

**IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI**

**A RESOLUTION** awarding a contract on Bid No. PW 05-2012 for the renovation and restoration of the Historic Truman Courthouse Renovation Project, No. 3147, to Universal Construction Co., of Lenexa, KS, at a cost to the County not to exceed \$4,800,000.00.

**RESOLUTION NO. 18028**, November 19, 2012

**INTRODUCED BY** Bob Spence and Dennis Waits, County Legislator

WHEREAS, by Ordinance 4093, dated March 9, 2009, the Legislature did authorize the restoration of the exterior of the Historic Truman Courthouse and its grounds to its 1933 appearance; and,

WHEREAS, because of the need for additional space for the Circuit Court in the Courthouse Annex in Independence, it is desirable that some County operations be relocated to the Historic Truman Courthouse, utilizing vacant office space there for the Collection, Assessment, Communications, and Recorder of Deeds Departments; and,

WHEREAS, by Resolution 17792, dated January 23, 2012, the Legislature did authorize an agreement with Piper-Wind Architects, Inc., of Kansas City, MO, for architectural design services for the renovation of the interior of the Historic Truman Courthouse; and,

WHEREAS, by Resolution 17910, dated June 4, 2012, the Legislature did authorize an agreement with B&R Insulation Inc., of Lenexa, KS, for the furnishing of abatement and

remediation of hazardous materials from the building; and,

WHEREAS, the abatement project is complete and the architect has now finalized the design plans and specifications for the renovation; and,

WHEREAS, the Director of Public Works solicited proposals for this project on Bid No. PW 05-2012 and received ten submissions thereon, with the three lowest bids as follows:

<u>BIDDER</u>	<u>BID</u>
Universal Construction Co. Lenexa, KS	\$4,900,000.00
Burns and McDonnell Engineering Kansas City (Jackson County), MO	\$5,399,000.00
Rau Construction Co. Overland Park, KS	\$5,400,000.00

and,

WHEREAS, an evaluation committee made up of representatives from the Public Works Department, the Executive Offices, and the architect, reviewed the bids and recommend the award of the contract to Universal Construction Co., of Lenexa, KS, as the lowest and best bidder; and,

WHEREAS, the bid package included \$100,000.00 for contingencies, however, because the budget for this project is tight, this contingency has been eliminated,

reducing Universal's bid to \$4,800,000.00; and,

WHEREAS, Universal has signed an acknowledgement that this project will be completed under a Project Labor Agreement; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri, that award be made as recommended by the Acting Director of Public Works, and that the County Executive be, and is hereby, authorized to execute for the County any documents necessary to the accomplishment of the award; and,

BE IT FURTHER RESOLVED that the Director of Finance and Purchasing is authorized to make all payments, including final payment on the contract.

Effective Date: This Resolution shall be effective immediately upon its passage by a majority of the Legislature.

APPROVED AS TO FORM:

William G. Lyden  
Senior Deputy County Counselor

W. Keith Gray  
County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 18028 of November 19, 2012, was duly passed on November 27, 2012 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 9

Nays 0

Abstaining 0

Absent 0

11.27.12  
Date

Mary Jo Spino  
Mary Jo Spino, Clerk of Legislature

There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.

ACCOUNT NUMBER: 001 5101 58020  
ACCOUNT TITLE: General Fund  
Non-Departmental  
Buildings and Improvements  
NOT TO EXCEED: \$4,800,000.00

November 15, 2012  
Date

David Thomas  
Director of Finance and Purchasing

**REQUEST FOR LEGISLATIVE ACTION**

**Completed by County Counselor's Office:**

Res/Ord No.: 18028  
 Sponsor(s): Bob Spence & Dennis Waits  
 Date: Nov. 19, 2012

