

Request for Legislative Action

Res. #21247
Sponsor: Jeanie Lauer
Date: April 17, 2023

Completed by County Counselor's Office

Action Requested:	Resolution	Res.Ord No.:	21247
Sponsor(s):	Jeanie Lauer	Legislature Meeting Date:	4/17/2023

Introduction

Action Items: ['Authorize', 'Transfer']

Project/Title:

Transferring \$300,000 from the 3% State Mandated Contingency account in the General Fund to the Department of Public Works for the purpose of making emergency sewer repairs to the Historic Truman Courthouse in Independence by Rand Construction, a county term and supply vendor and paying for other costs of clean-up and temporary operations.

Request Summary

This resolution authorizes a \$300,000 transfer from the 3% State Mandated Contingency account in the General Fund to the Historic Truman Courthouse facility operations account in Public Works for the purpose of clean-up and repairs due to a sewer line break that occurred under the building in March of 2023. A total of \$273,625 will be used to contract with Rand Construction, a County term and supply plumbing contractor for necessary repairs to the sewer lines and property restoration. The remainder of the funds will be used for contract clean-up of the courthouse after the sewer break and the rental of two port-a-potties for use by the public as there are currently no operating and publicly accessible bathrooms in the building.

Contact Information

Department:	Public Works	Submitted Date:	4/3/2023
Name:	Troy Schulte	Email:	TSchulte@jacksongov.org
Title:	County Administrator	Phone:	816-881-1079

Budget Information

Amount authorized by this legislation this fiscal year:	\$300,000		
Amount previously authorized this fiscal year:	\$ 0		
Total amount authorized after this legislative action:	\$300,000		
Is it transferring fund?	No		
Single Source Funding:			
Fund:	Department:	Line Item Account:	Amount:
001 (General Fund)	8003 (3% State Mandated Contingency)	56830 (Contingency Fund)	\$300,000
001 (General Fund)	1206 (Fac. Mgmt Truman Courthouse)	56510 (Maint. & Repair - Buildings)	\$300,000

Request for Legislative Action

Prior Legislation	
Prior Ordinances	
Ordinance:	Ordinance date:
Prior Resolution	
Resolution:	Resolution date:

Purchasing	
Does this RLA include the purchase or lease of supplies, materials, equipment or services?	No
Chapter 10 Justification:	
Core 4 Tax Clearance Completed:	
Certificate of Foreign Corporation Received:	
Have all required attachments been included in this RLA?	

Compliance	
Certificate of Compliance	
In Compliance	
Minority, Women and Veteran Owned Business Program	
Goals Not Applicable for following reason: Emergency contract	
MBE: .00%	
WBE: .00%	
VBE: .00%	
Prevailing Wage	
Construction projects over \$75000	['Utilizes Term and Supply contract']

Fiscal Information	
<ul style="list-style-type: none"> Funds sufficient for this appropriation and/or transfer are available from the source indicated on the budget information tab. 	

Request for Legislative Action

History

Submitted by Public Works requestor: Troy Schulte on 4/3/2023. Comments:

Approved by Department Approver Lisa Honn on 4/5/2023 8:43:34 AM. Comments: Approving for Kristi due to technical issue.

Not applicable by Purchasing Office Approver Barbara J. Casamento on 4/5/2023 10:02:12 AM. Comments:

Approved by Compliance Office Approver Jaime Guillen on 4/5/2023 11:58:14 AM. Comments:

Approved by Budget Office Approver David B. Moyer on 4/5/2023 2:16:27 PM. Comments:

Approved by Executive Office Approver Sylvania Stevenson on 4/5/2023 3:24:36 PM. Comments:

Approved by Counselor's Office Approver Jamesia Manning on 4/13/2023 12:08:18 PM. Comments:

Fiscal Note:

Funds sufficient for this transfer are available from the sources indicated below.

