

## **The County Manager's Memo – Bi-Monthly Update of Major Projects**

***This report is for major projects over \$1 million and master plans. The report will also be supplemented by the Public Building Commission bi-annual reports in February and August. The information contained in this report is current through May 27, 2022.***

### **Airport**

**Project Name:** New Century Commerce Center Infrastructure Phase 1

**Date Authorized:** 2022 Airport CIP project. Notice to proceed 3/21/22. Site prep 4/4/22. Building Permit Pending.

**Project Authorization:** \$21,669,425

**Delivery Method:** Master Developer Agreement with VanTrust Real Estate

**Design Firm:** GBA/Olsson

**Contractor:** Brinkman Constructors

**Completion Date (Estimated):** May 15, 2023 (Substantial Completion)

**Major Milestones:**

- Airport fence installation.
- Abandon Navy runway removal and compaction.
- Rock blasting for the sanitary sewer line and for Building B1 utilities.
- Sanitary, waterline, stormwater material procurement.
- Commence building demolition on abandon Navy radio shack and generator buildings.
- Commence sanitary sewer install.
- Building A pad ready for first lift of stabilization – May 30th, 2022
- Building B1 pad ready for first lift of stabilization – June 30th, 2022
- Roadway Storm Install – July 25th, 2022

**Project Name:** Reconstruction of Taxiway B at Johnson County Executive Airport

**Date authorized:** May 20, 2021

**Project Authorization:** \$5,731,082

**Delivery Method:** Design/Bid/Build

**Design Firm:** Burns and McDonnell

**Construction Manager:** Emery Sapp and Sons Construction

**Completion Date:** 4Q22

**Future Pending Action(s):** None

**Update:** The Notice to Proceed was issued on April 29, 2022 and the project commenced on May 9, 2022. The project is currently in Phase 2 and is approximately 22 percent complete as of May 24<sup>th</sup>. The contractor has completed the temporary expansion of Taxiway E, along with the demolition of Taxiways C and D, and the associated section of Taxiway B. After the Memorial Day Holiday, work will commence on subgrade preparation for paving. Phase 2 is anticipated to be complete by July 29, 2022.

## **Facilities**

### **Project Name: Antioch Library Replacement**

**Date authorized:** August 08, 2019

**Project Authorization:** \$13,680,094

**Delivery Method:** Construction Manager as Constructor (CMc)

**Design Firm:** Dake Wells Architecture, Inc.

**Construction Manager:** Titan Built, LLC

**Completion Date:** Q4 2023 (substantial completion)

**Future Pending Action(s):** Guaranteed Maximum Price (GMP) Amendment for Construction

**Update:** Design Development is completed and moving to Construction Documents phase. The artist selection process for public art is in process. Recent escalations in construction costs and material availability are being monitored closely and may impact project budget and schedules. Substantial completion is anticipated in Q4 2023.

### **New Shawnee Med-Act Facility**

**Date authorized:** August 20, 2020

**Project Authorization:** \$3,120,000

**Delivery Method:** Construction Manager as Constructor (CMc)

**Design Firm:** Finkle + Williams Architects

**Construction Manager:** Lloyd Builders

**Completion Date:** Q4 2023

**Future Pending Action(s):** Guaranteed Maximum Price (GMP) Amendment for Construction

**Update:** Design Development has been completed and value engineering ideas have been identified. Due to recent escalations in construction costs, material availability, and other market conditions, we will schedule a conversation with the Board very soon regarding budget challenges.

### **Detention Centers Security Equipment Upgrades**

**Date authorized:** May 5, 2021

**Project Authorization:** \$3,927,250

**Delivery Method:** Design/Bid/Build

**Design Firm:** Latta Technical Services, Inc

**Contractor:** TBD

**Completion Date:** TBD

**Future Pending Action(s):** Integration Contract approval

**Update:** The consultant is currently working on the 100% construction document submission that is anticipated for County review in advance of formal bidding and award anticipated in Q3 of 2022.

**Kuhlman Property Project**

**Date authorized:** June 17, 2021

**Project Authorization:** \$725,000

**Delivery Method:** Design/Bid/Build

**Design Firm:** Phelps Engineering Inc.

**Construction Manager:** N/A

**Completion Date:** Q3 2022

**Future Pending Action(s):** None

**Update:** Abatement work to remove contaminants from underground pits and chases performed by KDHE has been completed. Demolition work continues but at slower pace due to wet conditions in the field. Substantial Completion is anticipated for Q3 2022.

**Household Hazardous Waste Project**

**Date authorized:** November 22, 2021

**Project Authorization:** \$3,018,000

**Delivery Method:** Construction Manager as Constructor (CMc)

**Design Firm:** Clark & Enersen, Inc

**Construction Manager:** Kelly Construction

**Completion Date:** Q2 2023

**Future Pending Action(s):** Guaranteed Maximum Price (GMP) Amendment for Construction

**Update:** Property purchase located at 11231 Mastin St., Overland Park, has closed and is now under the ownership of Johnson County. The City of Overland Park approved the Special Use Permit for the land use on May 9<sup>th</sup>. Construction documents are anticipated to be complete by the end of Q2 to initiate City Plan review and development of the GMP with construction anticipated to start in Q3 of 2023. Due to recent escalations in construction costs, material availability, and other market conditions, it is anticipated coordination with the Board will be needed should budget challenges occur.

