

BOARD OF COUNTY COMMISSIONERS OF DOUGLAS COUNTY, KANSAS

Amended Agenda

WEDNESDAY, MARCH 23, 2016

4:00 p.m.

CONSENT AGENDA

- (1) (a) Consider approval of Commission Orders;
 - (b) Consent Agenda Approval of Crushed Rock Bids for Road Maintenance (Keith Browning);
 - (c) Consent Agenda Approval of Hot Mix Asphalt (HMA) Supply Contracts for the 2016 Maintenance Season (Keith Browning);
 - (d) Consent Agenda Approval of Bids for Noxious Weed Herbicides (Keith Browning);
 - (e) Consent Agenda Acceptance of Bids for Various Signs, Posts and Miscellaneous Materials (Keith Browning);
 - (f) Consider approval of correct to the minutes of December 23, 2015 concerning the approval of the Phase 1 Guaranteed Maximum Price (GMP) of the Fairgrounds Capital Improvement Project (Sarah Plinsky) and
 - (g) Consider approval of Phase 2 and Phase 3 of Guaranteed Maximum Price for construction contracts for the Douglas County Fairgrounds (Sarah Plinsky).

REGULAR AGENDA

- (2) Discuss alternative design suggestions for K-10 Kasold intersection (Frank Male)
- (3) Consider authorization to accept proposal for geotechnical engineering services for Lone Star Lake dam slope stability study and slide repair, Project No. 2015-19 (Keith Browning)
- (4) Lakeside Vista: **Z-15-00608**: Consider a request to rezone approximately 6.178 acres from County B-3 District to County B-2 District, located in the 1400 block of E 900 Rd. Submitted by BG Consultants, Inc. on behalf of Fairway LC, property owner of record. (PC Item 3; denied 10-0 on 2/22/16) (Mary Miller, Planner) -WITHDRAWN
- (5) (a) Consider approval of Accounts Payable (if necessary)
 - (b) Appointments
 - Board of Construction Codes Appeals (1) position 12/15**
 - Heritage Conservation Council (2) positions 05/16**
 - Community Corrections Board (2) positions 01/16 and 05/16**
 - (c) Public Comment
 - (d) Miscellaneous
- (6) Adjourn

WEDNESDAY, MARCH 30, 2016

WEDNESDAY, APRIL 6, 2016

- Presentation of Champion for Child Abuse and Neglect Prevention Award (Diana Frederick)
- Proclamation for "Child Abuse Prevention Month" (Diana Frederick)
- Proclamation for "National Public Health Week" April 4-10, 2016. (Dan Partridge)

Regular:

2015 Annual Report (Dan Partridge)

MONDAY, APRIL 11, 2016

9:00 a.m. – Lecompton Election Canvass

WEDNESDAY, APRIL 13, 2016

- Presentation of 2015 ED Report (Britt Crum-Cano)

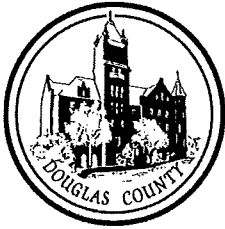
WEDNESDAY, APRIL 20, 2016

WEDNESDAY, APRIL 27, 2016

WEDNESDAY, JUNE 8 - light

WEDNESDAY, JUNE 15 - light

***Note:** The Douglas County Commission meets regularly on Wednesdays at 4:00 P.M. for administrative items and 6:00 P.M. for public items at the Douglas County Courthouse. Specific regular meeting dates that are not listed above have not been cancelled unless specifically noted on this schedule.*



DOUGLAS COUNTY PUBLIC WORKS

3755 E. 25th Street
Lawrence, KS 66046
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dgcopubw@douglascountyks.org
www.douglascountyks.org

Keith A. Browning, P.E.
Director of Public Works/County Engineer

MEMORANDUM

To : Board of County Commissioners

From : Keith A. Browning, P.E., Director of Public Works/County Engineer
Laura Glass, Administrative Services Manager LG

Date : March 15, 2016

Re : Consent Agenda Approval of Crushed Rock Bids for Road Maintenance

Sealed bids were opened March 14, 2016 for crushed rock aggregates used for road and bridge maintenance.

A bid tabulation is attached.

This department requests the BOCC accept the following bids:

<u>Type of Aggregate</u>	<u>Vendor</u>	<u>Quantity (tons)</u>	<u>Quarry</u>	<u>Unit Price</u>
Shot Rock	Mid-States	100-1500	Big Springs	\$11.90
	Mid-States	100-1500	Edgerton	\$10.50
	Mid-States	100-1500	Globe	\$10.50
AB-3	Hamm's	100-2000	Harrell	\$7.20
	Hamm's	100-2000	Buchheim	\$7.70
	Mid-States	100-2000	Big Springs	\$7.60
	Mid-States	100-2000	Edgerton	\$6.85
	Mid-States	100-2000	Globe	\$8.35
Surfacing Material (Road Rock Special)	Hamm's	100-3000	Harrell	\$8.25
	Hamm's	100-3000	Buchheim	\$9.55
	Mid-States	100-3000	Big Springs	\$9.50
	Mid-States	100-3000	Globe	\$9.50
Stone for Rip Rap	Mid-States	100-1500	Big Springs	\$19.00
	Mid-States	100-1500	Edgerton	\$19.00
Stone for Aggregate (Ditch Lining)	Mid-States	100-2000	Big Springs	\$21.00
	Mid-States	100-2000	Edgerton	\$21.00
	Mid-States	100-2000	Globe	\$21.00

Accepting bids from two or more vendors for a particular aggregate allows us to consider haul costs to the project site when determining where to obtain rock.

