



# City of Olathe

## COUNCIL AGENDA ITEM

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**MEETING DATE:** 6/2/2020

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**DEPARTMENT:** Public Works

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

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

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**ITEM DESCRIPTION:**

Consideration of Architect's Estimate, acceptance of bids, and award of contract to Harmon Construction, Inc. for construction of the Municipal Court Security Enhancements Project, PN 7-C-001-19.

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**SUMMARY:**

The 2019 capital improvements program includes \$850,000 for construction of 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 entering the building along with screening of all purses, bags, etc. being brought into the building.

On May 24, 2019, the project was issued for bids using the low-bid lump-sum method. Bidding closed on June 24, 2019, and no bids were submitted for the project. On November 19, 2019, a construction management agreement was approved with McCownGordon Construction (MGC) in an attempt to get an acceptable bid for the project. MGC bid the project in late 2019, and on January 22, 2020, MGC submitted a cost of \$838,892. This bid was well in excess of our available construction budget of approximately \$650,000. Staff evaluated other options for seeking bids for the project. Staff determined bidding to a select list of right-sized contractors with current capacity to take on this project would be appropriate. Staff identified a list of fourteen potential general contractor candidates, three of which are Olathe businesses. Two Olathe firms declined to participate due to current workload. Staff narrowed down the list to five general contractors to bid on the project, all capable of a project of this type and with the capacity to take on the project if awarded the contract. Bids were received on April 29, 2020. Harmon Construction of Olathe, Kansas submitted the low base bid in the amount of \$657,000. The following is a summary of the bids:

	<u>Base Bid</u>	<u>Total Alternates (4)</u>	<u>Total Base+Alts.</u>
Harmon Construction	\$657,000	\$41,150	\$698,150
Haren Contracting	\$707,573	\$29,890	\$737,463
B. Dean Construction	\$773,000	\$34,000	\$807,000
AXIS Construction Group	\$841,810	\$71,509	\$913,319
Zimmerman Construction	No Bid		

Four scopes of work were bid as alternates. As construction reaches certain milestones and if project contingency remains available, staff will seek to add to the project some the work bid as alternates. The two priority bid alternates are irrigation for the planters and the planters.

Pending approval of the contract, Harmon Construction is prepared to begin the project immediately. On-site construction is anticipated to begin in late June and is to be complete in late December.

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**FINANCIAL IMPACT:**

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

GO Bonds	\$800,000
<u>Court Technology Fund</u>	<u>\$50,000</u>
<b>Total</b>	<b>\$850,000</b>

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**ACTION NEEDED:**

Approval of Architect's Estimate, acceptance of bids, and award of contract to Harmon Construction, Inc. for construction of the Municipal Court Security Enhancements Project, PN 7-C-001-19.

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**ATTACHMENT(S):**

- A. Agreement
- B. Project Fact Sheet
- C. Affidavit of Estimate and Architect's Estimate