**Med-Act Lenexa Facility**

**Date authorized:** December 20, 2021

**Project Authorization:** \$3,858,000

**Delivery Method:** Construction Manager as Constructor (CMc)

**Design Firm:** Finkle + Williams

**Construction Manager:** Haren Construction, LLC

**Completion Date:** Q3 2023

**Future Pending Action(s):** Guaranteed Maximum Price (GMP) Amendment for Construction

**Update:** Property located at 8755 Long Street, Lenexa, has closed and is now under ownership of Johnson County. Solicitation for CMc is completed and GMP to occur Q3 2022. Due to recent escalations in construction costs, material availability, and other market conditions, it is anticipated coordination with the Board will be needed should budget challenges occur.

## **Park and Recreation**

**Project Name:** Strategic Plan (Legacy Plan) Update

**Date authorized:** August 18, 2021

**Project Authorization:** \$230,000

**Delivery Method:** N/A

**Design Firm:** TBD

**Contractor:** N/A

**Substantial Completion Date:** Q1 2023

**Future Pending Action(s):** TBD

**Update:** A Request for Proposal (RFP) is being issued in June, and team structures, charter and timeline are being established in support of the overall process. The project is anticipated to be substantially complete Q1 2023.

**Project Name:** Camp Branch Streamway Trail

**Date authorized:** Approved through Capital Improvement Program

**Project Authorization:** \$1,003,510

**Delivery Method:** Design-Bid-Build

**Design Firm:** Schlagel & Associates

**Contractor:** TBD

**Completion Date:** TBD

**Future Pending Action(s):** No action required from BOCC

**Update:** Re-design is underway to create an interim trail connection with Mission road at 171<sup>st</sup> Street. Coordination is currently occurring with Johnson County Public Works on their upcoming Mission Road Projects. Contracting is expected to occur in the summer with the project anticipated to be substantially complete Q1 2023.

**Project Name:** Mid-America Sports Complex Improvements Phase 2 (Fields 5-8, support buildings and parking)

**Date authorized:** Project approved through Capital Improvement Program

**Project Authorization:** \$9,271,290

**Delivery Method:** Design-Bid-Build

**Design Firm:** VSR Design/Incite Design

**Contractor:** Zimmerman Construction Company, Inc.

**Completion Date:** Q3 2022

**Future Pending Action(s):** No action required from BOCC

**Update:** The Concessions building is complete and in use as of April and work continues on the maintenance building. The project is anticipated to be substantially complete Q3 2022.

**Project Name:** Mid-America Sports Complex Improvements Phase 3 (Fields 9-10, Fenway and Royals fields, concessions replacement, parking lot renovation and new batting tunnels)

**Date authorized:** August 18, 2021

**Project Authorization:** \$9,241,160

**Delivery Method:** Design-Bid-Build

**Design Firm:** VSR Design/Incite Design

**Contractor:** TBD

**Completion Date:** Q4 2023

**Future Pending Action(s):** No action required from BOCC

**Update:** In May, the JCPRD Board approved the turf purchase for fields 9-10 and Royals and Fenway fields. Construction contracting is anticipated in July. The project is anticipated to be substantially complete in Q4 2023

**Project Name:** Shawnee Mission Park Marina Building Improvements and Accessible Kayak/Canoe Launch

**Date authorized:** Project funds approved through Capital Improvement Program

**Project Authorization:** \$2,120,775

**Delivery Method:** Construction Manager as Constructor (CMc)

**Design Firm:** SFS Architecture

**Contractor:** Centric Projects, LLC

**Completion Date:** Q2 2023

**Future Pending Action(s):** No action required from BOCC

**Update:** Design is underway. The CMc contract was approved by the JCPRD Board in May. The CMc is integrating into the overall team and is working to provide preliminary estimates for the Design Development documents. The project is anticipated to be substantially complete Q2 2023.

**Project Name:** Meadowbrook Park Phase 2 Improvements (inclusive playground, restrooms, shelter, parking)

**Date authorized:** Project approved through Capital Improvement Program and additional funding authorized by JCPRD Board action September 20, 2021

**Project Authorization:** \$2,334,687 (TIF funds)

**Delivery Method:** Design-Bid-Build

**Design Firm:** SFS Architecture

**Contractor:** Combes Construction, LLC

**Substantial Completion Date:** Q4 2022

**Future Pending Action(s):** No action required from BOCC

**Update:** Playground equipment installation is nearing completion and construction on the remaining structures is progressing. Site paving begins in June. The project is anticipated to be substantially complete Q4 2022.