The Road & Bridge Fund has \$232,500 allocated in the Road Rock, Rip Rap and Special Aggregate line items. There is an additional \$11,700 in the Parks budget for Rip Rap.

Action Required: Consent agenda acceptance of the above bids from Hamm Quarries and Mid-States Materials for crushed rock aggregates used for road and bridge maintenance.

Bid for Various Aggregates**Bid No. 16-F-0012 - Tuesday March 14, 2016 @ 3:00 P.M.****SHOT ROCK**

VENDOR	QTY/TON	Quarry # 1 \$/Ton	Quarry # 2 \$/Ton	Quarry # 3 \$/Ton	Quarry # 4 \$/Ton
Mid-State Materials		Big Springs	Edgerton	Globe	
	100-1500	\$11.90	\$10.50	\$10.50	
Hamm		NO BID			
	100-1500				
	100-1500				
	100-1500				

AB-3

VENDOR	QTY/TON	Quarry # 1 \$/Ton	Quarry # 2 \$/Ton	Quarry # 3 \$/Ton	Quarry # 4 \$/Ton
Mid-State Materials		Big Springs	Edgerton	Globe	
	100-2000	\$7.60	\$6.85	\$8.35	
Hamm		North Lawrence	Harrell	Buchheim	
	100-2000	\$7.50	\$7.20	\$7.70	
	100-2000				
	100-2000				

SURFACING MATERIAL - ROAD ROCK SPECIAL

VENDOR	QTY/TON	Quarry # 1 \$/Ton	Quarry # 2 \$/Ton	Quarry # 3 \$/Ton	Quarry # 4 \$/Ton
Mid-State Materials		Big Springs	Edgerton	Globe	
	100-3000	\$9.50	\$9.50	\$9.50	
Hamm		North Lawrence	Eudora	Harrell	Buchheim
	100-3000	\$9.35	\$8.75	\$8.25	\$9.55
	100-3000				
	100-3000				

Bid for Various Aggregates**Bid No. 16-F-0012 - Tuesday March 14, 2016 @ 3:00 P.M.****STONE FOR RIP RAP**

VENDOR	QTY/TON	Quarry # 1 \$/Ton	Quarry # 2 \$/Ton	Quarry # 3 \$/Ton	Quarry # 4 \$/Ton
Mid-State Materials		Big Springs	Edgerton		
	100-1500	\$19.00	\$19.00		
Hamm		North Lawrence			
	100-1500	\$23.00			
	100-1500				
	100-1500				

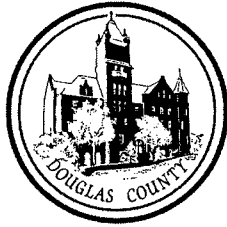
STONE FOR AGGREGATE DITCH LINING

VENDOR	QTY/TON	Quarry # 1 \$/Ton	Quarry # 2 \$/Ton	Quarry # 3 \$/Ton	Quarry # 4 \$/Ton
Mid-State Materials		Big Springs	Edgerton	Globe	
	100-2000	\$21.00	\$21.00	\$21.00	
Hamm		NO BID			
	100-2000				
	100-2000				
	100-2000				

Laura Glass (for) _____
 Keith A. Browning, P.E.
 Director of Public Works

Date _____

Heather Dill (for) _____
 Jamie Shew
 Douglas County Clerk



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Keith A. Browning, P.E.
Director of Public Works/County Engineer

MEMORANDUM

To : Board of County Commissioners

From : Keith A. Browning, P.E., Director of Public Works/County Engineer
Laura Glass, Administrative Services Manager LG

Date : March 15, 2016

Re : Consent Agenda Approval of Hot Mix Asphalt (HMA) Supply Contracts for the 2016 Maintenance Season

Bids were opened on March 14, 2016 for the supply of hot mix asphalt material for use during the 2016 road maintenance season. We requested bids for varying ranges of quantities. The bid tabulation is attached.

Due to the various construction activities and road closures associated with the construction of the South Lawrence Trafficway we recommend entering into supply contracts with the following three suppliers:

Asphalt Sales of Lawrence	2,501 – 5,500 tons	\$37.15/ton
Killough Construction, Inc	500 – 2,500 tons	\$40.00/ton
Bettis Asphalt & Construction, Inc	500 – 2,500 tons	\$44.35/ton

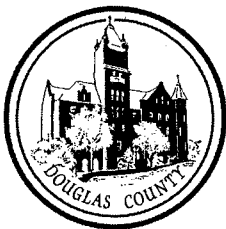
It is anticipated that a total of approximately 8,000 – 12,000 tons will be needed this year. Awarding the supply contracts to more than one producer ensures we are able to get asphalt material if one plant is down or otherwise cannot supply the material.

