



Water Utilities Building Project



Water Utilities Department

- Serving the Community Since 1917
- Currently Serving More Than 35,000 Accounts
 - Drinking Water
 - Wastewater
 - Fire Protection
- Currently 60 Employees in 3 Locations
 - Professional, Admin, Maintenance, Technical, CSR's, Equipment Operators and Others



Current Facilities

- Operations Division (Chipman Rd and Douglas St)
 - Water Maintenance Section
 - Wastewater Maintenance Section
 - Facilities/Instrumentation and Controls Section
- Business Services Division (City Hall)
 - Customer Service/Billing Services
 - Engineering Services
 - Department Administration
- Metered Services Section (Ward Rd and Persels Rd)
 - Meter Reading and Maintenance Services
 - Field Customer Services



2007 Space Needs Study

City of Lee's Summit – Water Utilities Department

Space Needs Assessment Report New Consolidated WUD Facility

- Program Overview
 - Conceptual Plan
 - Budget Models

June 14, 2007



2007 Space Needs Study

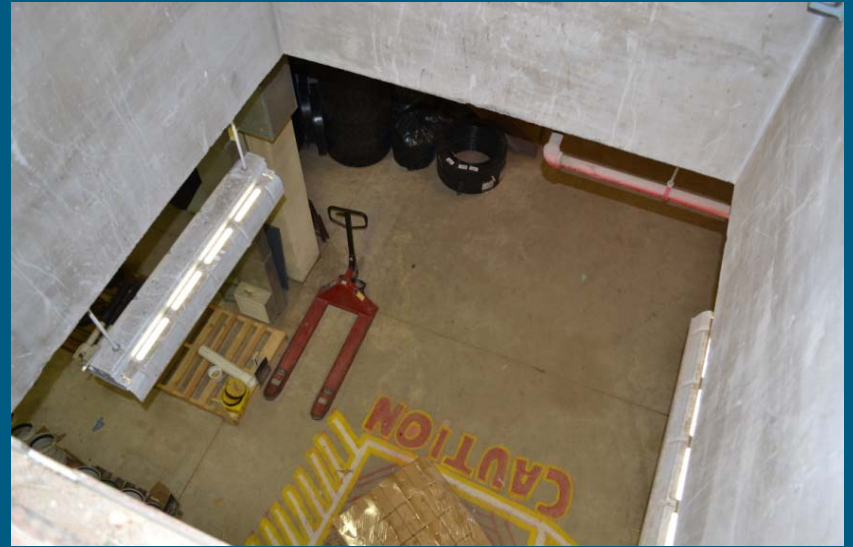
Deficiencies in Current Facilities

1. Offices are Crowded and Inefficient.
2. Limited Office Support Areas.
3. Inadequate and/or Limited Conference Areas.
4. Inappropriate Areas & Location For Archive Records Storage.
5. Limited Crew Support Areas.
6. Shared Shop and Vehicle Storage Areas.
7. Parts and Warehouse Storage Areas In Basement – Limit Access and Ineffective Distribution and Storage.
8. Off-site Storage of UV Sensitive Pipes and Materials Utilized Daily By Crews.
9. Offsite Yard Storage Causes Unnecessary Travel Time For Crews.
10. No Dedicated SCADA Control Room.

