runge Date: 6/18/2024

Comments:
RFM approved to change participation to 3/3. GFE approved. MR



Inter-Departmental Communication

Date: June 17, 2024

To: Councilman Kevin O'Neill; Chair; Transportation, Infrastructure & Operations Committee

From: Jaime Guillen: Director; Civil Rights & Equal Opportunity Department

Subject: CUP Summary #:

CONTRACTOR: Schindler Elevator
Address: 1802 Jasper St.
Kansas City, MO 64116
Contract # MCADAEL23 – Convention Center Exhibition Hall Elevator Project
Contract Amount: \$2,000,825.00
MBE Goal: 3%
WBE Goal: 3%
Total MBE Achieved: 3%
Total WBE Achieved: 3%

MBE SUBCONTRACTORS:
Name: Rowen Elevator Co., LLC
Address: 8700 N. Ditzler Ave., Suite 1904
Kansas City, MO 64157
Scope of Work: Elevator Labor
Subcontract Amount: \$56,110
Ownership: Owens, Ronnie
Structure: African-American Male Code: 15

WBE SUBCONTRACTORS:
Name: Wilkerson Crane Rental, Inc.
Address: 14191 Gibbs Rd.
Bonner Springs, KS 66012
Scope of Work: Crane Rental
Subcontract Amount: \$57,691.20
Ownership: Holt, Diana
Structure: Caucasian Female Code: 13

Comments:

Good Faith Efforts were approved.

Good Faith Efforts Evaluation:

The prime contractor had originally planned to use a firm that was certified as MBE and WBE to meet the goals for MBE and WBE on the project. The prime had intended to use that firm (Firelake) to provide Construction Management for the project. CREO discovered that Firelake was no longer located within the Kansas City Metropolitan Area and no longer qualified for certification. The prime was also informed that CREO would not be able to approve Firelake's participation as both MBE and WBE and that only 10% of work to be performed would count towards the goals under Construction Management. The prime then looked for other scopes of work where they could find participation. However, when the goals were set by Procurement for the project, the project had included a significant amount of work in other scopes of work- Electrical, Architectural, Fire Alarm and Fire Protection and a major part of that work and those scopes had been eliminated from the project. The project had been estimated at \$3,492,598 and Schindler bid the work at \$2,000,825 for a difference of \$1,491,773. The prime contractor was able to achieve participation of 3% MBE with an MBE Elevator contractor and 3% WBE with a WBE Crane Rental firm.

Recommendations:

CREO recommends that the prime contractor's Good Faith Efforts be approved and that the CUP be approved with participation of 3% MBE and 3% WBE. The goals for the project were originally set for a larger project that included additional scopes of work. The project is an elevator modernization project and the majority of the work included in the project is highly specialized, including proprietary equipment, installation, software, and programming services and warranty requirements. The prime contractor does appear to have made Good Faith Efforts by utilizing an MBE firm for a portion of the highly-specialized work and by finding participation on a scope of work not included on the original cost breakdown for the project for a WBE firm. The original cost breakdown indicated that \$2,808,314 was set for the highly-specialized prime contractor (80%). It appears that the remaining scopes of work included on the original cost breakdown have either been significantly reduced or eliminated from the project

The prime contractor also submitted a RFM to change the participation on the original CUP submitted from 10% MBE and 10% WBE to 3% MBE and 3% WBE. On the original CUP submitted the prime contractor had planned to use Firelake Construction for construction management on the project and CREO notified them that there were issues with the firm's certification and that Firelake could not be used for both MBE and WBE participation on the project. The prime contractor indicated that they will make Good Faith Efforts to achieve additional MBE/WBE participation if any additional subcontracting opportunities become

available on the project. CREO recommends that the RFM be approved with participation of 3% MBE and 3% WBE.