Like the last few years, this year's contract includes a price adjustment factor tied to KDOT's Monthly Asphalt Price Index. The adjustment factor will increase/decrease the price for asphaltic concrete mix by \$0.50/ton for each \$10.00/ton increase/decrease in the Monthly Asphalt Price Index.

The 2016 budget for Road & Bridge Fund has \$575,000 allocated for BM-2 hot mix asphaltic concrete.

Action Required: Approve the supply contracts for 2,501 to 5,500 tons of Hot Mix Asphalt from Asphalt Sales of Lawrence, 500 to 2,500 tons from Bettis Asphalt & Construction and 500 to 2,500 tons from Killough Construction for the 2016 road maintenance season.

BID TAB FOR BM-2 (HMA)							
Bid No. 16-F-0011							
Open @ 3:00 p m, March 14, 2016							
<u>VENDOR NAME</u>	Quantity	Unit Cost		Quantity	Unit Cost		Quantity
	<u>Tons</u>	<u>Per Ton</u>		<u>Tons</u>	<u>Per Ton</u>		<u>Tons</u>
Asphalt Sales of Lawrence	500-2,500	\$ 38.40		2,501-5,500	\$ 37.15		5,501-8,500
Killough	500-2,500	\$ 40.00		2,501-5,500	\$ 40.00		5,501-8,500
Bettis Asphalt	500-2,500	\$ 44.35		2,501-5,500	\$ 44.35		5,501-8,500
	500-2,500			2,501-5,500			5,501-8,500
	500-2,500			2,501-5,500			5,501-8,500
Laura Glass				Heather Dill			
Director of Public Works: Keith A. Browning		County Clerk: Jamie Shew				Date:	



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Keith A. Browning, P.E.
Director of Public Works/County Engineer

MEMORANDUM

To : Board of County Commissioners

From : Keith A. Browning, P.E., Director of Public Works/County Engineer
Laura Glass, Administrative Services Manager *LG*

Date : March 15, 2016

Re : Consent Agenda Approval of Bids for Noxious Weed Herbicides

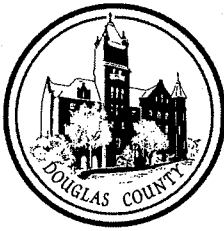
Bids were opened on March 14, 2016 for the supply of herbicides to treat noxious weeds. These herbicides are used to supply private landowners (at 75% of the county's cost plus shipping and handling) and for treating noxious weeds on county owned or maintained land. Bids were received from six suppliers, as shown on the attached bid tabulation.

The recommended bids are as follows:

<u>Herbicide</u>	<u>Quantity</u>	<u>Unit Cost</u>	<u>Total Cost</u>	<u>Vendor</u>
Picloram	252 gal.	\$45.77	\$11,534.04	Van Diest Supply
2,4-D Amine	900 gal.	\$9.81	\$8,829.00	Van Diest Supply
Glyphosate	400 gal.	\$9.19	\$3,676.00	Van Diest Supply
PastureGard HL	300 gal.	\$86.74	\$26,022.00	Lone Pine Ag-Services
Escort XP	320 oz.	\$2.63	\$841.60	Van Diest Supply

Action Required: Consent Agenda acceptance of the low bid from suppliers noted above.

BID TAB FOR HERBICIDES							Bid No. 16-F-0010 - Bid Opening Date: March 14, 2016 - 3:15 p m									
<u>VENDOR</u>	Qty	\$/Gal.	<u>Picloram 22K</u>	Qty	\$/Gal.	<u>2,4D Amine</u>	Qty	\$/Gal.	<u>Glyphosate</u>	Qty	\$/Gal.	<u>PastureGard HL</u>	Qty	\$/Oz	<u>Escort XP</u>	
CPS	252	\$47.49	\$11,967.48	900	\$9.95	\$8,955.00	400	\$9.55	\$3,820.00	300	\$88.69	\$26,607.00	320	\$2.65	\$848.00	
Helena Chemical Co	252	\$49.62	\$12,504.24	900	\$10.64	\$9,576.00	400	\$10.03	\$4,012.00	300	\$88.27	\$26,481.00	320	\$6.21	\$1,987.20	
Van Diest	252	\$45.77	\$11,534.04	900	\$9.81	\$8,829.00	400	\$9.19	\$3,676.00	300	\$96.89	\$29,067.00	320	\$2.63	\$841.60	
Lone-Pine Ag	252	\$51.98	\$13,098.96	900	\$10.97	\$9,873.00	400	\$10.42	\$4,168.00	300	\$86.74	\$26,022.00	320	\$2.97	\$950.40	
Siteome Landscape Supply	252		NO BID	900	\$20.23	\$18,207.00	400	17.53	\$7,012.00	300		NO BID	320		NO BID	
The Grass Pad	252		NO BID	900	\$11.99	\$10,791.00	400	\$10.70	\$4,280.00	300		NO BID	320		NO BID	
	252			900			400			300			320			
	252			900			400			300			320			
Laura Glass for						Heather Dill for										
Director of Public Works: Keith A. Browning						County Clerk: Jamie Shew						Dated:				