Operations Division



Operations Division Cont'd



Operations Division Cont'd



Metered Services



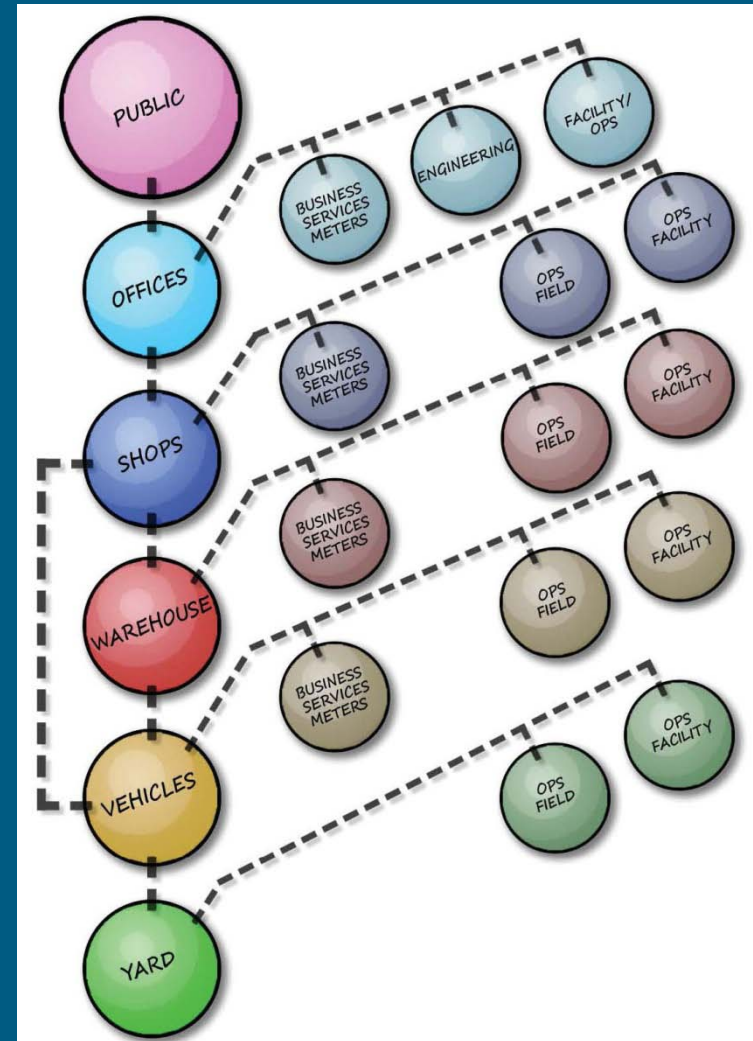
Building Timeline

- 2007- Space Needs Study Completed
- 2011 - Water Utilities Strategic Plan Recommendation
- 2012 - Cost of Service Study/Project Funding
- 2012 - Project added to FY2013 CIP
- 2014 - Design Contract Awarded to HDR Engineering
- 2014 - Building Site Purchased, 1200 SE Hamblen Rd.



Preliminary Design Process

- Charette Sessions to Update Functional Requirements and Space Needs
 - Review Existing Facilities
 - Adjacencies
 - Department Administration
 - Engineering
 - Business Services
 - Operations
 - Staffing Projections
 - Vehicle Projections
 - Customer Service
- Pre-Design Report