PC# _____

Date: April 5, 2023

RES #	<u>21247</u>
eRLA ID #:	<u>864</u>

<u>Org Code/Description</u>	<u>Object Code/Description</u>	<u>From</u>	<u>To</u>
<u>001</u> <u>General Fund</u>			
8003 <u>Contingency - State Mandated 3%</u>	56830 <u>Contingency</u>	\$ 300,000	\$ -
1206 <u>Fac. Mgmt Truman Courthouse</u>	56510 <u>Maint. & Repair - Buildings</u>		300,000
_____	_____		
_____	_____		
_____	_____		
_____	_____		
_____	_____		
_____	_____		
_____	_____		
_____	_____		
_____	_____		
_____	_____		
_____	_____		
_____	_____		
_____	_____		
_____	_____		
_____	_____		
_____	_____		
_____	_____		
		<u>\$ 300,000</u>	<u>\$ 300,000</u>

David Moyer

 Budget Office



1428 W. 9th Street
Kansas City, MO 64101
P. 816.421.4143
F. 816.421.4144
www.randsc.com

March 31, 2023

Mr. Aaron Chrisman
Jackson County Facilities
415 East 12th Street
Kansas City, MO 64106

Re: Truman Courthouse – Water Damage Restoration REV3

Dear Mr. Chrisman,

We propose to furnish the supervision, labor, materials, equipment and insurance necessary to complete the work as follows:

- Camera existing sewer lines and investigate actual pipe routing.
- Install dust protection in the mechanical room and office area.
- Relocate existing furniture to the south side of the office space. All furniture to have personal affects, computer equipment, etc. removed by others and all power and IT cabling disconnected by others.
- Remove existing glass door and adjacent glass, store and reinstall after completion of line replacement.
- Remove existing carpet from the door into the office space north and VCT in corridor.
- Remove end sections of rolling file cabinets, track and platform below. All files to be removed by others. Save rolling file system for reinstallation.
- Layout, sawcut and remove concrete slab on grade as required for access to pipe underslab. Concrete is assumed to be no more than 6” thick and the trench is proposed to be 2’ wide. Concrete to be removed from riser in mechanical room to the landing. Intent is to leave the landing and stairs at the landing in place and tunner underneath. Continue slab removal in the hallway along assumed pipe to the exterior wall.
- Due to access constraints, all excavation will be by hand including tunneling under landing, interior and exterior walls. Stockpile spoils along the side of the trench. We have assumed soil will be suitable for backfill.
- Replace drain line from riser to the exterior of the building at the sidewalk. Line replacement on the exterior will include pipe all the way to and including the vertical line at the sidewalk.
- Exterior work to include barricades, excavation to pipe including necessary shoring, tunneling under building foundation, pipe replacement, backfill, compaction and seeding.



- After pipe is replaced, on the interior, backfill with existing soil, 6” of gravel, install vapor barrier, rebar dowels and pour back concrete.
- Remove lower 2’ of gyp board walls, shown in orange, and replace with new.
- Paint above mentioned walls to match existing.
- Remove low 2 rows of wall tile only and backing in the bathrooms and replace with new. We cannot guarantee a match. Selection to be by owner.
- Install new VCT, shown in green.
- Install new Carpet, shown in yellow.
- Reinstall rolling file system. Reinstall furniture in office space.

The price to complete the work above is \$273,625.00.

CLARIFICATIONS

- We have not included any design, engineering, permits, bonds, taxes, etc. We have assumed that the county will handle all permitting that might be needed for sidewalk and road closures.
- All work to be completed during normal working hours.
- Access is assumed to be the stairs and the elevator as it allows. All surfaces will be protected.
- New finish selections to be by others. It will most likely be difficult to find exact matches when tying into existing finishes, i.e. carpet, ceramic tile, etc.
- Wood trim to be reinstalled by others.
- Due to the nature of this project, not having current or accurate plans and details, we are proposing this work be completed on a Time and Material basis Not to Exceed, assuming the scope stays within the scope details above and per the latest marked up drawing labeled “Plan view TCH ground floor plumbing”, also attached. Any work outside of this scope will require a change order if the associated cost should exceeds the NTE amount.