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Keith A. Browning, P.E.
Director of Public Works/County Engineer

MEMORANDUM

To : Board of County Commissioners

From : Keith A. Browning, P.E., Director of Public Works/County Engineer
Laura Glass, Administrative Services Manager *LG*

Date : March 15, 2016

Re : Consent Agenda Acceptance of Bids for Various Signs, Posts and Miscellaneous Materials

Bids for finished signs, cut out lettering, fluorescent signs, steel posts, and miscellaneous accessories were opened March 14, 2016. Attached is a listing of all bids received. The following awards are recommended:

Vendor	Bid Item	Amount
Vulcan	Finished Signs	\$8,877.18
MD Solutions	Cut Out Lettering	\$447.82
Vulcan	Fluorescent Signs	\$956.20
Welborn Sales	Steel Posts	\$937.50
Newman	Temp Pavement Tape (Y)	\$660.00
Newman	Chip & Seal Markers (Y)	\$750.00
Total:		\$12,628.70

The 2016 budget for Road & Bridge Fund has \$49,500 allocated for Signs and Accessories.

Action Required: Consent Agenda approval to award bids for various signs and miscellaneous materials as recommended by the Director of Public Works.

**DOUGLAS COUNTY PUBLIC WORKS
2016 SIGNS AND ACCESSORY BID
BID #16-F-0014; COMBINED BID TAB
BID OPENING: 3/14/16**

BID ITEMS (Awarded by Group)

	WELBORN SALES	NATIONAL SIGN CO.	THE WORK ZONE	MD SOLUTIONS	NEWMAN	VULCAN	J & A TRAFFIC
FINISHED SIGNS	\$11,112.56	\$11,904.80	\$12,871.40	NO BID	\$10,093.81	\$8,877.18	NO BID
CUT OUT LETTERING	\$947.52	\$749.00	\$470.60	\$447.82	\$570.94	\$497.00	\$660.75
FLUORESCENT SIGNS	\$1,083.62	\$1,132.00	\$1,286.84	NO BID	\$1,090.76	\$956.20	NO BID
STEEL POSTS	\$937.50	\$950.00	\$1,875.00	\$1,048.50	\$1,013.50	\$1,081.00	\$1,470.00

MISC. ITEMS (Awarded on Item by Item Basis)

TEMP PVMT MARKING TAPE (YELLOW)	\$1,550.00	NO BID	NO BID	NO BID	\$660.00	NO BID	\$970.00
CHIP & SEAL MARKERS (YELLOW)	\$735.00	NO BID	\$510.00	NO BID	\$750.00	\$1,425.00	\$720.00

BID SUMMARY	
COMPANY	AMOUNT
WELBORN SALES	\$937.50
NATIONAL SIGN CO.	\$0.00
THE WORK ZONE	\$0.00
MD SOLUTIONS	\$447.82
NEWMAN SIGNS	\$1,410.00
VULCAN SIGNS	\$9,833.38
J & A TRAFFIC	\$0.00
BID TOTAL	\$12,628.70

NOTE: Newman Signs grouped the miscellaneous items making this a better option



DOUGLAS COUNTY ADMINISTRATIVE SERVICES

Douglas County Courthouse
1100 Massachusetts Street, Unit 204
Lawrence, KS 66044-3064
(785) 832-5329 Fax (785) 832-5320
www.douglas-county.com

Sarah Plinsky

Assistant County Administrator

MEMORANDUM

TO: The Board of County Commissioners
Craig Weinaug, County Administrator

FROM: Sarah Plinsky, Asst. County Administrator

SUBJECT: Correction to the minutes of December 23, 2015 concerning the approval of the Phase 1
Guaranteed Maximum Price (GMP) of the Fairgrounds Capital Improvement Project

DATE: March 18, 2016

In review of the minutes of December 23, 2015 concerning the approval of the Phase 1 GMP of the Fairgrounds Capital Improvement Project, the amount listed in the minutes reflects the proposed GMP before alternates, fees and general conditions. Once the alternates were include, the total needed to be adjusted for fees, contingencies and general conditions, increasing the total Phase 1 GMP to \$2,392,099. This amount was adjusted and included inside the total GMP and total project authority of \$7,996,650, approved by the Commission on February 24, 2016.



