



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 5/7/2024

FOCUS AREA: Infrastructure (Facilities Management), Fire

STAFF CONTACT: Mary Jaeger / Jeff DeGraffenreid / Jeff Blakeman

SUBJECT: Agreement with Newkirk Novak Construction Partners, Inc. for construction management services for the Modernization of Fire Stations project.

TITLE:

Consideration of an Agreement with Newkirk Novak Construction Partners, Inc. for construction management services for the Modernization of Fire Stations project, PN 6-C-031-24.

SUMMARY:

The approved 2024-2028 Capital Improvement Plan (CIP) includes the Modernization of Fire Stations project with a total project budget of \$1,050,000. This project is for updates and modernization to existing fire department facilities.

This project will target interior renovations and building expansion needed at Fire Station No. 2. The award of the FY2022 SAFER GRANT allowed the Fire Department the opportunity to add an additional 24/7 staffed apparatus for calls for service to Fire Station No. 2. Daily staffing will increase from nine to thirteen members. The renovations and expansions as part of this project will increase the number of sleeping rooms, increase storage for personnel protective equipment, and increase the exercise room for staff.

On June 26, 2023, staff issued a Request for Qualifications to firms seeking to be considered for providing construction management services for the Fire Station No. 9 and Fire Station No. 1 projects. On July 26, 2023, Statements of Qualifications were received from twelve (12) firms. An evaluation and selection committee of city staff evaluated all qualifications and identified five (5) firms to be interviewed and to provide fee proposals. The three highest ranked firms were JE Dunn Construction, Centric Projects, and Newkirk Novak Construction Partners, Inc. (Newkirk Novak). On November 21, 2023, contracts were awarded to JE Dunn Construction for the Fire Station No. 9 project and to Centric Projects for the Fire Station No. 1 project.

Due to the need to expedite the construction of the Fire Station No. 2 renovation and expansion project, staff recommends we utilize the prior evaluation and selection process, and contract with Newkirk Novak for this project. Newkirk Novak has the qualifications, personnel and experience which makes them highly qualified for this project..

Attachment C is the Construction Manager at Risk Agreement with Newkirk Novak. Approval of the Agreement is a two-step process. Initial approval of the Agreement authorizes Newkirk Novak for pre-construction services at a lump sum cost of \$5,000 and establishes their construction management fee at 3.50%. As soon as 100% design documents are completed by our architect, Newkirk Novak will solicit bids for all scopes of work and will 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

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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 July. The following is the tentative schedule for bidding and construction of the project:

- Q2/Q3 2024 Bidding
- Q3 2024 Begin Construction
- Q1 2025 Complete Construction

FINANCIAL IMPACT:

Funding for the Modernization of Fire Stations project, as approved in the 2024-2028 Capital Improvement Plan, is \$1,050,000 of General Obligation Bonds.

ACTION NEEDED:

Approval of an Agreement with Newkirk Novak Construction Partners, Inc. for construction management services for the Modernization of Fire Stations project, PN 6-C-031-24.

ATTACHMENT(S):

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