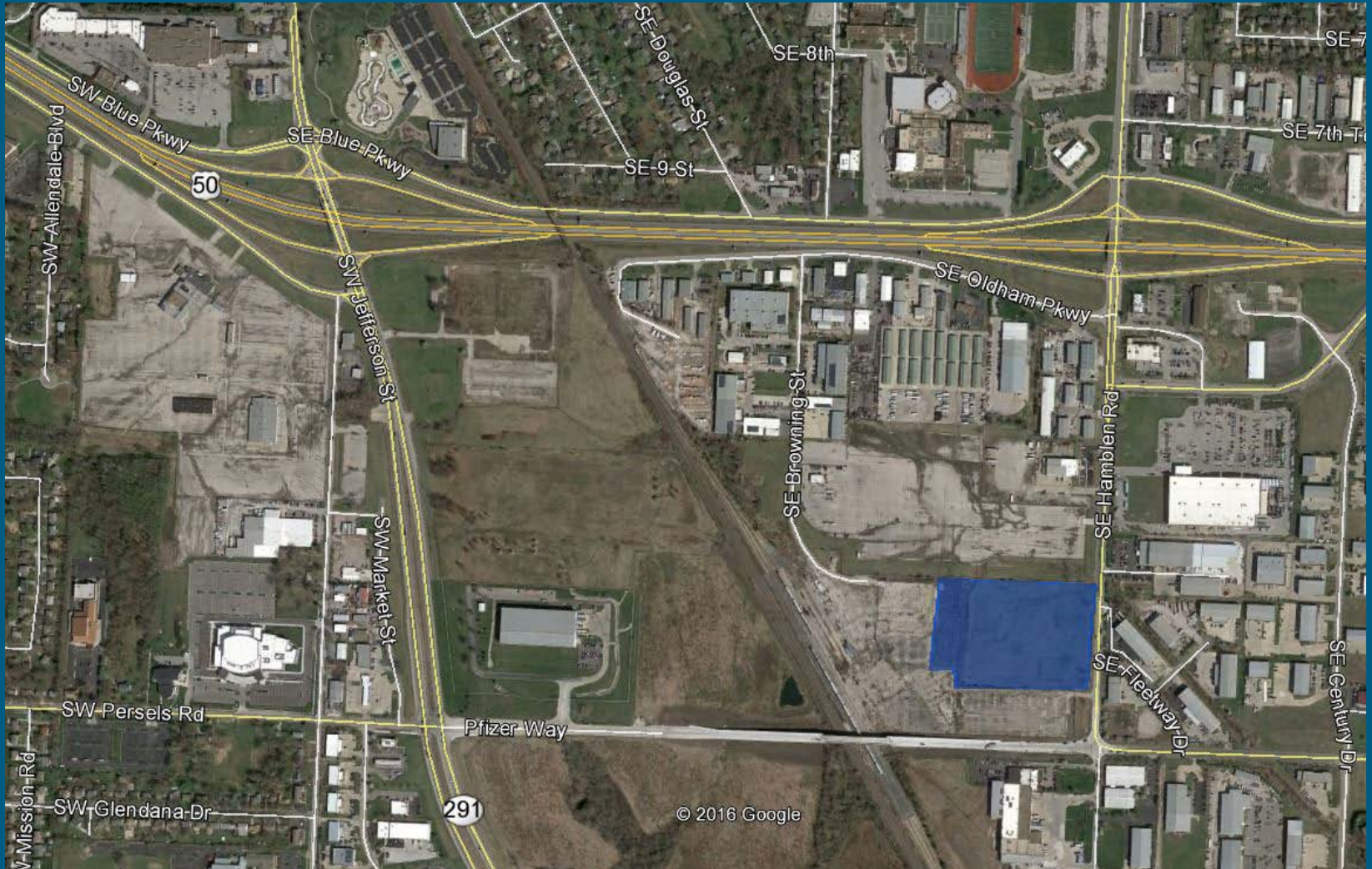
Building Basis of Design

- Building Designed for 2035 Condition
- Site to Allow Expansion to Full Build Out