Document A133™ – 2009 Exhibit A

Guaranteed Maximum Price Amendment

for the following PROJECT:

(Name and address or location)

Douglas County Fairgrounds Open Pavilion
2120 Harper St, Lawrence, KS 66046

THE OWNER:

(Name, legal status and address)

The Board of County Commissioners for Douglas County Kansas
11th and Massachusetts Street
Lawrence KS 66044

THE CONSTRUCTION MANAGER:

(Name, legal status and address)

Mar Lan Construction LC
1008 New Hampshire
Lawrence KS 66044

ARTICLE A.1

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 2.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of this Agreement. Construction Manager acknowledges and agrees that the Guaranteed Maximum Price in this Amendment is based off Biddable Construction Documents that are otherwise ready for construction. By entering into this Amendment, neither party waives any rights under the Contract Documents.

§ A.1.1.1 The Contract Sum for Phase 2 (the Open Pavilion) is guaranteed by the Construction Manager not to exceed Two Million Seven Hundred Eighty-nine Thousand Eight Hundred Fifty-two Dollars and Zero Cents (\$ 2,789,852.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.
(Provide below or reference an attachment.)

See Exhibit A-2

§ A.1.1.3 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)

Alternate #2 for bottle filler	\$ 1,695
Alternate #3 for audio looping	\$10,307
Alternate #4 for bird netting	\$15,917
Alternate #7 for snow guards	\$32,205
(Prices already included in the GMP)	

§ A.1.1.4 Allowances included in the Guaranteed Maximum Price, if any:
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price (\$0.00)
None.	

§ A.1.1.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

Phase 2 includes the construction of the Open Pavilion building, the bleachers and PA system for the Open Pavilion, the RV overnight parking spaces, and all other work otherwise identified in this Amendment

§ A.1.1.6 The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract: All Project Supplementary and other Conditions of the Contract.

Document	Title	Date	Pages
----------	-------	------	-------

§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)

All Project Specifications, including the Phase 2, December 2, 2015, Project Manual, a copy of whose table of contents is attached as part of Exhibit B-2

Section	Title	Date	Pages
	Project Manual – Phase 2	December 2, 2015	

§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Agreement.)

All Project Drawings, including the Phase 2 list of drawings attached as part of Exhibit B-2

Number	Title	Date
--------	-------	------

§ A.1.1.9 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Agreement.)

All Project documents and information

ARTICLE A.2

§ A.2.1 The anticipated date of Substantial Completion established by this Amendment:

The Construction Manager shall achieve Substantial Completion of the entire Work not later than December 31, 2016.

OWNER (Signature)

| Jim Flory, Chairman
(Printed name and title)



CONSTRUCTION MANAGER (Signature)

Gale Lantis, Principal
(Printed name and title)

Init.

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User Notes:

(1969570889)

1008 New Hampshire, Suite 200
Lawrence, KS 66044



OFFICE (785) 749-2647
FAX (785) 749-9507

March 9, 2016

Ms. Sarah Plinsky, Asst. County Administrator
Douglas County Kansas
11th and Massachusetts Street
Lawrence, KS 66044

RE: Douglas County Fairgrounds; Final GMP Proposal for Phase 2

Dear Sarah,

The following is our proposal for Phase 2 of the Douglas County Fairgrounds project which includes all Alternates that were accepted by the Douglas County Commission at the meeting on February 24, 2016.

GMP Cost Proposal

- Two Million Seven Hundred Eighty Nine Thousand Eight Hundred Fifty-Two Dollars; \$2,789,852
- Alternates #2, #3, #4, and #7 are included in the above GMP amount
- Exhibit A-2, Phase 2 GMP Cost Proposal, is attached, including all Alternates

Scope of Work-

- Exhibit B-2; List of Drawings is attached
- Project Manual; Phase 2, December 2, 2015; Exhibit C-2 Table of Contents
- Construction of Open Pavilion building
- Bleachers and PA system for Open Pavilion
- RV overnight parking spaces

Time

- Open Pavilion is scheduled for completion by December 31, 2016

We are ready to begin work upon issuance of the GMP Amendment and the City Building Permit.

Sincerely,

Gale

Lantis

Gale D. Lantis
Principal

Digitally signed by Gale Lantis
DN: cn=Gale Lantis, o=Mar Lan
Construction, ou=,
email=gale@marlanconstruction
llc@comcast.net, c=US
Date: 2016.03.09 08:49:54
+0600

