

## Legislation Text

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**File #:** BILL NO. 20-244, **Version:** 1

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An Ordinance authorizing the execution of an amendment to an agreement setting a Guaranteed Maximum Price for the renovation of the Police and Courts building by and between the City of Lee's Summit, Missouri, and Turner Construction Company, in the amount of \$4,474,909.00. (PWC 12/7/20)

### Issue/Request:

An Ordinance authorizing the execution of an amendment to an agreement setting a Guaranteed Maximum Price for the renovation of the Police and Courts building by and between the City of Lee's Summit, Missouri, and Turner Construction Company, in the amount of \$4,474,909.00.

### Key Issues:

- The City is desirous of renovating its Police and Courts building and contracted with Hoefer Wysocki Architects, for architectural services to begin the process.
- The Procurement Department provided services which allowed the City to identify a qualified company which could complete projects as a Contractor with Manager's Risk (CMR).
- Following a qualification based selection process the City entered into a base contract with Turner Construction Company for the amount of \$10,000.00 on July 20, 2020 for preconstruction work and to establish a Guaranteed Maximum Price (GMP) for the City to determine if it wished to accept such GMP amendment to the base contract.
- The GMP submitted by Turner Construction is within the budgeted amount set by City Council for said project, contingent upon approval of a budget amendment to utilize asset forfeiture funds for this project.

### Proposed Committee Motion:

I move to recommend to City Council an Ordinance authorizing the execution of an amendment to an agreement setting a Guaranteed Maximum Price for the renovation of the Police and Courts building by and between the City of Lee's Summit, Missouri, and Turner Construction Company, in the amount of \$4,474,909.00.

### Proposed City Council Motion:

FIRST MOTION: I move for a second reading of an Ordinance authorizing the execution of an amendment to an agreement setting a Guaranteed Maximum Price for the renovation of the Police and Courts building by and between the City of Lee's Summit, Missouri, and Turner Construction Company, in the amount of \$4,474,909.00.

SECOND MOTION: I move for adoption of an Ordinance authorizing the execution of an amendment to an agreement setting a Guaranteed Maximum Price for the renovation of the Police and Courts building by and between the City of

Lee's Summit, Missouri, and Turner Construction Company, in the amount of \$4,474,909.00.

Background:

Treanor HL architect firm conducted a space needs study on the Police and Courts Municipal Building during the first quarter of 2019. The study indicated remodeling of the existing spaces could provide the additional space and security needs required for the current workforce. The city received voter approval in a Special Election on August 6, 2019 to issue up to \$19,475,000 in bonds for public safety improvements.

\$5,500,000 was designated for renovations and improvements to enhance facility security, public access, customer service and operational efficiency in the Police and Courts Municipal Building. Hoefler Wysocki Architects, LLC was selected as the design company following a competitive bid process. On February 18, 2020, City Council passed Bill 20-35 authorizing the City of Lee's Summit to enter into an agreement with Hoefler Wysocki Architects, LLC for professional architecture services for renovation of the Police and Courts Municipal Building.

Following a competitive bid process in April of 2020, Turner Construction Company was selected for the Construction Manager role of the renovation project. The City selected the Construction Manager at Risk (CMAR) delivery method for the Police and Court Municipal Building renovation project. The CMAR method allowed staff flexibility during design to make adjustments and deliver the project within budget while maximizing value and efficiency.

Hoefler Wysocki completed the construction documents in late October. Turner Construction developed numerous bid packages from those construction documents and involved 195 local Lee's Summit and Kansas City subcontractors in the bidding process. Turner Construction submitted a (GMP) and cost breakdown for review by the City of Lee's Summit and Hoefler Wysocki. The Guaranteed Maximum Price (GMP) of \$4,474,909.00 is an itemized statement organized by trade categories, allowances, contingencies, alternates, and the Construction Manager's fee.

John Boenker, Deputy Police Chief

Staff recommends approval of an Ordinance authorizing the execution of an amendment to an agreement setting a Guaranteed Maximum Price for the renovation of the Police and Courts building by and between the City of Lee's Summit, Missouri, and Turner Construction Company, in the amount of \$4,474,909.00.

The Public Works Committee voted unanimously 3-0 (Councilmember Carlyle "Absent"), to recommend to City Council approval of an Ordinance authorizing the execution of an amendment to an agreement setting a Guaranteed Maximum Price for the renovation of the Police and Courts building by and between the City of Lee's Summit, Missouri, and Turner Construction Company, in the amount of \$4,474,909.00.

