



Library

**Board Report
January 27, 2021**

AGENDA

JOHNSON COUNTY LIBRARY BOARD OF DIRECTORS
REGULAR MEETING, JANUARY 27, 2021
4:30 p.m.

The Johnson County Library Board of Directors will meet using Zoom, an online meeting tool. The public can view the broadcast of the meeting on the Johnson County Library [Facebook page](#) for a live feed or later when the video is posted to the Library's website.

I. Call to Order

II. New Business

- A. Consider approving the recommendation to authorize the amendment to the Public Building Commission (PBC) contract with Titan Built, LLC for the Central Staff and Space Consolidation (CSSC) Project

III. Adjournment

Library

To: Johnson County Library Board of Directors
From: Sean Casserley, County Librarian
Date: January 27, 2021
Re: Central: Approval of Construction contract

Issue: Consider approving the recommendation to authorize the amendment to the Public Building Commission (PBC) contract with Titan Built, LLC for the Central Staff and Space Consolidation (CSSC) Project in a total contract amount not to exceed \$8,173,911.00, per Request for Proposal (RFP) No. 2019-107.

Suggested Motion: I move to approve the recommendation to authorize the amendment to the Public Building Commission (PBC) contract with Titan Built, LLC for the Central Staff and Space Consolidation (CSSC) Project in a total contract amount not to exceed \$8,173,911.00, per Request for Proposal (RFP) No. 2019-107.

Background: In 2014-2015, the Central Library Building Upgrade project addressed renovations and infrastructure improvements to the public space. The Library Board of Directors approved the Comprehensive Library Master Plan (CLMP) in May 2015, with a mill levy approved by the Board of County Commissioners (BOCC) in August of 2015. In 2016, a materials handling study was performed in which materials handling was evaluated for the Library system. Some operational changes have been made and the remaining needs have been incorporated into the CSSC project to be located at Central.

In fall 2020, the project authorization was increased to include needed near-term CRP replacements. This funding is coming from existing CRP funds.

Analysis: On December 20, 2019 the Treasury and Financial Management Department, Purchasing Division opened RFP 2019-107 for a contract to provide Construction Manager as Constructor Services for the Central Staff and Space Consolidation (CSSC) project at Central Resource Library. The RFP was posted electronically on the following sites: Johnson County, KS website and Johnson County electronic bidding site powered by Ionwave Technologies.

A total of ten (10) responsive proposals were received and two (2) finalists were interviewed by the evaluation committee consisting of staff from the Facilities Management, Library and DTI departments. Titan Built, LLC was the top-ranked firm based on 5 criteria: (1) Project Approach, (2) Key Staff Members, (3) Firm Experience, (4) Staff Utilization and (5) Cost proposal. Titan demonstrated a clear and complete understanding of the scope of services, has related experience, and has successfully provided similar services to the County and other similar agencies.

Firms Submitted	Interviewed	Recommended
Titan Built, LLC	X	X
Turner Construction	X	
B.A. Green Construction		
Centric		
Grand Construction Co.		
JE Dunn		
KBS Constructors		
McCarthy Building Companies		
McCown Gordon Construction		

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Zimmerman Construction		
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Titan has been working with the project team to provide preconstruction services related to estimating and schedule expertise, and has received a minimum of three sub-contractor bids from all construction trades involved in the project.

Alternatives: 1) Not approve the recommendation to authorize the amendment to the PBC contract.

Legal Review: The County and Library Legal counsels have reviewed the contract documents prior to issuance and will review the contract following its award and prior to execution by the County.

Recommendation: Approve the recommendation to authorize the amendment to the Public Building Commission (PBC) contract with Titan Built, LLC for the Central Staff and Space Consolidation (CSSC) Project in a total contract amount not to exceed not to exceed \$8,173,911.00, per Request for Proposal (RFP) No. 2019-107.

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