SUBJECT	Action Requested <input checked="" type="checkbox"/> Resolution: <input type="checkbox"/> Ordinance:  Project/Title: <u>Awarding a contract for the Renovation of the Historic Truman Courthouse Project No. 3147 to Universal Construction in the amount of \$4,800,000.00, and encumbering the funds to cover the costs.</u>										
BUDGET INFORMATION <i>To be completed By Requesting Department and Finance</i>	<table border="1" data-bbox="310 457 1187 594"> <tr> <td>Amount authorized by this legislation this fiscal year:</td> <td>\$4,800,000.00</td> </tr> <tr> <td>Amount previously authorized this fiscal year:</td> <td>\$0.00</td> </tr> <tr> <td>Total amount authorized after this legislative action:</td> <td>\$4,800,000.00</td> </tr> <tr> <td>Amount budgeted for this item *:</td> <td>\$4,800,000.00</td> </tr> <tr> <td>Source of Funds Buildings and Improvements</td> <td>001-5101-58020</td> </tr> </table> <p>* If account includes additional funds for other expenses, total budgeted in the account is:  <input type="checkbox"/> No budget impact (no fiscal note required)</p> <p>Prior Year Budget (if applicable): NA</p> <p>Prior Year Actual Amount Spent (if applicable): NA</p>	Amount authorized by this legislation this fiscal year:	\$4,800,000.00	Amount previously authorized this fiscal year:	\$0.00	Total amount authorized after this legislative action:	\$4,800,000.00	Amount budgeted for this item *:	\$4,800,000.00	Source of Funds Buildings and Improvements	001-5101-58020
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Total amount authorized after this legislative action:	\$4,800,000.00										
Amount budgeted for this item *:	\$4,800,000.00										
Source of Funds Buildings and Improvements	001-5101-58020										
PRIOR LEGISLATION	Prior ordinances and (date): <u>0.4093, March 9, 2009</u>  Prior resolutions and (date): <u>R.17792, 1-23-2012</u> <u>R17910, June 4, 2012</u>										
CONTACT INFORMATION	RLA drafted by <u>John McClernon, Project Manager, 881-4532</u>										
REQUEST SUMMARY	<p><u>Jackson County Truman Courthouse</u> is located on the historic Independence Square. It was remodeled and expanded to its current configuration in 1933 during the term of Presiding Judge Harry S. Truman. During the 1970's County operations were moved to the Jackson County Courthouse Annex, located just southwest of the Independence Square, and the Courthouse ceased to function as a central County facility. From 2007 to 2009 the exterior of the Truman Courthouse and its grounds were restored to 1933 condition.</p> <p>Due to the need for additional judicial space at the Courthouse Annex, it is desirable to relocate County Operation Offices (i.e. Collections, Assessment and Records) from the Annex back to the Historic Truman Courthouse, utilizing the vacant space which is available there. This will require architectural restoration of the interior common areas and updating of the office spaces to accommodate modern mechanical, electrical, plumbing, HVAC needs.</p> <p>Piper Wind Architects was hired to design the needed improvements and renovation. The plans and specifications were prepared, the project was advertised and notices were sent to contractors and other interested parties. 10 Bids were received and have been evaluated by staff and the Architect. The Public Works Department recommends that Universal Construction be awarded the bid as they have submitted the lowest and best bid.</p> <p>Below is a summary of the three lowest bids as read:</p> <table border="1" data-bbox="305 1472 1503 1556"> <tr> <td>Universal Construction Co.</td> <td>Lenexa, KS</td> <td>\$4,900,000</td> </tr> <tr> <td>Burns and McDonnell Engineering</td> <td>Kansas City, MO</td> <td>\$5,399,000</td> </tr> <tr> <td>Rau Construction Co.</td> <td>Overland Park, KS</td> <td>\$5,400,000</td> </tr> </table> <p>The bid package contained a \$100,000 force account or contingency, since the budget is tight, this has been eliminated, and the bid to be awarded at \$4,800,000. Contractor has signed the acknowledgement that the project is under a Project Labor Agreement. Per the Compliance Officer, Universal is in compliance.</p> <p>The Department of Public Works and the Administration, recommends that a Contract be awarded to Universal Construction, Inc., and requests that the County Executive be authorized to execute the Agreement. We further request that the Manager of Finance be authorized to encumber \$4,800,000.00 for the construction.</p>	Universal Construction Co.	Lenexa, KS	\$4,900,000	Burns and McDonnell Engineering	Kansas City, MO	\$5,399,000	Rau Construction Co.	Overland Park, KS	\$5,400,000	
Universal Construction Co.	Lenexa, KS	\$4,900,000									
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CLEARANCE	<input type="checkbox"/> Tax Clearance Completed (Purchasing & Department) <input type="checkbox"/> Business License Verified (Purchasing & Department) <input type="checkbox"/> Chapter 6 Compliance - Affirmative Action/Prevailing Wage (County Auditor's Office)										
ATTACHMENTS	Bid Tab, Tax Clearance, Business in good standing, project sketches, Contractor History, Architect Report										