Encl-as

cc: David Sparkes
Chris Burger

"EXHIBIT A-2"
DOUGLAS COUNTY FAIRGROUNDS
PHASE 2 GMP-Cost Proposal

Div	Cost Category	Item Description	Total	Notes 1
015	FIELD CONDITIONS			
	0104	Field engineer	\$ 20,000	
	0107	General carpentry/Foreman	\$ 38,016	
	0110	Dumpsters	\$ 4,000	
	0121	Temporary fencing	\$ 5,500	
	0122	Site signage	\$ 1,000	
	0124	Toilets	\$ 1,500	
	0126	Winter protection	\$ 3,000	
	0127	Safety	\$ 5,625	
	0140	Temporary utilities	\$ 4,000	
	0155	Survey, staking, and layout	\$ 4,320	
	0160	Final cleaning	\$ 1,500	
	0170	Equipment rental	\$ 4,000	
	0180	Building permits	\$ 12,500	
	0190	Builders risk insurance	\$ 2,300	
	0195	Delivery, postage, printing, notices	\$ 1,500	
	TOTAL FIELD CONDITIONS		\$ 108,761	
030	CONCRETE-BUILDING			
	0301	Footings, foundations, slabs	\$ 465,000	Conroy
	0390	Dock slab	\$ -	In above
	0399	Miscellaneous concrete	\$ -	All in above
	TOTAL CONCRETE-BUILDING		\$ 465,000	
040	MASONRY			
	0405	CMU	\$ 126,600	Including rebar
	0499	Miscellaneous masonry items	\$ -	None
	TOTAL MASONRY		\$ 126,600	
050	METALS			
	0573	Metal security fencing	\$ 92,000	Kansas Fence
	0599	Bollards	\$ 3,214	TFIW
	TOTAL METALS		\$ 95,214	
060	CARPENTRY			
	0699	Column caps	\$ 8,345	Hunt
	TOTAL CARPENTRY		\$ 8,345	
070	THERMAL & MOISTURE			
	0720	Blow-in insulation	\$ 1,500	
	0792	Caulking and joint sealants	\$ 1,938	RWP
	0799	Miscellaneous	\$ -	None
	TOTAL THERMAL AND MOISTURE		\$ 3,438	
080	DOORS & WINDOWS			
	0805	Doors, frames, and hardware	\$ 12,424	Installation in 0699
	0830	Overhead doors	\$ 15,597	Overhead Door
	0899	Miscellaneous doors and windows	\$ -	None
	TOTAL DOORS & WINDOWS		\$ 28,021	

"EXHIBIT A-2"
DOUGLAS COUNTY FAIRGROUNDS
PHASE 2 GMP-Cost Proposal

Div	Cost Category	Item Description	Total	Notes 1
090	FINISHES			
	0921	Framing, drywall, interior metal install	\$ 31,504	B and B Drywall
	0991	Painting	\$ 11,816	Law Deco
	0999	Miscellaneous finishes	\$ -	None
	TOTAL FINISHES		\$ 43,320	
100	SPECIALTIES			
	1014	Signage allowance	\$ 500	Allowance
	1021	Toilet compartments	\$ 8,565	Meyers
	1028	Toilet accessories	\$ 3,683	
	1044	Fire extinguishers and cabinets	\$ 2,241	
	1099	Other specialties	\$ -	None
	TOTAL SPECIALTIES		\$ 14,989	
120	FURNISHINGS			
	1260	Bleachers-7 @ 25' X 4 high	\$ 28,790	Dant Clayton
	1299	Miscellaneous furnishings	\$ -	None
	TOTAL FURNISHINGS		\$ 28,790	
130	SPECIAL CONSTRUCTION			
	1334	Metal building systems	\$ 761,777	Mar Lan
	TOTAL SPECIAL CONSTRUCTION		\$ 761,777	
210	FIRE SUPPRESSION			
	2110	Fire suppression systems-water based	\$ 124,715	Jayhawk
	2130	Fire pumps	\$ 38,551	Jayhawk
	2199	Power for fire pump	\$ 3,148	Ace
	TOTAL FIRE SUPPRESSION		\$ 166,414	
220	PLUMBING			
	2210	Plumbing	\$ 181,777	Action
	2299	Miscellaneous plumbing	\$ -	None
	TOTAL PLUMBING		\$ 181,777	
230	HVAC			
	2309	Large diameter fans	\$ 47,350	Acme Dock
	2330	HVAC systems	\$ 31,273	Chambers
	TOTAL HVAC		\$ 78,623	
260	ELECTRICAL			
	2610	Electrical	\$ 205,990	Ace
	2656	Exterior lighting	\$ -	In 2610
	TOTAL ELECTRICAL		\$ 205,990	

"EXHIBIT A-2"
DOUGLAS COUNTY FAIRGROUNDS
PHASE 2 GMP-Cost Proposal

Div	Cost Category	Item Description	Total	Notes 1
270	COMMUNICATIONS			
	2730	PA system	\$ 27,127	MSM
	2740	Extra speakers and amplifier	\$ 2,977	MSM
	TOTAL COMMUNICATIONS		\$ 30,104	
280	SAFETY AND SECURITY			
	2831	Fire alarm systems	\$ 56,555	Ace
	2899	Miscellaneous systems	\$ -	None
	TOTAL SAFETY AND SECURITY		\$ 56,555	
BID SUMMARY				
	SUBTOTAL-COST OF THE WORK (COTW)		\$ 2,403,718	
400	GENERAL CONDITIONS		\$ 108,425	
500	CONTINGENCY			
	5001	Contingency	\$ 100,486	
		Subtotal with contingency	\$ 2,612,629	
600	CONTRACTOR OH & P		\$ 91,442	
		Subtotal with OH & P	\$ 2,704,071	
800	BONDS			
		Bonds	\$ 25,657	
	GMP FOR PHASE 2-BASE BID		\$ 2,729,728	

