

## **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 September 30, 2022.*

### **Facilities**

#### **Project Name: Antioch Library Replacement (PBC)**

**Date authorized:** August 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:** Q2 2024

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

**Update:** Construction Documents are complete. The process of final bidding is underway, and the first revision is expected mid-October. The Artists for the Public Art were selected and the project design team is working to define the final concept. Public Art Commission (PAC) members are helping with feedback with concept of the art. Johnson County Library Board of Directors decided a new name of the branch: Merriam Plaza Library. Recent escalations in construction costs and material availability are being monitored closely and may impact project budget and schedules. Substantial completion is anticipated in Q2 2024.

#### **New Shawnee Med-Act Facility (PBC)**

**Date authorized:** August 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 and the potential for a Request to increase Project Authority

**Update:** Construction bid documents are complete and distributed for City plan review and the development of the GMP anticipated in mid-November. Recent escalations in construction costs and material availability are being monitored closely and may impact project budget and schedules. There is a potential need for a request to increase the Project Authority as presented in the Capital Projects update on July 30, 2022. Substantial completion is anticipated in Q4 2023.

**Detention Centers Security Equipment Upgrades (PBC)**

**Date authorized:** May 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:** Invitation to Bid solicitation closes Wed., Oct. 5<sup>th</sup>. Recent escalations in construction costs and material availability are being monitored closely and may impact project budget and schedules. Facilities will coordinate with Budget if additional funding will be needed. PBC contract approval is anticipated in November 2022.

**Kuhlman Property Project (BOCC)**

**Date authorized:** June 2021

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

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

**Design Firm:** Phelps Engineering Inc.

**Construction Manager:** N/A

**Completion Date:** Q4 2022

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

**Update:** The BOCC approved a change order on Sept. 29,2022 to the demolition contract addressing the removal and disposal of additional concrete associated with demolition activity. Substantial Completion is anticipated for Q4 2022 with the known conditions to date. Upon the completion of the demolition work Staff will provide the Board with alternatives and options related to the acquisition of the property.

**Household Hazardous Waste Project (PBC)**

**Date authorized:** August 2021

**Project Authorization:** \$4,628,000

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

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

**Construction Manager:** Kelly Construction

**Completion Date:** Q2 2023

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

**Update:** The property located at 11231 Mastin St., Overland Park, was acquired on March 11, 2022. The City of Overland Park approved the Special Use Permit for the land use on May 9th. The board approved an increase to the project Authority to address additional construction costs and inflation. Construction is underway with the anticipated completion in Q2 2023.

**Med-Act Lenexa Facility (PBC)**

**Date authorized:** August 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 and the potential for a Request to increase Project Authority

**Update:** The property located at 8755 Long Street, Lenexa was acquired on April 8, 2022. The Lenexa planning department approved the conceptual use and determined final approval will be at staff level as part of the permitting process. Schematic design is complete and the project is in design development. Through the RFP process, Haren Companies was selected for the Construction Manager for preconstruction services. Recent escalations in construction costs and material availability are being monitored closely and may impact project budget and schedules. Substantial completion is anticipated in Q3 2023

**Johnson County Square Phase 2 (BOCC)**

**Date authorized:** September 2022

**Project Authorization:** \$2,000,000

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

**Design Firm:** Treanor HL

**Construction Manager:** TBD

**Completion Date:** Q3 2023

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

**Update:** The BOCC approved project funding and its delivery on Aug. 4, 2022. Construction Documents are complete, and bids are due on 9/30/22 for the selection of the General Construction T&S Contractor for the construction of the project. Substantial Completion is anticipated for Q3 2022.

## **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:** BerryDunn, ETC Institute

**Contractor:** N/A

**Substantial Completion Date:** Q1 2023

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

**Update:** The overall workplan is being developed and the public input process successfully kicked off at the recent JCPRD Live Well Age Well event. Public Input will be gathered at several more scheduled events in October and the Advisory Team is kicking off in October as well. A statistically significant survey will be mailed to households in early November. The consultant plans to present their analysis and major recommendations to the JCPRD Board in January, with the final report shared in the 2023 annual joint JCPRD/BOCC meeting. 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:** Schlager & Associates

**Contractor:** TBD

**Completion Date:** Q3 2023

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

**Update:** After re-design to connect with Mission road at 171<sup>st</sup> Street, the estimate for construction is higher than anticipated. Options for moving forward with procurement are being assessed. Johnson County Public Works has scheduled a neighbor meeting in November for their upcoming Mission Road Project. JCPRD will attend in the interest of sharing what is known at the time about the upcoming trail construction schedule. The schedule may adjust based on the procurement process and the project is still currently anticipated to be substantially complete Q3 2023.