**Project Name:** Roeland Park Sports Dome Replacement and ADA Improvements

**Date authorized:** August 18, 2021

**Project Authorization:** \$1,226,965

**Delivery Method:** Design-Bid-Build

**Design Firm:** HTK Architects, Inc.

**Contractor:** TBD

**Substantial Completion Date:** Q4 2022

**Future Pending Action(s):** No action required from BOCC

**Update:** Design is underway and the JCPRD Board approved the contract for the dome package in May. The project is anticipated to be substantially complete Q4 2022.

## **Wastewater**

**Project Name:** Tomahawk Creek Wastewater Treatment Facility (WWTF) Expansion

**Date Authorized:** July 31, 2014 (project def.); May 5, 2016 (design); March 2, 2017 (pre-construction); March 29, 2018 (construction)

**Project Authorization:** \$4,100,000 (project definition); \$21,387,000 (design); \$2,680,000 (pre-construction); \$306,678,678 (construction funding including \$23,131,462 (engineering construction services), \$267,892,045 (Construction GMP, and bonds, PAF, and other project costs)) Total Project Authorization = \$334,990,678

**Delivery Method:** Construction Manager at Risk (CMAR)

**Design Firm:** Black & Veatch/HDR Engineers

**Contractor:** McCarthy Building Companies, Inc. (CMAR)

**Completion Date (Estimated):** Late June, 2022 (Final Completion-Phase 1)  
March 1, 2023 (Final Completion-Phase 2)

**Major Milestones:**

- Substantially Completed March 1, 2022
- Celebrated Ribbon Cutting on May 4, 2022.

**Future Pending Action(s):**

- None.

**Update:**

- Maintaining a safe and productive work environment, especially relating to COVID-19, is still a high priority for the team.
- McCarthy is currently on schedule and on budget. McCarthy has largely moved offsite and maintains a minimal crew onsite.
- Discussed four topics with Leawood on May 23, 2022: Fiber, Lights, Landscaping, and Building Façade Inspections. We will continue discussion with the City on these topics.

- The bike trail will officially be open to the public on June 1, 2022 once final grading and grass has been restored.
- The last facility that needs to be commissioned is sidestream treatment. Commissioning is going well and we hope to have this process fully commissioned by end of May.
- Construction is approximately 99.2% complete as per budget spent.
- Majority of work is complete. The team is working on documenting and completing punchlist items associated with Milestones 1 (liquid treatment), 2 (solids treatment), and 3 (substantial completion).
- The landscaping was planted at the site and along Lee Blvd.
- Fixed drainage ponding to the northeast of Mission Rd. and Lee Blvd in April.

Continue to work through ongoing commissioning issues and warranty items.

**Project Name: Nelson Wastewater Treatment Facility (WWTF) Improvements (NEL-C001)**

**Date Authorized:** March 25, 2021 (pre-design), October 21, 2021 (CMAR pre-construction)

**Project Authorization:** \$574,000,000 total to-date including: \$2,700,000 (Project Definition); \$16,085,000 (pre-design), \$6,648,400 (CMAR pre-con services); \$2,807,760 (Turkey Creek WWTF Miscellaneous Improvements Project); and \$545,758,840 (Design and Construction - NEL-Contract 01)

**Delivery Method:** Construction Manager at Risk (CMAR)

**Design Firm:** Black & Veatch/HDR Engineering

**Contractor:** McCarthy Building Companies

**Completion Date (Estimated):** June 2029 (Substantial Completion)

**Major Milestones (Estimated):**

- Preliminary Design: April 2021 – August 2022
- Award CMAR Pre-Design Services Contract: October 2021
- Water Infrastructure Finance and Innovation Act (WIFIA) loan closed in May 2022
- Final Design and Guaranteed Maximum Price (GMP) Development: May 2022 – December 2023
- Begin Early Work Packages (GMP 2): Fall 2022
- Begin Main Facility Construction: January 2024
- Substantial Completion: June 2029
- Final Completion: December 2029

**Future Pending Action(s):**

Consider Authorizing Guaranteed Maximum Price Number 1– Turkey Creek Forcemain Materials Procurement- June 9, 2022

**Update:**

- Pre-design on schedule, with over 48 weekly project meetings completed to date.
- JCW is working with the City of Mission to design an early-out project for the Turkey Creek forcemain upgrades under Foxridge drive. This 24-inch line will be replaced with a 36-inch line, with the goal of having the work complete before the City rehabilitates Foxridge Drive in the Spring

of 2023. The design teams have been working to ensure future stormwater improvements are accounted for. The pipe and other long-lead time materials are being procured as part of an initial GMP1 to allow timely delivery prior to construction.

- Due to concerns with inflation and lead times on materials, the team is evaluating what portion(s) of the construction may need to happen earlier than 2024, to limit risk and maintain schedule. For these same reasons, value engineering efforts are underway by the design team, CMAR and JCW.
- Communication with the cities of Mission and Roeland Park are ongoing.
- The next public Open House is targeted for late summer/early fall.