"EXHIBIT A-2"
DOUGLAS COUNTY FAIRGROUNDS
PHASE 2 GMP-Cost Proposal

Div	Cost Category	Item Description	Total	Notes 1
PHASE 2 ALTERNATES				
	#1	LED Light Fixtures		
		Electrical	\$ 42,425	
		Markups and Bond	\$ 4,243	
		TOTAL ADD	\$ 46,668	
	#2	Bottle Filler at Water Fountain		
		Plumbing	\$ 1,541	
		Markups and Bond	\$ 154	
		TOTAL ADD	\$ 1,695	ACCEPTED
	#3	Audio Looping		
		Electrical	\$ 2,530	
		AV	\$ 6,840	
		Subtotal	\$ 9,370	
		Markups and Bond	\$ 937	
		TOTAL ADD	\$ 10,307	ACCEPTED
	#4	Bird Netting at Clerestory		
		Pre-engineered building	\$ 14,470	
		Markups and Bond	\$ 1,447	
		TOTAL ADD	\$ 15,917	ACCEPTED
	#5	Bollards in lieu of CMU at 16 Int Columns		
		Conroy	\$ 2,160	
		Werts	\$ (19,000)	
		TFIW	\$ 3,080	
		Caulking base plates	\$ 256	
		Paint bollards	\$ 720	
		Subtotal	\$ (14,944)	
		Markups and Bond	\$ (1,494)	
		TOTAL DEDUCT	\$ (16,438)	
	#6	Trailer Hook-ups at RV-16 additional		
		Electrical	\$ 48,670	
		Markups and Bond	\$ 4,867	
		TOTAL ADD	\$ 53,537	
	#7	Snowguards on Pre Eng Building		
		Pre-engineered building	\$ 29,277	
		Markups and Bond	\$ 2,928	
		TOTAL ADD	\$ 32,205	ACCEPTED

"EXHIBIT B-2 "
Douglas County Fairgrounds
Phase 2-List of Drawings

Open Pavilion

	Drawing	Date	
G000	Cover Sheet	12/2/2015	
G001	General Notes	12/2/2015	
G002	ADA Typical Details	12/2/2015	
S1.0	General Notes	12/4/2015	Addendum #1
S2.0	Foundation Plan	12/2/2015	
S2.1	Wall Plan & Enlarged Plans	12/2/2015	
S5.0	Foundation Details	12/2/2015	
S5.1	Foundation Details	12/2/2015	
S5.2	Foundation Details	12/2/2015	
A101	Floor Plan	12/2/2015	
A140	Roof Plan & Details	12/2/2015	
A151	Reflected Ceiling Plan	12/2/2015	
A201	Elevations	12/2/2015	
A301	Building Sections	12/2/2015	
A311	Wall Sections & Details	12/2/2015	
A411	Enlarged Plans & Interior Elevations	12/23/2015	Addendum #1
A501	Plan Details	12/2/2015	
ME1	Energy Information & Symbols List	12/2/2015	
ME2	Site Plan	12/11/2015	
M101	Plumbing Plan-East	12/29/2015	Addendum #1
M102	Plumbing Plan-West	12/29/2015	Addendum #1
M103	South Partial Plumbing Plan	12/2/2015	
M201	HVAC Plan	12/2/2015	
M202	Mechanical Details & Schedules	12/29/2015	Addendum #1
E101	Power Plan-East	12/2/2015	
E102	Power Plan-West	12/2/2015	
E103	RV Parking Plan, Riser Diagram, Details	12/2/2015	
E104	Fire Pump Power	1/17/2016	
E201	Lighting Plan-East	12/2/2015	
E202	Lighting Plan-West	12/2/2015	
E203	Judging Area Power & Lighting Plan	12/2/2015	
E204	Electrical Schedules	12/2/2015	
E301	Fire Alarm Plan	1/17/2016	

Construction Documents

DOUGLAS COUNTY 4H FAIRGROUNDS

PROJECT MANUAL Phase ~~K~~₂ – Open Pavilion

**19TH and HARPER STREET
Lawrence, Kansas**

Date: December 2, 2015

Architect
Treanor Architects
1040 Vermont Street
Lawrence, Kansas 66044
Phone: (785) 842-4858
Fax: (785) 842-7536

Douglas County Fairgrounds
OPEN PAVILION – VOLUME 1

Lawrence, Kansas
DV15.003.00B

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01 2300 Alternates
01 3300 Submittal Procedures
01 4000 Quality Requirements
01 5000 Temporary facilities
01 6000 Product Requirements
01 7300 Execution
01 7823 Operation and Maintenance Data

DIVISION 03 – CONCRETE

03 3000 Cast-In-Place Concrete

DIVISION 04 – MASONRY

04 2000 Unit Masonry

DIVISION 05 – METALS

05 4000 Cold-Formed Metal Framing
05 5000 Metal Fabrications

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

07 2100 Thermal Insulation
07 6200 Sheet Metal Flashing and Trim
07 9200 Joint Sealants