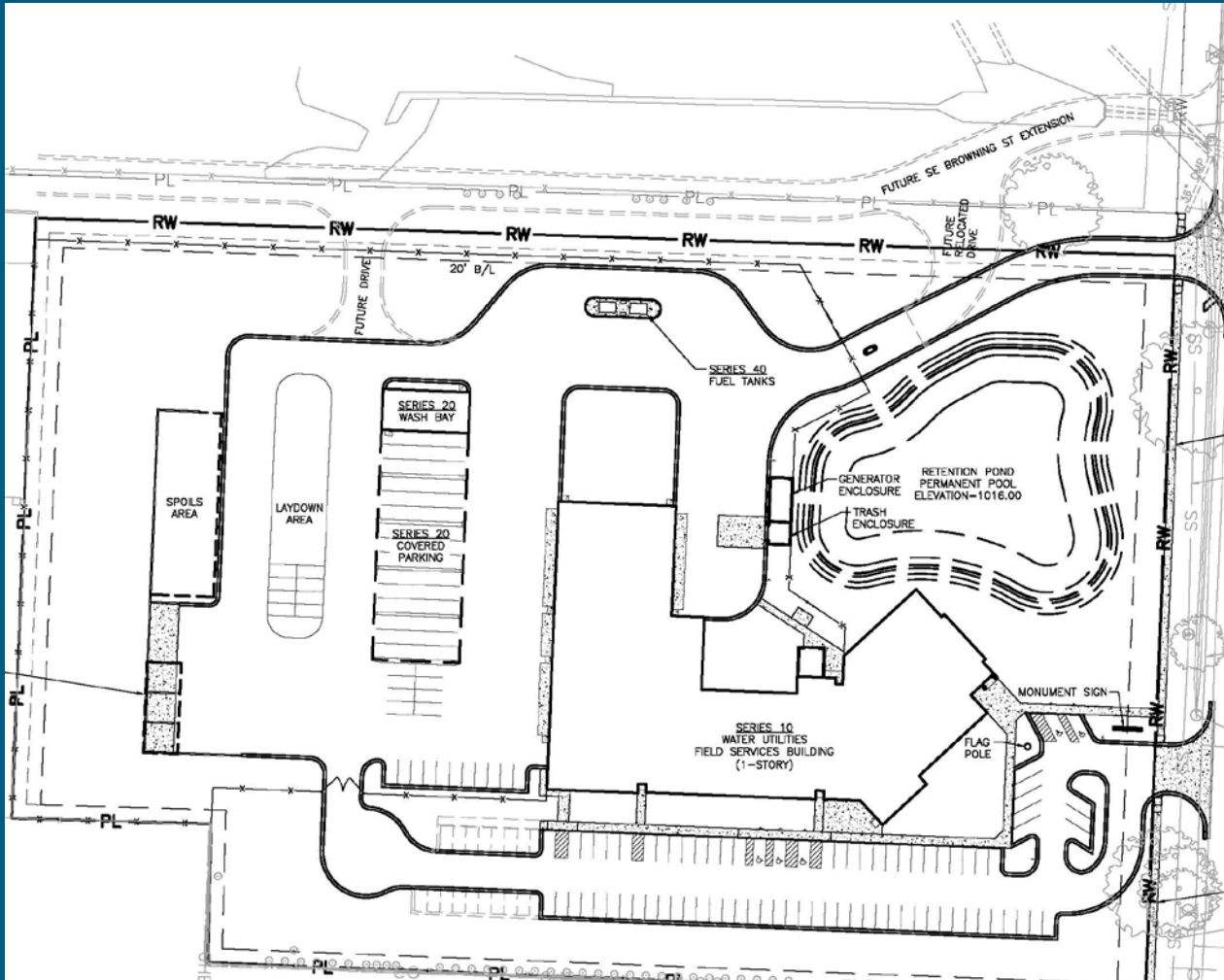
Staffing Level Projection

	2015	2035	Build Out
Administration	2	2	2
Engineering	2	11	13
Business Services	16	24	27
Ops Administration	3	5	7
Facility Section	6	11	11
Water/Sewer Const. Section	30	38	49
Total Staff	59	91	109

