

Architect/Engineer Hiring
UMKC Oak Place Apartments Repairs

The University of Missouri –Kansas City requests approval for Architect/Engineer hiring for the Oak Place Apartments Repairs project.

Oak Place Apartments was completed in 2008 as a Public-Private Partnership (P3) development with Provident Group, Baton Rouge, Louisiana as the Lessee, Place Properties, Atlanta, Georgia as the Developer and initial Property Manager. The complex is comprised of (2) four-story, wooden framed, slab-on-grade, apartment buildings connected in the center by a precast concrete parking structure. In all, there are 165 apartments and just over 500 bedrooms. Due to financial difficulties, UMKC acquired the leasehold improvements in 2007 at a heavy discount from Bank of America as a problem loan.

In the summer of 2017, a pattern of leaks from plumbing risers serving dishwasher/kitchen sinks and washing machines was discovered and an investigation including selective demolition was conducted to determine the cause. The insurance carrier was notified and the leaks were repaired, but additional issues were discovered. Consequently, the students were moved out of the North Building in January 2018 and all students were moved out of the South Building by May 2018. UMKC engaged Wiss, Janney, Elstner Associates, Inc., Northbrook, Illinois, to conduct a thorough investigation to determine causation. The report was at variance with Insurance Carrier's expert's report. WJE determined that the building compressed (due to shrinkage of the wood structure) and identified other issues with the structure. The last year has been spent determining the extent of the damage, the cause of identified damages, and negotiations with the insurance carrier.

Since the repairs needed for Oak Place Apartments are very different than a typical University construction project, we are requesting approval to hire the architect and engineering team, so that documents can be developed to allow a construction manager at risk to assist in developing the cost of the repairs. Once pricing is established, we will submit the project for Project Approval, prior to starting any construction. Insurance proceeds are expected to cover the majority of the costs.

International Architects Atelier (IAA), Inc., Kansas City, Missouri, (MBE & WBE) is the recommended architect for this project. IAA was hired to develop documents for the initial repairs. IAA has a proven track record with handling projects that require attention to details and oversight, including numerous complex renovations and exterior walls/roofing projects. The design team includes W.L. Cassell, Kansas City, Missouri for mechanical, electrical, plumbing, and fire protection engineering; and Wiss, Janney, Elstner Associates, Inc., Northbrook, Illinois, for structural engineering.

Project delivery will be by Construction Manager at Risk (CMR). The construction is expected to be completed in June 2021, and may include phased construction to allow for some housing availability in June 2020 for the Fall 2020 semester.

April 11, 2019

No. 3

Recommended Action - Architect/Engineer Hire, UMKC Oak Place Apartments Repairs

It was recommended by Chancellor Agrawal, endorsed by President Choi, recommended by the Finance Committee, moved by Curator _____ and seconded by Curator _____, that the following action be approved:

hire International Architects Atelier (IAA), Inc., Kansas City, Missouri, for the UMKC Architect/Engineer for Oak Place Apartments Repairs.

Funding and project budget is to be determined.

Roll call vote of the Committee:	YES	NO
Curator Brncic		
Curator Chatman		
Curator Layman		
Curator Steelman		

The motion _____.

Roll call vote:	YES	NO
Curator Brncic		
Curator Chatman		
Curator Farmer		
Curator Graham		
Curator Layman		
Curator Phillips		
Curator Snowden		
Curator Steelman		
Curator Sundvold		

The motion _____.