

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 July 31, 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: Q4 2023

Future Pending Action(s): Ratification of Property Conveyance Add#2 (BOCC) and Guaranteed Maximum Price (GMP) Amendment for Construction (PBC)

Update: Design Development is completed and Construction Documents are underway. The Artists for Public Art were selected and the Project design team is working to define the final scope of work. Johnson County Library Board of Directors created a committee to review options for the new name of the branch. 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 (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 50% complete. Through the RFP process, Lloyd Builders was selected as 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. There is a potential need for a request to increase the Project Authority as presented in the Upcoming Capital Projects update on June 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: Request for Qualifications closed July 26th, 2022. Approved vetted vendors will receive an Invitation to Bid (IFB) package with response due September 21st. Contract approval is anticipated for October 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: Q3 2022

Future Pending Action(s): None

Update: Structural demolition is complete, the remaining contracted work consists of onsite disposal of the masonry rubble. County and JCPRD staff are exploring potential land use options for the property. Estimates will be developed to prepare the site for ownership if that is the desired direction. Conversation with the BOCC are anticipated in Q3, 2022 to explore next steps. The existing project is projected to be substantially Complete in Q3 2022 unless modified.

Household Hazardous Waste Project (PBC)

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

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. Construction documents are complete and distributed for City plan review and the development of GMP with construction anticipated to start in Q3 of 2022. 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 Upcoming Capital Projects update on June 30, 2022.

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. There is a potential need for a request to increase the Project Authority as presented in the Upcoming Capital Projects update on June 30, 2022. Substantial completion is anticipated in Q3 2023.

2018 Major Asset Replacement Projects – MARP (BOCC)

Date authorized: January 2018

Project Authorization: \$780,000. Includes Election Office Roof Replacement

Project Name: Election Office Roof Replacement

Delivery Method: Design/Bid/Build

Design Firm: RTI Consultants

Contractor: Godard and Son

Completion Date: TBD

Future Pending Action(s): None

Update: Materials have been delivered and construction scheduled to begin after completion of primary elections.

2020 Major Asset Replacement Project – MARP (BOCC)

Date authorized: January 2020

Project Authorization: \$456,000. New Century Adult Detention Center (NCADC) Exterior Wall Finish Siding Repairs Phase 1.

Project Name: New Century Adult Detention Center (NCADC) EIFS Repair & Restoration Project, Phase 1

Delivery Method: Design/Bid/Build

Design Firm: Clark & Enersen, Inc (formerly The Clark Enersen Partners)

Contractor: NW Rogers Construction, Inc

Completion Date: Q4 2022

Future Pending Action(s): None

Update: Construction is 30% complete. Substantial completion is anticipated in Q4 2022.

2021 Major Asset Replacement Projects – MARP (PBC)

Date authorized: January 2021

Project Authorization: \$2,102,800. Includes New Century Adult Detention Center (NCADC) Exterior Wall Finish Siding Repairs Phase 2, Administration Building Freight and Passenger Elevators Renewals.

Project Name: New Century Adult Detention Center (NCADC) EIFS Repair & Restoration Project, Phase 2

Delivery Method: Design/Bid/Build

Design Firm: Clark & Enersen, Inc (formerly The Clark Enersen Partners)

Contractor: NW Rogers Construction, Inc

Completion Date: Q4 2022

Future Pending Action(s): Approval for increase in project authority funded by 2020 MARP transfer

Update: Construction is 30% complete. Substantial completion is anticipated in Q4 2022.

Project Name: Administration Building Freight and Passenger Elevators Renewal

Delivery Method: Design/Bid/Build

Design Firm: Clark & Enersen, Inc

Contractor: TBD

Completion Date: Q4 2023

Future Pending Action(s): Construction contract approval

Update: Design is underway with Clark & Enersen, Inc, and bidding is anticipated to begin by the end of the year 2022, with construction to follow.

