



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 6/18/2019

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**DEPARTMENT:** Public Works

**STAFF CONTACT:** Mary Jaeger / Beth Wright

**SUBJECT:** Amendment to the agreement with McCown Gordon Construction for construction of the Park Maintenance Facilities Improvements Project, PN 6-C-001-18.

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**ITEM DESCRIPTION:**

Consideration of Amendment No. 1 to the agreement with McCown Gordon Construction, LLC for construction of the Park Maintenance Facilities Improvements Project, PN 6-C-001-18.

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**SUMMARY:**

The Parks Operations division is currently located at 404 N. K-7 Highway (K-7 Highway and Spruce Street). Due to redevelopment opportunities at this location, the City has determined it necessary to construct a new facility for this division. This project is for the planning, design and construction of new office space, shop space, and site storage space. The site for this project is the recently acquired property west of, and adjacent to, the City's Public Works campus.

On November 6, 2018, City Council approved the Design-Build Agreement with McCown Gordon Construction LLC (McCown Gordon) for the Park Maintenance Facilities Improvements Project. Initial approval of the Agreement authorized design and preconstruction services as well as established the design-builder fees for the construction phase. As part of their preconstruction services, McCown Gordon partnered with staff and our design team throughout the design phase to advise on matters affecting cost, materials and quality, schedule, constructability, etc. The preconstruction phase concludes with McCown Gordon providing the city with a Guaranteed Maximum Price (GMP) for the construction of this project

To expedite the construction schedule, the GMP is being divided into two packages. This first GMP is for site improvements and the pre-engineered building structure. The second GMP will address the building shell and interior, and will be presented to City Council for consideration later this summer. Amendment No. 1 to the Agreement establishes a Guaranteed Maximum Price of \$5,459,527 for this phase of construction.

The Park Maintenance Facilities Improvements Project design and construction schedule tentatively accommodates a May 2020 closing date for the sale of the existing Spruce St. campus.

The following is the schedule of upcoming activities for this project:

- Complete Package 2 Design - Building Construction Summer 2019
  - Council Approval of GMP Contract for Package 2 Summer 2019
  - Substantial Completion/Occupancy/Move-In Spring 2020
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**FINANCIAL IMPACT:**

Funding for the Park Maintenance Facilities Improvements Project includes:

Cash	\$ 2,000,000
<u>GO Bonds</u>	<u>\$ 9,500,000</u>
<b>Total</b>	<b>\$11,500,000</b>

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**ACTION NEEDED:**

Approval of Amendment No. 1 to the agreement with McCown Gordon Construction, LLC for construction of the Park Maintenance Facilities Improvements Project, PN 6-C-001-18.

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**ATTACHMENT(S):**

- A: Amendment No.1
- B: Project Fact Sheet
- C: Project Location Map