Kansas City Affordable Housing Trust Fund (HTF)

Board Policy – Project/Budget Modifications Application

Submitted by: Dennis Meier, Co-Executive Director, Synergy Services, Inc.

Signature: Dennis Meier _____

Project Name: Forest Hill Village,

Developer Name: Dennis Meier, Synergy Services Phone: 816-719-4158

Developer email: dmeier@synergyservices.org

Owner: Synergy Services, Inc. Architect: DRAW Architecture Contractor: Paric Construction

Construction Start Date: August, 2024 Projected Completion Date: **June 23, 2025**

Remaining HTF Award Balance: **$0.00**

Supporting Reasons for the Application/Request

Synergy was awarded funds through the HTF to renovate an existing school and construct an additional building to provide an 18-unit apartment complex that will serve as transitional housing for families impacted by domestic violence. This development at 3500 N Prather Rd is on a 12-acre site with beautiful tree lined space that is a secure location and is in close proximity of other Synergy programs.

As the owner, Synergy worked closely with DRAW architecture and Paric Construction Company to discover any and all structural and mechanical issues that might be encountered in renovating the existing school building. The design plans closely considered the existing documents from city infrastructure (water lines and waste lines) to engineering reports related to structural information. Despite those efforts, there were numerous discoveries that resulted in costs that had to be added to the budgeted contract amount. In order for the construction to stay on track and to be finished by June 23, 2025, these issues had to be addressed promptly. Recent changes related to city water line maps that differed from engineering maps amounted to another significant increase in cost. These plumbing connections updated the water needed for fire suppression. The budget spreadsheet attached to this application lists the various areas where changes and cost increases were documented. With additional construction costs that could not have been anticipated at the beginning of the project and project budget, the total construction increase is now $732,958.

At the time of the original application to HTF, the total project cost was set at $14,001,837. To date, HTF has awarded Synergy $750,000 in Round I and $800,000 in Round III. Synergy requests $550,000 from HTF to complete the project as designed and submitted to HTF for Round III funding.

The unforeseen construction issues were not discovered until after the construction started in August 2024 and could not have been accounted for in the original contract budget. The construction costs increases are defined in the attached budget as submitted with this application. As the owner of this project, Synergy has reviewed every change order and has worked closely with DRAW and

Paric to find ways to address the construction increases with the most cost-efficient solutions while meeting standards of construction required by Kansas City. These changes improved the integrity of the building and allowed the project to proceed. More importantly, the changes reflect Synergy's commitment to renovating and constructing the quality of housing that will be safe, accessible, secure and environmentally conscious in terms of future energy costs. Synergy has worked closely with HTF throughout the construction process to keep HTF staff apprised of the progress and the decisions made to construct the project within the original scope.

Synergy submitted all invoices and proof of construction progress to draw down the awarded HTF funds by the end of February, 2025. Therefore, the HTF funds have been exhausted. Synergy did not anticipate these expense increases and has not been able to secure other funds for these change order amounts.

Evidence of Eligibility

1. This project is contracted pursuant to Ordinance 240413
2. The construction completion date is June 23, 2025
3. The requested funding amount from HTF will allow Synergy to complete the project
4. The Forest Hill Village approved project has not changed in scope, plan, design, or concept
5. There have been no changes in ownership in the project development team
6. This project has not received previous funding under this new policy effective January 1, 2025
7. This funding request does not exceed the maximum award amount allowed under the modification policy.

Budget Information

See the attached Budget Spreadsheet with two tabs:

1. #1 Project Budget to HTF
2. Construction breakout_HTF