2022 Major Asset Replacement Projects - MARP (BOCC)

Date authorized: January 2022

Project Authorization: \$1,055,000. Includes Olathe Adult Detention Center Roof Replacement, and Sheriff Training Building Roof Replacement.

Project Name: Olathe Adult Detention Center – Tower Roof Replacement

Delivery Method: Design/Bid/Build

Design Firm: RTI Consultants Inc.

Contractor: TBD

Completion Date: Q4 2022

Future Pending Action(s): Construction Contract approval

Update: RTI Consultants Inc. is preparing specifications, drawings, and a project estimate to repair and re-coat the tower and penthouse roofs. Once these are received options to review and hire a contractor will be updated.

Project Name: Sheriff Training Building - Roof Replacement

Delivery Method: Design/Bid/Build

Design Firm: Integrated Weather Barriers

Contractor: Schwickert's Tecta America, LLC

Completion Date: Q4 2022

Future Pending Action(s): Construction Contract approval

Update: Contract is under BOCC review with action scheduled for July 28th, 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: TBD

Contractor: N/A

Substantial Completion Date: Q1 2023

Future Pending Action(s): TBD

Update: Two finalist firms are being interviewed in early August with contract approval anticipated later in the month. Work will begin shortly thereafter. The consultant is planned to present the major recommendations to the JCPRD Board in late December with a 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: Re-design is underway to create an interim trail connection with Mission road at 171st Street. Coordination is currently occurring with Johnson County Public Works on their upcoming Mission Road Projects. Public Works is scheduling an upcoming meeting with impacted neighbors that JCPRD will

attend in the interest of sharing the trail construction schedule. Contracting is expected to occur in late summer with the project anticipated to be substantially complete Q3 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 project is substantially complete and has been in use since April.

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: Q2 2023

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

Update: Construction contracting is anticipated this month, with a start date in September. 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: \$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: Pre-construction work continues with the Architect and the CMc. Based upon preliminary estimates, the design is being streamlined prior to bidding. 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 is installed and is ready for safety surfacing. Construction on the remaining structures is progressing. Site utilities have been completed and concrete flatwork has begun. 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: Code review and permit submittal is underway. Anticipate finalizing shop drawings for dome order in late summer. The project is anticipated to be substantially complete Q4 2022.

Wastewater

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
- 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 2 – Foxridge Forcemain and Lamar Traffic Signal Installation September 2022

Update:

- Pre-design on schedule, with 57 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.
- State Revolving Fund (SRF) loan being secured for the balance of the construction cost beyond the WIFIA loan.
- Final design scope/fee are being developed with the Engineering team.
- 30% Design and CMAR cost model efforts are nearing completion.
- Communication with the cities of Mission and Roeland Park are ongoing.
- The next public Open House to include a facility 3-D model is being scheduled for early October.

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:

- Contractor submitted request for completion for Milestone 4, Final Completion-Phase 1 on June 28, 2022. The Engineer is evaluating this request.
- Upon reaching Milestone 4, the team expects to release retainage to the contractor in accordance with the contract.

Future Pending Action(s):

- None.

Update:

- McCarthy is currently on schedule and on budget. McCarthy has a limited presence onsite for to addressing punchlist items and warranty items.
- Discussed four topics with Leawood on May 23, 2022: Fiber, Lights, Landscaping, and Building Façade Inspections. The fiber coordination with the City has been resolved. We will continue discussion with the City on the other topics.
- The bike trail is officially opened as of June 1, 2022.
- Construction is approximately 99.3% complete as per budget spent.
- The team is working on documenting final inspection items from Milestone 4 and adding to the substantial completion punchlist.
- The landscaping was planted at the site and along Lee Blvd with the exception of 20 trees. Some of the trees look to be dead or dying and will be replaced by the contractor in the fall. The contractor will also evaluate the amount of established grass and reseed in the fall as necessary.
- Continue to work through ongoing commissioning issues and warranty items.