

**JOHNSON COUNTY**  
  
**KANSAS**

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**Library**

**Board Report**  
**October 26, 2022**

## **AGENDA**

JOHNSON COUNTY LIBRARY BOARD OF DIRECTORS  
REGULAR MEETING, OCTOBER 26, 2022  
10:30 a.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 [YouTube Channel](#). 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 Merriam Plaza Library (formerly Antioch Library Replacement) Project

III. Adjournment

# Briefing Sheet

**To:** Johnson County Library Board of Directors  
**From:** Tricia Suellentrop, County Librarian  
**Date:** October 26, 2022  
**Re: Merriam Plaza Library: Construction contract amendment for Guaranteed Maximum Price (GMP)**

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**Issue:** Consider approving the recommendation to authorize the amendment to the Public Building Commission (PBC) Construction Manager as Constructor (CMc) Guaranteed Maximum Price (GMP) contract with Titan Built, LLC, for the Merriam Plaza Library project in a total contract amount not to exceed \$10,635,187, for a new total contract amount not to exceed \$10,675,647, per Request for Proposal (RFP) No. 2021-021.

**Suggested Motion:** I move to approve the recommendation to authorize the amendment to the Public Building Commission (PBC) Construction Manager as Constructor (CMc) Guaranteed Maximum Price (GMP) contract with Titan Built, LLC, for the Merriam Plaza Library project in a total contract amount not to exceed \$10,635,187, for a new total contract amount not to exceed \$10,675,647, per Request for Proposal (RFP) No. 2021-021.

**Background:** On September 17, 2020, the PBC approved a project to design, equip, construct and furnish a Library to be located at the Merriam Municipal Plaza campus, issue Revenue Bonds in an amount not to exceed \$10,785,000 for the purpose of paying a portion of the costs thereof and related financing costs, and providing for the giving of notice of said intention. A total of \$6,841,567.49 has been transferred into the project from the Library Operating Fund and previous library capital project accounts. The contract was executed on October 1, 2021 for preconstruction services in the amount of \$40,460.

To align with the County’s bond sale timeline, the Library will use cash from the current project account to begin construction and will return to the PBC seeking bonding for remaining funding in 2023.

**Analysis:** On April 19, 2021 the Financial Management and Administration, Purchasing Division opened RFP 2021-021 for a contract to provide Construction Manager as Constructor Services for the new Merriam Plaza Library. The RFP was advertised on March 19, 2021 in the local newspaper and posted electronically on the Johnson County website and electronic bidding site powered by Ionwave.

A total of twelve (12) responsive proposals were received and six (6) finalists were interviewed by the evaluation committee consisting of staff from the Facilities Management, Library and Budget 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.

	Interviewed	Recommended
<b>Titan Built</b>	<b>X</b>	<b>X</b>
Centric	X	
McCarthy	X	
McCown Gordon	X	
Straub	X	

# Briefing Sheet

Turner	X	
Excel Constructors		
GE Johnson		
Hausmann		
KBS Contractors		
PARIC		
Trinium		

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

**Alternatives:** 1) Not authorize the CMc contract amendment.

**Legal Review:** The County and Library Legal counsel 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) Construction Manager as Constructor (CMc) Guaranteed Maximum Price (GMP) contract with Titan Built, LLC, for the Merriam Plaza Library project in a total contract amount not to exceed \$10,635,187, for a new total contract amount not to exceed \$10,675,647, per Request for Proposal (RFP) No. 2021-021.

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