



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 1/23/2024

FOCUS AREA: Infrastructure (Facilities Management)

STAFF CONTACT: Mary Jeager/ Zach Hardy

SUBJECT: Contract with Titan Built LLC. for construction management services for the Facility Improvements and Renovations Project.

TITLE:

Consideration of an Agreement with Titan Built LLC. for Construction Management services for the Facility Improvements and Renovations Project, PN. 6-C-038-24

SUMMARY:

The Facility Improvements and Renovations project is included in the 2024-2028 Capital Improvement Plan. This project is for the renovation of City Hall, Robinson Administration, Fire Administration, and Olathe Community Center to align to the intent of the Olathe 2040 space assessment plan. The total project budget is identified as \$3,270,000 of general obligation bond funding. The approved project budget is for the design and construction of this project.

In October, staff issued a Request for Qualifications to firms seeking to be considered for providing Construction Management services for this project. On 09 November, Statements of Qualifications were received from nine firms. The evaluation and selection committee completed the scoring and evaluation of all submittals received and selected three (3) firms to be interviewed and provide fee proposals. Following the interviews of the short list firms, the committee identified Titan Built LLC. as the preferred firm for this project.

Attachment C is the Construction Manager at Risk agreement with Titan Built. Approval of the Agreement is a two-step process. Initial approval of the Agreement authorizes Titan Built for pre-construction services, establishes their construction management fee at 3.75%, and will authorize Titan Built to provide pre-construction services. As part of pre-construction services Titan Built will immediately begin partnering with staff and our design team throughout planning and design phases to advise on matters affecting cost, materials and quality, schedule, site logistics, constructability, etc. At specific stages during the design phase Titan Built will be responsible to develop cost estimates for the construction of the project.

This Agreement stipulates compensation for the pre-construction services provided by Titan Built will be a lump sum cost of \$36,500. The pre-construction phase is anticipated to conclude in approximately 6 months. As construction documents are developed by our architect to an agreed upon level of completeness, Titan Built will be asked to bid the project and provide the City with a Guaranteed Maximum Price (GMP) for the construction of the project. Specific requirements of the project as well as the GMP to construct the project will be documented in an amendment to this agreement, and the amendment presented to Council for approval. Only at that time will Council be considering approval of a contract for construction. Staff currently anticipates returning to Council with a GMP amendment in June 2024. The following is the tentative schedule for bidding and

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construction of the project:

Bidding	June - July 2024
Begin Construction:	July 2024
Complete Construction:	December 2024
Owner Occupancy:	January 2025

FINANCIAL IMPACT:

Funding for the Facility Renovations and Improvements Project, as approved in the 2024-2028 Capital Improvement Plan, is \$3,270,000 of General Obligation Bonds. Additional funding sources are from other already existing and approved project numbers.

ACTION NEEDED:

Approval of an agreement with Titan Built LLC. for Construction Management services for the Facility Renovations and Improvements Project, PN 6-C-038-24.

ATTACHMENT(S):

- A. Project Location Map
- B. Project Fact Sheet
- C. Agreement