

**AGENDA**  
**OLATHE CITY COUNCIL**  
**STUDY SESSION**  
**COUNCIL CHAMBER**  
**100 E. SANTA FE**  
**Tuesday, August 9, 2011**  
**7:00 p.m.**

**1. CALL TO ORDER**

**2. COMMENTS AND CONCERNS OF CITIZENS**

Comments are limited to items not on the agenda for the evening and for a total of five (5) minutes per speaker.

**3. REPORTS**

Reports are prepared for informational purposes and will be accepted as presented. There will be no separate discussion unless a Councilmember requests that a report be removed and considered separately.

- A. Report on the selection of the Construction Manager for the Community Center project, P.N. 6-C-010-09. (Ron Norris/Mary Jaeger)

**4. DISCUSSION ITEMS**

- A. Discussion of the concept design for the Community Center project with Barker Rinker Seacat Architecture, P.N. 6-C-010-09. (Ron Norris/Mary Jaeger) **(120 mins)**

**5. ADDITIONAL ITEMS**

**6. ADJOURNMENT**

## COUNCIL AGENDA ITEM

R-A

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**Department:** Parks, Public Works **Council Meeting Date:** August 9, 2011

**Staff Contact:** Kevin Corbett / Jeff Blakeman

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**Subject:** Report on the selection of the Construction Manager for the Olathe Community Center, P.N. 6-C-010-09.

**Key Result Area:** Active Lifestyles

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### **Executive Summary:**

Construction of the Community Center project will utilize the Construction Manager at Risk contract method. With this type of contract the construction manager will partner with city staff and our design team from the early planning stages and throughout all phases of design to advise the team on matters affecting cost, materials and quality, schedule, constructability, etc. At an agreed upon time when the construction documents are adequately developed, the construction manager will be responsible to provide the city with a Guaranteed Maximum Price (GMP) for the construction of the project. Under a Construction Manager at Risk contract, the construction manager will be the sole party responsible to the city for the construction of this project and will earn a construction management fee based on an agreed upon percent of the actual cost of the work. The Construction Manager at Risk contract method was successfully utilized on the Public Safety Phase 1 project and most recently on the Police Building Expansion project.

On May 23, 2011, staff issued a Request for Qualifications (RFQ) to firms seeking to be considered for the construction manager for the Community Center project. On June 16, 2011, Statements of Qualifications were received from eight firms including Crossland Construction, JE Dunn Construction, McCownGordon Construction, Merit Construction, Prosser Wilbert Construction, Titan Built Construction, Turner Construction, and Universal Construction. An evaluation and selection comprised of staff from the City Manager's Office, Public Works Department, and the Parks Department evaluated the qualifications submitted by each of the firms and identified the firms of JE Dunn Construction, McCownGordon Construction, and Turner Construction as the three most qualified firms to be further considered for the Construction Manager position for this project. Interviews were conducted with these three firms to further examine their qualifications, personnel, and approach to the management of this project. After completing all interviews and considering all information, the selection committee determined McCownGordon Construction to be the preferred firm for this project based on qualifications, experience, and personnel.

Pending Council's review of this information staff will immediately begin contract negotiations with McCownGordon Construction. Staff anticipates returning to Council in September 2011 to seek approval of the agreement with McCownGordon Construction for pre-construction services. McCownGordon Construction will immediately begin partnering with staff and our design team as we move forward with the planning and design of the project. At such time as construction documents are adequately developed, McCownGordon Construction will be asked to provide the city with a GMP for the construction of the project. At the conclusion of the GMP development, specific requirements of the project will be documented in an amendment to the agreement and will be presented to Council with a GMP for the construction of the project. Staff currently anticipates returning to Council with a GMP amendment in mid 2012.

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**Fiscal Impact:** The project is currently funded with \$4,408,750 of Park Sales Tax funds and funds from the sale of property to CVS. The 2012 CIP proposes an additional \$18,091,250 of funding from GO Bonds and Park Sales Tax.

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**Recommendations/Options/Action Requested:** This report is to provide Council with information on the evaluation and selection process and to provide Council with information on upcoming action with the Agreement with McCownGordon Construction.

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**Attachments:** None

## COUNCIL AGENDA ITEM

D-A

**Department:** Parks; Public Works

**Council Meeting Date:**

August 9, 2011

**Staff Contact:** Kevin Corbett / Jeff Blakeman

**Subject:** Discussion of design preferences with Barker Rinker Seacat Architecture for the Olathe Community Center, P.N. 6-C-010-09.

**Key Result Area:** Active Lifestyles

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### Executive Summary:

On June 7, 2011, Council selected the team of Barker Rinker Seacat (BRS) for the design of the Community Center project and directed staff to begin contract negotiations with BRS. On July 19, 2011, Council approved an Agreement with BRS for design and construction administration services for the Community Center project. The Agreement as approved by Council initially limits the services of BRS to pre-design services. The goal of the pre-design services is to clarify project goals and expectations; review the concept designs developed as part of the design competition and identify preferences; identify building massing and material preferences; identify park master planning goals; and identify program spaces and amenities needed to support the programming desired by the City. This phase of services will be the foundation for the development of the project, setting forth the city's goals and expectations.

BRS will engage Council in a review and discussion of their May 2011 concept design information to help identify and clarify Council's priorities and preferences for the project. Discussions will focus on community center spaces and features, building massing and material, general preferences for the look and feel of the community center, park site improvements, and other matters of priority or concern to the Council. This process will also involve Council providing feedback on likes and dislikes related certain aspects of the project through a visual preference dot-polling survey.

The information gathered through this engagement process with Council will help provide direction and framework to staff and the design team as we complete the pre-design phase of services and move forward into the design phase of services. Upon completion of the pre-design phase activities and with Council's direction on the goals and expectations for the project, BRS and city staff will further define the scope and budget for the project and negotiate the remaining terms of the Agreement with BRS including their fee for full design and construction administration services. Staff anticipates returning to Council in September for approval of an amendment to the Agreement finalizing the remaining terms of the Agreement and authorizing BRS to move forward with design of the project.

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**Fiscal Impact:** The project is currently funded with \$4,408,750 of Park Sales Tax funds and funds from the sale of property to CVS. The 2012 CIP proposes an additional \$18,091,250 of funding from GO Bonds and Park Sales Tax.

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**Recommendations/Options/Action Requested:** Staff requests Council discussion and input on project priorities and preferences to help guide the development and design of the project.

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**Attachments:** None