**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:** \$5,941,160

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

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

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

**Completion Date:** Q2 2023

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

**Update:** Rough grading and demolition is complete on the concessions building and most of the fields. Utility work is underway. The stormwater/field drainage systems will be under construction soon. The project is anticipated to be substantially complete in Q2 2023

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

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

**Project Authorization:** \$3,070,775

**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:** The project has been broken up into packages to meet the schedule and best manage expected product lead times. Guaranteed Maximum Price (GMP) #1, docks, will be before the JCPRD Board in September. GMP #2, site utilities, retaining wall and paving, is expected to be executed in October with construction beginning in November. GMP #3, all vertical construction, is expected to be executed in November. 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:** Safety surfacing is installed and finish grading is complete. Landscaping will begin this week. The project is anticipated to open in November.

**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:** Q2 2023

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

**Update:** Dome production is underway. The remainder of construction will be procured in October. The project is anticipated to be substantially complete Q2 2023.

**Project Name:** Shawnee Mission Park South Loop Trail

**Date authorized:** April 20, 2022

**Project Authorization:** \$2,839,999

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

**Design Firm:** McAfee Henderson Solutions

**Contractor:** TBD

**Substantial Completion Date:** Q3 2024

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

**Update:** Completion of study is underway with anticipated public input on trail alignment in October. The project is anticipated to be substantially complete Q3 2024.

## **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:** June 28, 2022 (Final Completion-Phase 1)

March 1, 2023 – Estimated Date (Final Completion-Phase 2)

### **Major Milestones:**

- Next Milestone is Final Completion – Phase 2.

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

- None.

### **Update:**

- McCarthy is on schedule and on budget. McCarthy has a limited presence onsite since the remainder of work includes addressing punchlist and final inspection items, controls systems fine tuning, and warranty items.
- JCW Staff continues to work with the City of Leawood on landscaping and building façade inspections.
- Several of the new trees and shrubs that were dead were replaced. Some of the remaining trees that appear stressed will be evaluated for replacement over the next few months. The contractor will also evaluate the amount of established grass and reseed this fall as necessary.
- Construction is approximately 99.8% complete as per budget spent.
- Performance testing is scheduled for digester mixers, centrifuges, and sidestream treatment over the next quarter.

**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).

**Design and Construction Funding Usage to date:**

\$2,426,710 (GMP1 Pipe Procurement)

**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
- GMP1 Amendment executed June 2022
- GMP2 Anticipated BOCC action October 2022
- 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 GMP2 – Foxridge Forcemain and Lamar Traffic Signal Installation, and Design Team final design services, October 2022
- Consider approving KDOT cost share agreement, November 2022

**Update:**

- Pre-design on schedule, with 65 weekly project meetings completed to date.
- GMP1 is in progress, authorized and executed, with construction activity expected to begin in December.
- GMP2, if approved by BOCC, will begin construction in early 2023. Also, under the same request, final design will begin.
- 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.
- State Revolving Fund (SRF) loan is being pursued for the balance of the construction cost beyond the WIFIA loan.
- 30% Design and CMAR cost model will be completed by Mid-October.
- Communication with the cities of Mission and Roeland Park are ongoing.
- The next public Open House to include a facility 3-D model is taking place October 6th.
- Preliminary Development Plan (PDP) has been submitted to the City of Mission and will be brought before the planning commission in November.

## **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 5/2/22. Land disturbance permit was issued on 3/22/22

**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 Complete:**

- 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
- Building B1 pad ready for first lift of stabilization
- Roadway Storm Install

**Major Milestones Upcoming:**

- Handling/placing spoils from storm and sanitary trenches
- Continue crushing rock in basin 2 to be used as AB3 under parking areas.
- Complete sanitary sewer B-line install.
- Continue installation of roadway storm line A along John Glenn Parkway
- Continue cutting/filling west of John Glenn Parkway (Building C)
- Construction going vertical on Buildings A & B1 October, 2022
- 165th St. Paving – October 20, 2022
- John Glenn Parkway Paving – November 7, 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:** Phase III commenced on August 30, 2022. The project is 90 percent complete as of September 25<sup>th</sup>. New Taxiways C and D are open and operational with work focused on Taxiway B, south of Taxiway G. Remaining work on the electrical circuits for the new taxiway lighting system and shoulder grading is approximately 75% complete. Project completion is expected by late October.