REVIEW	Department Director:	Date:
	Finance (Budget Approval): <i>If applicable</i> <i>Albert J Ball</i>	Date: <i>11-15-12</i>
	Division Manager: <i>[Signature]</i>	Date: <i>11/14/12</i>
	County Counselor's Office:	Date:

Fiscal Information (to be verified by Budget Office in Finance Department)

- This expenditure was included in the annual budget.
- Funds for this were encumbered from the \_\_\_\_\_ Fund in \_\_\_\_\_.
- There is a balance otherwise unencumbered to the credit of the appropriation to which the expenditure is chargeable and there is a cash balance otherwise unencumbered in the treasury to the credit of the fund from which payment is to be made each sufficient to provide for the obligation herein authorized.
- Funds sufficient for this expenditure will be/were appropriated by Ordinance # \_\_\_\_\_
- Funds sufficient for this appropriation are available from the source indicated below.

Account Number:	Account Title:	Amount Not to Exceed:
001-5101-58020	Buildings and Improvements	\$4,800,000.00

- This award is made on a need basis and does not obligate Jackson County to pay any specific amount. The availability of funds for specific purchases will, of necessity, be determined as each using agency places its order.
- This legislative action does not impact the County financially and does not require Finance/Budget approval.



# UNIVERSAL

*For 75 years . . .*

From the original University of Kansas Medical Center Power Plant to the original Starlight Theatre, from Saint Luke's Hospital to the Municipal Courts Building, from the Figlio Building on the Country Club Plaza to the Johnson County Administration Building, from Menorah Medical Center to the Fountains Shopping Center, from the restoration of Harry Truman's Courthouse in Independence to the new Olathe Northwest High School, from the award winning Alphapointe Life Skills Campus to the restoration of the Jackson County Courthouse downtown Kansas City . . . Universal Construction has been turning people's dreams into reality.

**Simply put: Built Right, Period.**

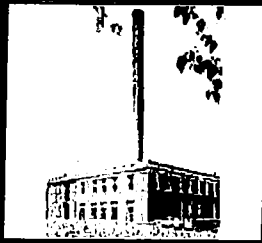


**Universal Construction Company, Inc.**  
 11200 West 79<sup>th</sup> Street  
 Lenexa, Kansas 66214  
 913.342.1150

[www.universalconstruction.net](http://www.universalconstruction.net)



KANSAS CITY CHAPTER



University of Kansas  
 Medical Center Power Plant



Starlight Theatre



Figlio Building



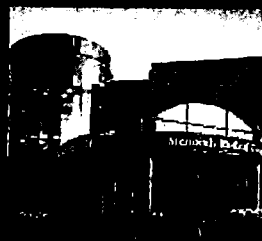
Johnson County Administration Building



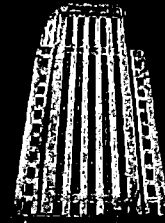
Harry Truman  
 Courthouse



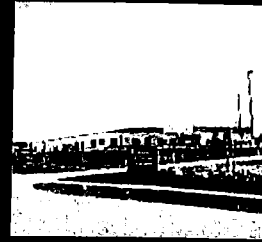
Jackson County Courthouse



Alphapointe Life Skills Campus



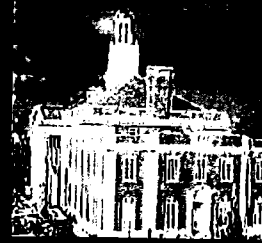
University of Kansas Medical Center Power Plant



Olathe Northwest High School



Alphapointe Life Skills Campus



Jackson County Courthouse



Harry Truman Courthouse



JACKSON COUNTY, MISSOURI  
 DEPARTMENT OF PUBLIC WORKS - ENGINEERING DIVISION - BID FOR PROJECT LISTED BELOW:

JACKSON COUNTY HISTORIC TRUMAN COURTHOUSE  
 INTERIOR RENOVATION

PROJECT NUMBER: 3147 - BID NUMBER: PW 05 - 2012

BID OPENING DATE: 11-13-12  
 ARCHITECTS ESTIMATE: \$ 4,974,403.00

FIRM NAME	AMOUNT OF BID	Tourism Sub Total	Bid Bond
1. Rand Construction Company	\$ <u>5,895,000.00</u>	\$ <u>355,000.00</u>	<input checked="" type="radio"/> Y <input type="radio"/> N
2. Miller-Stauch Construction Co., Inc.	\$ <u>5,680,000.00</u>	\$ <u><del>600,000.00</del></u>	<input checked="" type="radio"/> Y <input type="radio"/> N
3. Turner Special Projects	\$ <u>5,815,000.00</u>	\$ <u>170,000.00</u>	<input checked="" type="radio"/> Y <input type="radio"/> N
4. The Konrath Group, LTD	\$ <u>5,445,000.00</u>	\$ <u>90,000.00</u>	<input checked="" type="radio"/> Y <input type="radio"/> N
5. Julius Kaaz Construction Co., Inc.	\$ <u>6,170,000.00</u>	\$ <u>67,570.00</u>	<input checked="" type="radio"/> Y <input type="radio"/> N
6. Burns & McDonnell	\$ <u>5,399,000.00</u>	\$ <u>170,000.00</u>	<input checked="" type="radio"/> Y <input type="radio"/> N
7. Kelly Construction Group, Inc.	\$ <u>6,228,800.00</u>	\$ <u>281,000.00</u>	<input checked="" type="radio"/> Y <input type="radio"/> N
8. Raf Construction Co.	\$ <u>5,400,000.00</u>	\$ <u>TBD</u>	<input checked="" type="radio"/> Y <input type="radio"/> N

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PROJECT NUMBER: 3147 - BID NUMBER: PW 05 - 2012

BID OPENING DATE: 11-13-12

ARCHITECTS ESTIMATE: \$ 4,774,403.00

FIRM NAME	AMOUNT OF BID	Tourism Sub Total	Bid Bond
9. Universal Construction Company	\$ <u>4,900,000.00</u>	\$ <u>160,000.00</u>	<input checked="" type="radio"/> Y <input type="radio"/> N
10. Excel Constructor, Inc.	\$ <u>5,948,000.00</u>	\$ <u>153,000.00</u>	<input checked="" type="radio"/> Y <input type="radio"/> N
	\$ _____	\$ _____	<input checked="" type="radio"/> Y <input type="radio"/> N
	\$ _____	\$ _____	<input type="radio"/> Y <input type="radio"/> N
	\$ _____	\$ _____	<input type="radio"/> Y <input type="radio"/> N
	\$ _____	\$ _____	<input type="radio"/> Y <input type="radio"/> N
	\$ _____	\$ _____	<input type="radio"/> Y <input type="radio"/> N
	\$ _____	\$ _____	<input type="radio"/> Y <input type="radio"/> N

CERTIFICATION OF BID OPENING  
 BIDS WERE PUBLICLY OPENED

ON: Nov. 13 2012

BY: Earl Newill  
 Director of Public Works

RECORDED BY: Marietta D. Lee

On behalf of the County Clerk:  
Mary Jo Dwyer

# Missouri Secretary of State, Robin Carnahan

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  - File Online Renew Online File LLC Registration
  - File Online Online Orders
  - Register for Online Orders
  - Order Good Standing
  - Order Certified Documents

## Filed Documents

Date: 11/14/2012 (Click above to view filed documents that are available.)

## Business Name History

Name	Name Type
UNIVERSAL CONSTRUCTION COMPANY, INC.	Legal

## General Business - Domestic - Information

**Charter Number:** 00072463  
**Status:** Good Standing  
**Entity Creation Date:** 4/17/1948  
**State of Business.:** MO  
**Expiration Date:** Perpetual  
**Last Registration Report Filed Date:** 10/5/2012  
**Last Registration Report Filed:** 2012  
**Registration Report Month:** April

## Registered Agent

**Agent Name:** Smith, Archie , V.  
**Office Address:** 7123 N. Crystal  
 Kansas City MO 64119  
**Mailing Address:**

Commissions	Corporations	UCC Office
Phone: (573) 751-2783 Toll Free: (866) 223-6535	Phone: (573) 751-4153 Toll Free: (866) 223-6535	Phone: (573) 751-4628 Toll Free: (866) 223-6535

600 West Main Street  
 Jefferson City, MO 65101  
 Main Office: (573) 751-4936