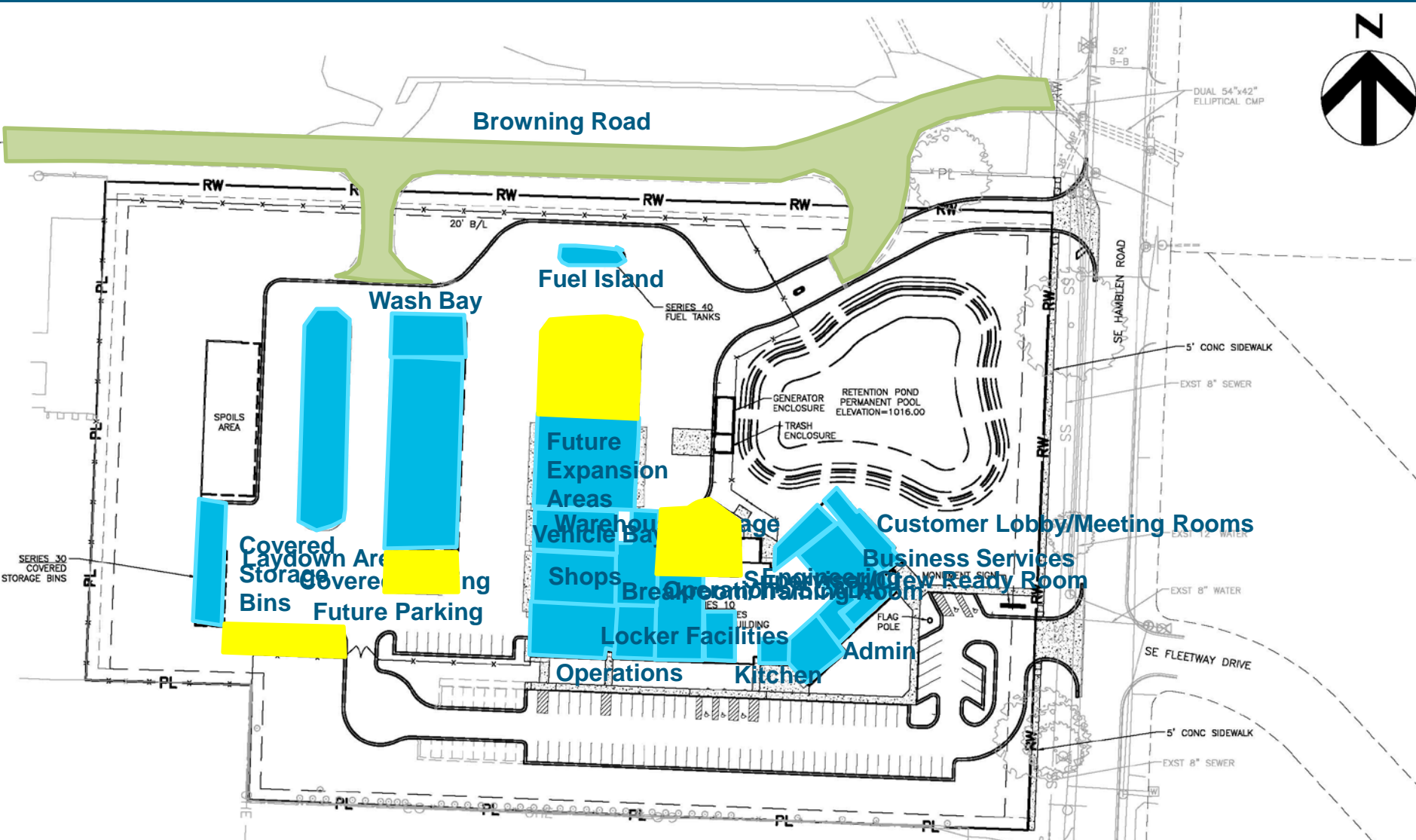
1200 SE Hamblen Rd.



