

STAFF REPORT



DATE: 5/14/2025
TO: City Council
FROM: Ted Henry, City Manger
SUB: BASE Grant Contract

BACKGROUND:

The City of Bel Aire was awarded BASE Grant funding for improvements to the Sunflower Commerce Park. The purpose of the amended grant award is to improve and enhance the reliability and service capabilities of critical infrastructure, supporting economic development efforts. Specifically, the City is in the process of expanding infrastructure service capabilities by constructing a Utilities and Public Works Facility within the Sunflower Commerce Park. This critical piece of infrastructure will house water and sewer materials and equipment, along with additional administrative space, and will incorporate enhanced cybersecurity measures.

TIMELINE:

February 2023: Integra announced its relocation to Bel Aire.

April 2023: The City of Bel Aire was awarded and accepted a BASE Grant totaling \$4,716,225 for sewer improvements in Sunflower Commerce Park (SCP). This represents the original contract.

May 2023: I met with the Kansas Department of Commerce Director of Economic Recovery, resulting in approval for a change of scope to accommodate Integra's specific needs and location requirements.

December 2023: No updates were received from Integra regarding their relocation plans.

January 2024: Bel Aire staff requested PEC to begin conceptual engineering for the original sewer improvement project in SCP.

February 14, 2024: We reviewed a sewer concept with PEC, encountering challenges including KDHE approval issues and concerns about the feasibility of a proposed 16' sewer pipe due to elevation and cost constraints. At the same time, a new warehousing development indicated that existing infrastructure might meet current sewer needs, prompting consideration of alternative projects.

February 26, 2024: A proposed change of scope meeting with KDC resulted in the decision to construct a new facility in SCP to support critical utilities for primary economic development efforts and to enhance cybersecurity and reliability.

June 2024: We received confirmation from KDC approving the scope change. The change in scope, along with the estimated construction costs, is Amendment 1 to the original contract.

June 2024: Our staff issued RFQs for an Ownership Representative and Architectural and Engineering Services.

July 2024: An Ownership Representative was selected.

August 2024: Architectural and Engineering Services was selected, and planning began.

January 2025: A contractor was selected, and construction began.

May 2025: I worked with the Kansas Department of Commerce to finalize our agreement with the actual cost estimate. **This created Amendment 2 to the amended original contract.**

The next step is to attach this agreement to each of our three contracts with the Ownership Representative, Architect, and Contractor.