

## AGENDA ITEM INFORMATION FORM

**Agenda Item:** Authorize Staff to Negotiate with McCarthy Building Companies for the New Community Center Project

**Department:** Administration

### **Background/Description of Item:**

Staff is recommending to Council that the **McCarthy Design-Build Team** move forward in the selection process for the design and construction of the new community center.

The **McCarthy Design-Build Team** is comprised of:

- McCarthy Building Companies, Inc. (Design-Builder)
- The Clark Enersen Partners (lead architect, landscape architect, mechanical, electrical, plumbing and structural engineer)
- Perkins+Will (design architect)
- SK Design Group (civil engineer)

### **The Selection Process**

- **Qualifications:** In November, the City issued a Request for Qualifications for Design-Build Teams. Eleven firms submitted responses. City staff and the City's owner's representative CBC reviewed the firm's submittals based on the requested qualifications and short-listed four firms: McCarthy/Clark Enersen; JE Dunn/PGAV; McCownGordon/SFS; and Prosser Wilbert/WNB. Specific experience with aquatic facilities (including ones with both indoor and outdoor pools – a unique challenge) and public facilities were important factors.
- **Merriam-Specific Proposals:** The short-listed teams were next given a follow-up Request for Proposal, where they provided additional information about their team and how they would manage the Merriam project specifically. This included providing information about their project approach, proposed project schedule, and completing an exercise where they bid the project based on one of the conceptual designs provided in the master plan.
- **Selection Committee Interviews:** The selections committee (comprised of City staff, CBC, and members of the Community Center steering committee) reviewed the RFQ and RFP responses for all short-listed teams and conducted interviews with each team on January 4. The interviews were conversational in nature and had the specific goal of determining if the team members and their project approach would be a good fit for Merriam. At the end of those interviews, the selection committee unanimously selected McCarthy to move forward.

## McCarthy

Established in 1864 in St. Louis, McCarthy Building Companies has a long history of completing projects diverse in size and scope across the country. The team at McCarthy's Overland Park-based office has worked on several large projects in the Kansas City metro, including Johnson County's new Tomahawk Creek Wastewater Treatment Facility.

Staff is recommending the McCarthy Design-Build Team as the best fit on this project for a number of reasons:

- The lead design manager and project manager (staff's day-to-day contact that will be with us through the entire project) is Andrew Masters. Andrew has significant ties to the Merriam community – he grew up here, learned to swim at the Merriam Aquatic Center, is involved in Merriam Parks and Recreation activities, and still has several family members in town (including one right down the street from the site). In addition to his local connections, Andrew recently served in this same role for the new community center in Excelsior Springs, Missouri, and has experience working on similar projects in the private sector.
- The superintendent for our project is Wes O'Neil. Wes and Andrew have worked together as a project manager and superintendent pair on several projects – including a ten-story resort in Florida with indoor and outdoor aquatics and a \$99 million renovation to the Orlando International Airport. Having a strong superintendent on our project is critical for success and his experience working with indoor and outdoor aquatics and on large-scale, multi-phase projects is important. A good working relationship between the project manager and superintendent is also ideal.
- Clark Enersen and Perkins+Will have extensive experience working together to design community centers (in particular ones with indoor and outdoor aquatics). However, they haven't done one together yet in the Kansas City area. The other architects on the short-listed teams had all recently designed community centers in Johnson County and the selection committee felt this was an opportunity to bring a fresh design to Merriam
- During the interviews, the selection committee had the opportunity to talk to the folks who will be specifically on the Merriam team. Selecting a team that is a good fit for the City team is critical since staff will spend a significant amount of time in a job trailer with this group over the next two years. The cohesion between the McCarthy team members was notable – their chemistry was so strong and they spoke as one team so well that it was easy to forget they were representing separate companies. There was also an immediate connection and good rapport with the City team. Another added benefit is that the team members from McCarthy, Clark Enersen, and Perkins+Will will office together during design to aid with project coordination.

- The proposed project approach best fit with the values of the Merriam community and provided an easy continuation of the process started during the master planning process. The team was thoughtful about how to get up to speed quickly on the project, how to incorporate the various stakeholder groups into the process, and how to deliver an outstanding project while meeting the City's budget and timeline.
- One component of the RFP process was to complete a bidding exercise based on conceptual plans from the Master Plan. This was conducted to help the team see project knowledge and estimating approach. Although this was not an actual bid for our project, McCarthy's bid during the exercise was the lowest. The response to the bidding exercise were not known to the majority of the selection committee at the time of the interviews.

### **Next Steps**

The next step is to begin negotiating the design-build contract with McCarthy. Once negotiations are complete, the design-build contract will be brought back to the City Council for approval. Staff is seeking Council approval to move forward with this process.

Recommendation: City Council authorize staff to negotiate a design-build contract with McCarthy Building Companies.

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