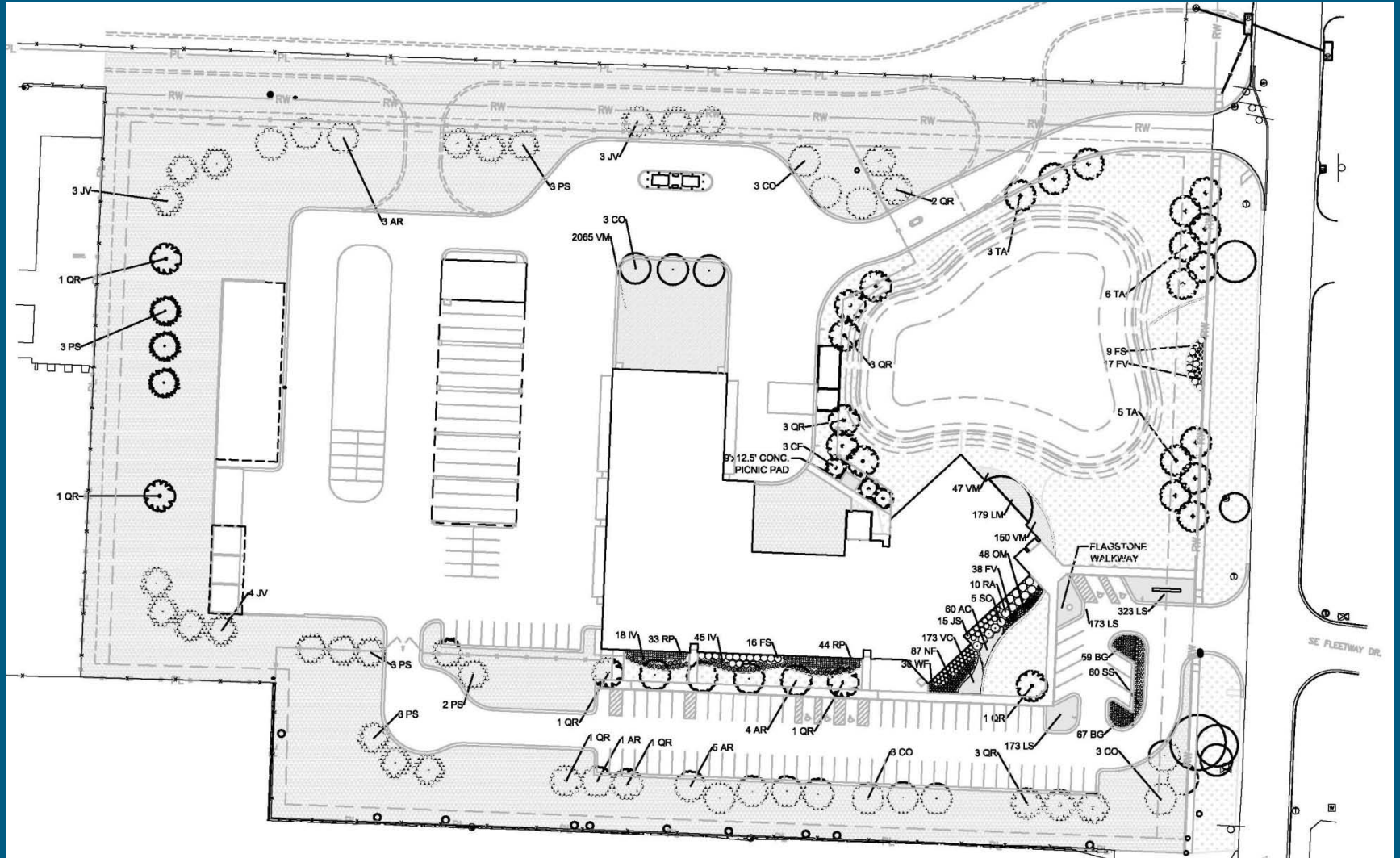
Final Design - Facilities



Final Design - Facilities



Landscape Plan



Sustainability

- Sustainability Action Plan
- Water Utilities Strategic Plan
 - Citizens Advisory Group Recommendations
- Features Include
 - Energy Efficiency
 - Use High Levels of Insulation
 - Use High Performance Windows/Glazing
 - Sunshades for Light Control
 - LED Lighting
 - Renewable Energy
 - Lots of Daylighting Into Spaces
 - Materials
 - Use Durable Products
 - Low Maintenance Products
 - Use of Recycled Products



Final Design



Development Review Process

- Property Zoned Planned Industrial
- Minor Plat has been Recorded
- Final Development Plan has been Approved
- Initial Building Plan Review has been Completed



Bidding Process

- Initial Bid Opening August 31, 2015
- Re-Advertised for Bid May 4, 2016
- Contractors Notified Via QuestCDN, Direct Notification, Plan Houses, and City Website
- Bids Were Opened June 7, 2016
- Fogel - Anderson Construction Company is the Low Bidder at \$11,279,047.19
- References Have Been Confirmed
- Staff Recommends Award of the Contract to Fogel- Anderson Construction Company
- Total Project Budget \$14m (100% Funded)

Questions?



Lee's Summit Water Utilities is dedicated to providing reliable water and sanitary sewer services responsibly and efficiently for the health and safety of our community with exceptional customer service, integrity and pride.