



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 11/19/2019

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**DEPARTMENT:** Public Works

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

**SUBJECT:** This agreement will provide for construction management services for the Municipal Court Security Enhancements project.

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### ITEM DESCRIPTION:

Consideration of an Agreement with McCown Gordon Construction, LLC for construction management services for the Municipal Court Security Enhancements Project, PN 7-C-001-19.

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### SUMMARY:

The 2019 Capital Improvement Plan includes \$850,000 for the Municipal Court Security Enhancements Project. This project will provide for an expansion on the west side of the municipal court building to accommodate screening measures to screen all persons, purses, bags, etc. entering the building.

The final design was presented to Council on April 2, 2019. On May 24, 2019, the project was issued for bids. The project was bid using the low-bid lump-sum method. Bidding closed on June 24, 2019, and no bids were submitted for the project. Following the close of bidding, staff discussed options for moving this project forward. Staff recommends moving forward with the project utilizing the Construction Manager as Constructor delivery method. Previously known as Construction Manager at Risk, the City has utilized this delivery method for numerous building projects. In order to move this project forward without additional delays, staff recommends contracting directly with McCown Gordon Construction (McCown Gordon), who is well qualified for this project. McCown Gordon recently completed construction of the Indian Creek Library project and are currently constructing the Park Maintenance Facilities project.

Attached as Exhibit A is the Construction Manager as Constructor Agreement with McCown Gordon. Approval of the Agreement is a two-step process. Initial approval of the Agreement authorizes McCown Gordon for pre-construction services, establishes their construction management fee, and authorizes McCown Gordon to provide pre-construction services. As part of pre-construction services, McCown Gordon will immediately work with staff to review alternatives for managing site logistic and building access issues and will solicit subcontractor bids for all scopes of work. This Agreement stipulates compensation for the pre-construction services provided by McCown Gordon will be a lump sum cost of \$5,000. The pre-construction phase will conclude in approximately 7 weeks with McCown Gordon presenting to the City a Guaranteed Maximum Price (GMP) for the construction of the project. Staff anticipates returning to the City Council on January 21, 2020, with a GMP amendment. Approval of the GMP amendment will authorize McCown Gordon to move forward with construction of the project.

Weather permitting, staff anticipates construction beginning in March 2020. It is anticipated the construction duration will be approximately 4 months.

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### FINANCIAL IMPACT:

Funding for the Municipal Court Security Enhancements project, as approved in the 2019 Capital Improvement Plan, includes:

|          |           |
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| GO Bonds | \$800,000 |
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Court Technology Fund  
**Total**

\$50,000  
**\$850,000**

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**ACTION NEEDED:**

Approval of an Agreement with McCown Gordon Construction, LLC for construction management services for the Municipal Court Security Enhancements Project, PN 7-C-001-19.

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**ATTACHMENT(S):**

A: Agreement

B: Project Fact Sheet