Thank you for the opportunity to provide you with this proposal. Please do not hesitate to contact our office should you have and questions or concerns.

Respectfully submitted,
RAND CONSTRUCTION COMPANY

Matt Hall
Project Manager

GENERAL NOTE

- A. UTILIZE EXISTING PATHWAYS OF REMOVED PIPE WHEREVER POSSIBLE.
- B. PROVIDE REFINISHED LAVATORIES WITH NEW TRAPS, SUPPLIES AND STOPS.

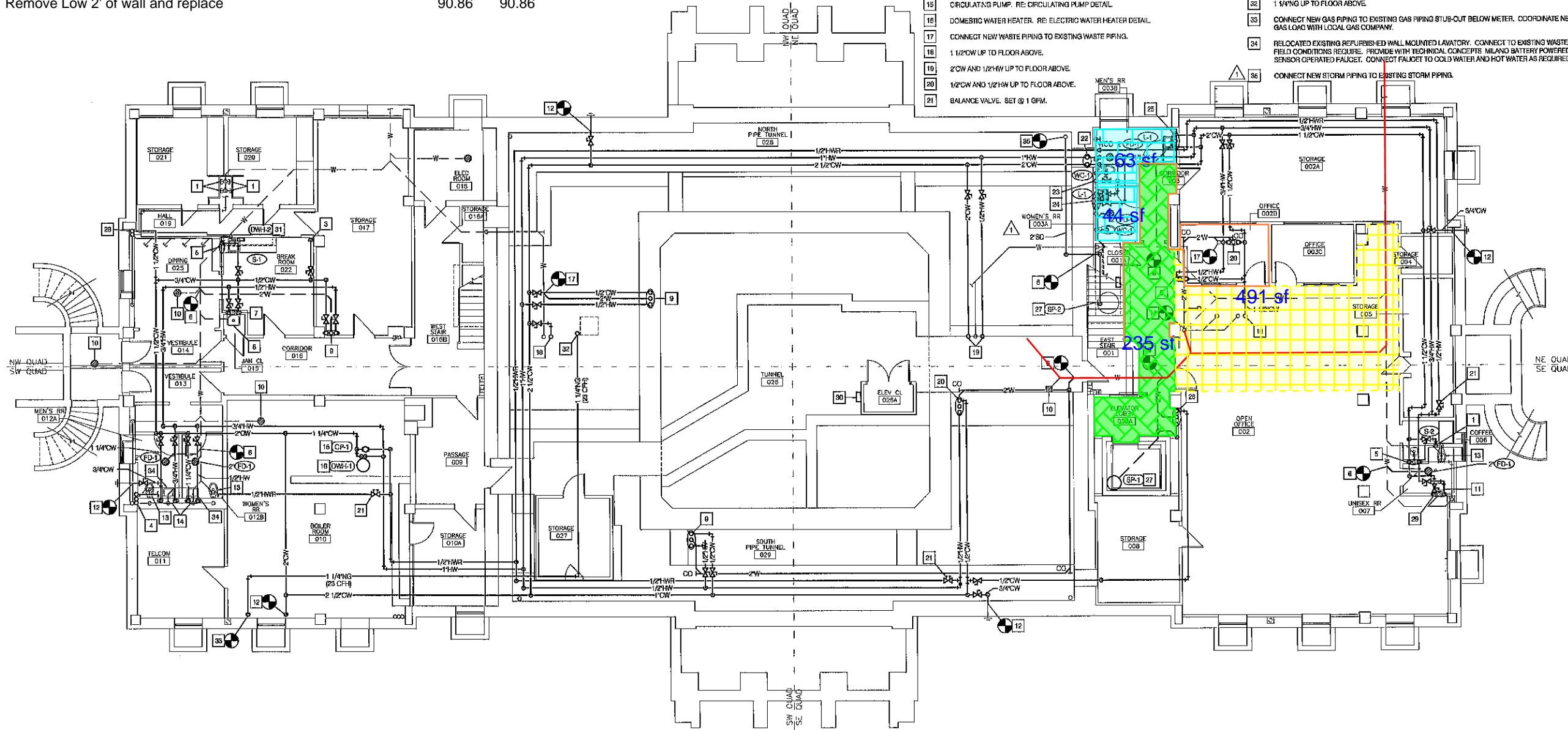
Legend

- Carpet
- Ceramic Floor/Wall Tile
- Ceramic Tile - Remove low 2 courses and replace with backerboard
- Historic VCT Flooring
- Proposed Drain Line Replacement
- Remove Low 2' of wall and replace

Description	Quantity	Length	Area
Carpet	491	118.65	491
Ceramic Floor/Wall Tile	63	36.01	63
Ceramic Tile - Remove low 2 courses and replace with backerboard	44	26.89	44
Historic VCT Flooring	235	109.16	235
Proposed Drain Line Replacement	1		
Remove Low 2' of wall and replace	90.86	90.86	

