

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 November 23, 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): Issue Revenue Bonds

Update: GMP approved on 11/10/22. Groundbreaking anticipated for 11/29/22 with construction scheduled to start 12/08/22. Revenue Bonds are to be issued Q2 2023 with substantial completion anticipated by 11/20/2023. A grand opening is planned for 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: Q1 2024

Future Pending Action(s): None

Update: The BOCC and PBC approved GMP on 11/17/22. Notice To Proceed will be issued on December 1, 2022, and the Contractor will begin procurement of items with long lead times. Site work begins in Q2 2023. Substantial completion is expected in January of 2024 with occupancy Q1 2024.

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: Stanely Convergent Security Solutions, Inc.

Completion Date: TBD

Future Pending Action(s): None

Update: On 11/17/22 the BOCC and PBC approved an increase to the project authority increase and the construction contract award. Construction is anticipated to start Q1 2023.

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 9/29/22 to the demolition contract addressing the removal and disposal of additional concrete associated with demolition activity. Demolition activity continues with Substantial Completion anticipated for Q4 2022 with the known site conditions. Upon the completion of 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: On 9/1/22 the BOCC and PBC approved an increase to the project authority and the construction contract award. Construction is underway with 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 Lenexa Planning Commission approved the Final Plan for this project on 11/7/22. Through the RFP process, Haren Companies was selected for the Construction Manager for preconstruction services. Bidding for GMP will conclude on December 16th and the GMP amendment is expected to be presented for Board action in January 2023. Recent escalations in construction costs and material

availability are being monitored closely and may impact project budget and schedules. Substantial completion is anticipated in Q1 2024

Johnson County Square Phase 2 (BOCC)

Date authorized: September 2022

Project Authorization: \$2,000,000

Delivery Method: Construction Manager as Constructor (CMc)

Design Firm: TreanorHL

Construction Manager: Kelly Construction

Completion Date: Q3 2023

Future Pending Action(s): None

Update: Bids were solicited from all (4) four General Construction Term & Supply constructors and the low bidder, Kelly Construction, was selected. Construction is anticipated to commence Q1 2023 with Substantial Completion anticipated Q3 2023. The project was further refined to reduce costs, however, bid results presented a budget shortfall due to recent escalations in constructions costs, material availability, and other market conditions. The County is currently working with the City of Olathe to cover the additional costs and an additional funding request will be brought forward soon to the BOCC for approval.

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 planned public input process has successfully completed, and the statistically significant survey is in the hands of households now. The advisory Committee has kicked off, and several focus groups with partner organizations have been convened. The consultant plans to present the 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: Schlagel & Associates

Contractor: TBD

Completion Date: Q3 2023

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

Update: Options for moving forward with procurement are being assessed with JCPRD's Term and Supply Contractors. JCPRD participated in Johnson County Public Works's recent neighbor meeting for their upcoming Mission Road Project. The schedule may adjust based on the procurement process and the project is 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: The concessions building envelope is nearing completion, drainage systems for fields 9/10 are complete. The stormwater/field drainage systems for Royals/Fenway are underway. 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 three Guaranteed Maximum Price (GMP) Amendments have been accepted by the JCPRD Board. Submittals are underway and construction begins this month. 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: Sod and hydroseed are installed and establishment is nearing completion. The project is substantially complete and will be formally dedicated in the Spring.

Project Name: Roeland Park Sports Dome Replacement and ADA Improvements

Date authorized: August 18, 2021

Project Authorization: \$1,356,154

Delivery Method: Varies

Design Firm: HTK Architects, Inc.

Contractor: JCPRD, Combes Construction, LLC

Substantial Completion Date: Q2 2023

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

Update: The delivery date for the dome has been delayed from December and is now anticipated in January. Installation is weather-dependent. 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: Q4 2024

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

Update: Construction documents have been started and bidding is anticipated to occur in Q2 2023. The project is anticipated to be substantially complete Q4 2024.

Project Name: Heritage Park Lake Water Quality and Habitat Improvements

Date authorized: Construction Documents: February 16, 2022; Construction: November 16, 2022

Project Authorization: \$7,199,855

Delivery Method: Design-Bid-Build

Design Firm: GBA

Contractor: TBD

Substantial Completion Date: Q4 2024

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

Update: Construction documentation is underway. JCPRD is working with the Stormwater Management Division of Public Works on this important water quality project in the Blue River Watershed. The project will bid in Q1 2023, begin after the spring rains and shut down in the fall of 2023. The same process will occur over the spring/summer of 2024. The project is anticipated to be substantially complete Q4 2024.

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).

Construction Authorized to date:

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

\$3,629,098 McCarthy (GMP2 Forcemain installation and traffic signals)

Engineering Design/Construction Phase Authorized to date:

\$15,300,000 (Pre-design)

\$22,673,000 (Final design and GMP2 Constuction phase)

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 Amendment executed October 2022, construction underway November 2022
- GMP3 and Engineering Construction Phase Services - BOCC consideration December 2022
- Begin Main Facility Construction: January 2024
- Substantial Completion: June 2029
- Final Completion: December 2029

Future Pending Action(s):

- Consider Authorizing GMP3, December 2022
- Consider Interlocal Agreement with Mission, December 2022
- Nelson State Revolving Fund public hearing, December 2022

Update:

- Pre-design complete, with 75 weekly project meetings completed to date.
- GMP2 construction has begun.
- 30% Design and CMAR cost model was completed.
- Value Engineering efforts are underway to reduce project cost without sacrificing functionality.
- Communication with the cities of Mission and Roeland Park are ongoing.
- The public Open House took place October 6th.
- Preliminary Development Plan (PDP) is in the process of being presented to the City of Mission.
- Committee of the the Whole (CoW) Nelson project update, December 2022

Airport

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

Date authorized: May 20, 2021

Project Authorization: \$5,731,082 (100% Federal Funds)

Delivery Method: Design/Bid/Build

Design Firm: Burns and McDonnell

Construction Manager: Emery Sapp and Sons Construction

Completion Date: Q4 2022

Future Pending Action(s): None

Update: Project completed.

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 erected via tilt up concrete panels.
- Building B1 erected via tilt up concrete panels.
- Roadway Storm Install
- Complete sanitary sewer B-line

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.
- John Glenn Parkway Water Main Install – November 23rd, 2022
- John Glenn Parkway Underground Electrical – December 9th, 2022
- Complete fine grading of 165th St.
- Start steel work on both buildings to support roof infrastructure