



City of Olathe

COUNCIL AGENDA ITEM

MEETING DATE: 3/19/2019

DEPARTMENT: Public Works

STAFF CONTACT: Mary Jaeger/Beth Wright

SUBJECT: Contract with Turner Construction for construction management services the Fire Station #8 Improvements Project, PN 6-C-009-18.

ITEM DESCRIPTION:

Consideration of an Agreement with Turner Construction for construction management services for the Fire Station #8 Improvements Project, PN 6-C-009-18.

SUMMARY:

Improved Fire Department coverage is needed to better serve the growing southwestern portion of the community, including increasing residential density, Mission Trail Middle School and the I-35 Logistics Park. This project is for the planning, design, construction, and equipping of a new fire station. In coordination with the Parks & Recreation department, this will be the initial phase of development of the approximately 12 acres of property recently purchased at 148th Street & Lakeshore Drive.

Design and construction of the Fire Station #8 project will utilize the Construction Manager At-Risk contract method. On November 16, 2018, staff issued a Request for Qualifications (RFQ) to firms seeking to be considered for providing construction management services for this project. On December 18, 2018, Statements of Qualifications were received from five (5) construction firms. The evaluation and selection committee identified two (2) teams to be interviewed and provide fee proposals. Following the interviews on January 28, 2019, the committee identified Turner Construction as the preferred firm for this project.

Approval of the Agreement is a two-step process. Initial approval of the Agreement authorizes Turner Construction for pre-construction services and establishes their construction management fee at 3.5%. As part of pre-construction services, Turner Construction will immediately begin partnering with staff and our design team throughout design to advise on matters affecting cost, materials and quality, schedule, constructability, etc. At specific stages during the design phase, Turner Construction will be responsible to develop cost estimates for the construction of the project.

This Agreement stipulates compensation for the pre-construction services provided by Turner Construction will be a lump sum cost of \$20,000. The pre-construction phase is anticipated to conclude in approximately 9 months. As construction documents are developed by our architect to an agreed upon level of completeness, Turner Construction 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 will be 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 November 2019.

The following is the tentative schedule for the design and construction of the project:

Complete Design:	October 2019
Bidding	November 2019

MEETING DATE: 3/19/2019

Begin Construction: December 2019

Complete Construction: October 2020

FINANCIAL IMPACT:

Funding for the Fire Station #8 Improvements Project, as approved in the 2019 Capital Improvement Plan, includes:

<u>GO Bonds</u>	<u>\$7,055,000</u>
Total	\$7,055,000

ACTION NEEDED:

Approval of an Agreement with Turner Construction for construction management services for the Fire Station #8 Improvements Project, PN 6-C-009-18.

ATTACHMENT(S):

A: Agreement

B: Project Fact Sheet

C: Project Location Map