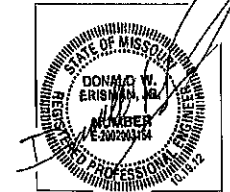
FLOOR PLAN NOTES

- 1 CAP EXISTING PIPING WITHIN CHASE.
- 2 ELEVATOR SUMP PUMP ALARM PANEL. COORDINATE WITH ELECTRICAL CONTRACTOR.
- 3 1/2" CW DOWN IN WALL AND ROUTE TO EACH REFRIGERATOR ICE MAKER AND CONNECT PER MANUFACTURERS RECOMMENDATIONS.
- 4 1 1/2" CW, 1/2" HW, AND 1/2" HW UP TO FLOOR ABOVE.
- 5 1/2" CW DOWN IN WALL. CONNECT TO SINK AS REQUIRED. PROVIDE 1/2" CW STUB-OUT WITH BACKFLOW PREVENTER AND SHUT-OFF VALVE BELOW COUNTER FOR COFFEE MAKER. ROUTE FROM SHUT-OFF VALVE TO COFFEE MAKER AND CONNECT PER MANUFACTURERS RECOMMENDATIONS.
- 6 CONNECT NEW WASTE PIPING TO EXISTING WASTE PIPING BELOW SLAB. SAWCUT AND PATCH FLOOR TO MATCH EXISTING.
- 7 1/2" CW AND 1/2" HW DOWN IN WALL. CONNECT TO UTILITY SINK AS REQUIRED.
- 8 RECONNECT EXISTING REFURBISHED UTILITY SINK. CONNECT TO EXISTING WASTE AS FIELD CONDITIONS REQUIRE. PROVIDE WITH NEW CHICAGO 587-GP FAUCET. CONNECT FAUCET TO COLD WATER AND HOT WATER AS REQUIRED.
- 9 1/2" CW, 1/2" HW, AND 2" W UP TO FLOOR ABOVE.
- 10 EXISTING FLOOR DRAIN. PROVIDE WITH NEW GRATE.
- 11 RELOCATED EXISTING REFURBISHED PEDESTAL LAVATORY. CONNECT TO EXISTING WASTE AS FIELD CONDITIONS REQUIRE. PROVIDE WITH TECHNICAL CONCEPTS MILANO BATTERY POWERED SENSOR OPERATED FAUCET. CONNECT FAUCET TO COLD WATER AND HOT WATER AS REQUIRED.
- 12 CONNECT NEW COLD WATER PIPING TO EXISTING COLD WATER PIPING.
- 13 RECONNECT EXISTING REFURBISHED WATER CLOSET. CONNECT TO EXISTING WASTE AS FIELD CONDITIONS REQUIRE. PROVIDE WITH SLOAN G2 OPTIMA BATTERY POWERED SENSOR OPERATED FLUSH VALVE. CONNECT TO COLD WATER PIPING AS REQUIRED.
- 14 1" CW AND 1/2" HW DOWN IN WALL. ROUTE IN WALL TO EACH FIXTURE AND CONNECT AS REQUIRED.
- 15 CIRCULATING PUMP. RE: CIRCULATING PUMP DETAIL.
- 16 DOMESTIC WATER HEATER. RE: ELECTRIC WATER HEATER DETAIL.
- 17 CONNECT NEW WASTE PIPING TO EXISTING WASTE PIPING.
- 18 1 1/2" CW UP TO FLOOR ABOVE.
- 19 2" CW AND 1/2" HW UP TO FLOOR ABOVE.
- 20 1/2" CW AND 1/2" HW UP TO FLOOR ABOVE.
- 21 BALANCE VALVE. SET @ 1 GPM.
- 22 1" CW AND 1/2" HW UP TO FLOOR ABOVE.
- 23 1 1/4" CW DOWN IN WALL. CONNECT TO FIXTURE AS REQUIRED.
- 24 1" CW AND 1/2" HW DOWN IN WALL. ROUTE TO EACH FIXTURE AND CONNECT AS REQUIRED. 4" W DOWN FROM FLOOR ABOVE.
- 25 1/2" CW AND 1/2" HW DOWN IN WALL. CONNECT TO FIXTURE AS REQUIRED. 4" W DOWN FROM FLOOR ABOVE. COORDINATE LOCATION WITH BEAM.
- 26 1/2" CW, 2" W AND 2" W UP TO FLOOR ABOVE.
- 27 SUMP PUMP. RE: SUMP PUMP DETAIL.
- 28 1/2" CW UP TO FLOOR ABOVE.
- 29 1/2" CW AND 1/2" HW DOWN IN WALL. CONNECT TO FIXTURE AS REQUIRED.
- 30 ELEVATOR SUMP PUMP HIGH WATER ALARM PANEL. COORDINATE WITH ELECTRICAL CONTRACTOR.
- 31 DOMESTIC WATER HEATER. RE: TANKLESS WATER HEATER DETAIL.
- 32 1 1/4" W UP TO FLOOR ABOVE.
- 33 CONNECT NEW GAS PIPING TO EXISTING GAS PIPING STUB-OUT BELOW METER. COORDINATE NEW GAS LOAD WITH LOCAL GAS COMPANY.
- 34 RELOCATED EXISTING REFURBISHED WALL MOUNTED LAVATORY. CONNECT TO EXISTING WASTE AS FIELD CONDITIONS REQUIRE. PROVIDE WITH TECHNICAL CONCEPTS MILANO BATTERY POWERED SENSOR OPERATED FAUCET. CONNECT FAUCET TO COLD WATER AND HOT WATER AS REQUIRED.
- 35 CONNECT NEW STORM PIPING TO EXISTING STORM PIPING.



LOWER LEVEL PLAN-PLUMBING

SCALE: 1/8"=1'-0"



LANKFORD + associates
 1730 WALNUT STREET
 KANSAS CITY, MISSOURI 64108
 TEL: (816) 221-1411
 FAX: (816) 221-1429

HISTORIC TRUMAN COURTHOUSE
 INTERIOR RENOVATION

102 NORTH MAIN STREET, INDEPENDENCE, MISSOURI 64050

ISSUED FOR CONSTRUCTION

PROJECT NO.	10-18-2012
DATE	10-18-2012
DRAWN BY	IBISSAP
CHECKED BY	DWE
DATE	
REVISION	DESCRIPTION
10-28-12	ADDENDUM #1

SHEET TITLE & NUMBER

LOWER LEVEL PLAN-PLUMBING

COPYRIGHT © 2012 PIPER-WIND ARCHITECTS, INC.



P-100

DWG FILE: P:\4000\4041_Jackson County Historic Court House\Drawings\PLUMBING\JOB PLOT DATE/TIME: 12/20/12 10:41 AM