DIVISION 08 – OPENINGS

08 1113 Hollow Metal Doors and Frames
08 3613 Sectional Doors
08 7100 Door Hardware
08 8300 Mirrors

DIVISION 09 – FINISHES

09 2900 Gypsum Board
09 9123 Interior Painting

DIVISION 10 - SPECIALTIES

10 2113 Toilet Compartments
10 2800 Toilet, Bath, and Laundry Accessories
10 4413 Fire Extinguisher Cabinets
10 4416 Fire Extinguishers

DIVISION 13 – SPECIAL CONSTRUCTION

13 3419 Metal Building Systems

DIVISION 21 - FIRE SUPPRESSION

21 0100 Fire Protection System

DIVISION 22 – PLUMBING

22 0100 Plumbing Provisions

22 0500 Basic Plumbing Materials and Methods

22 1000 Piping

22 1500 Piping Specialties

22 1800 Valves

22 4000 Plumbing Fixtures and Equipment

DIVISION 23 – HEATING VENTILATING AND AIR CONDITIONING

23 0100 HVAC Provisions

23 0500 Basic HVAC Materials and Methods

23 3000 Sheet Metal

23 6000 HVAC Air Side Equipment

23 9575 Automatic Temperature Controls – DDC

23 9900 System Testing & Balancing

DIVISION 26 - ELECTRICAL

26 0100 Electrical Provisions

26 0500 Basic Electrical Materials and Methods

26 2000 Wiring Means, Methods, and Materials

26 3000 Wiring Devices and Specialties

26 4000 Electrical Distribution

26 5000 Electrical Equipment

26 6000 Luminaires, Lamps and Ballasts

26 7100 Fire Alarm System – Addressable

DIVISION 27 – COMMUNICATIONS

27 5116 Sound System

END OF TABLE OF CONTENTS



Document A133™ – 2009 Exhibit A

Guaranteed Maximum Price Amendment

for the following PROJECT:

(Name and address or location)

Douglas County Fairgrounds Arena and Restrooms
2120 Harper St, Lawrence, KS 66046

THE OWNER:

(Name, legal status and address)

The Board of County Commissioners for Douglas County Kansas
11th and Massachusetts Street
Lawrence KS 66044

THE CONSTRUCTION MANAGER:

(Name, legal status and address)

Mar Lan Construction LC
1008 New Hampshire
Lawrence KS 66044

ARTICLE A.1

§ A.1.1 Guaranteed Maximum Price

Pursuant to Section 2.2.6 of the Agreement, the Owner and Construction Manager hereby amend the Agreement to establish a Guaranteed Maximum Price. As agreed by the Owner and Construction Manager, the Guaranteed Maximum Price is an amount that the Contract Sum shall not exceed. The Contract Sum consists of the Construction Manager's Fee plus the Cost of the Work, as that term is defined in Article 6 of this Agreement. Construction Manager acknowledges and agrees that the Guaranteed Maximum Price in this Amendment is based off Biddable Construction Documents that are otherwise ready for construction. By entering into this Amendment, neither party waives any rights under the Contract Documents.

§ A.1.1.1 The Contract Sum for Phase 3 (the Arena and Restrooms) is guaranteed by the Construction Manager not to exceed One Million Seven Hundred Forty-eight Thousand Eight Hundred Eighty-one Dollars and Zero Cents (\$ 1,748,881.00), subject to additions and deductions by Change Order as provided in the Contract Documents.

§ A.1.1.2 Itemized Statement of the Guaranteed Maximum Price. Provided below is an itemized statement of the Guaranteed Maximum Price organized by trade categories, allowances, contingencies, alternates, the Construction Manager's Fee, and other items that comprise the Guaranteed Maximum Price.

(Provide below or reference an attachment.)

See Exhibit A-3

§ A.1.1.3 The Guaranteed Maximum Price is based on the following alternates, if any, which are described in the Contract Documents and are hereby accepted by the Owner:
(State the numbers or other identification of accepted alternates. If the Contract Documents permit the Owner to accept other alternates subsequent to the execution of

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

AIA Document A201™–2007, General Conditions of the Contract for Construction, is adopted in this document by reference. Do not use with other general conditions unless this document is modified.

Init.

this Amendment, attach a schedule of such other alternates showing the amount for each and the date when the amount expires.)

Alternate #1 for LED Light Fixtures	\$13,836
Alternate #2 for Additional paving at circle	\$17,160
Alternate #3 for chain link instead of guardrail	(\$27,137)
(Prices already included in the GMP)	

§ A.1.1.4 Allowances included in the Guaranteed Maximum Price, if any:
(Identify allowance and state exclusions, if any, from the allowance price.)

Item	Price (\$0.00)
3215 Demo and Asphalt Patch at existing	\$5,000.00 (already in GMP)
3291 Landscape allowance & street trees	\$46,000.00 (already in GMP)
3294 Site seeding	\$37,500.00 (already in GMP)
3299 Signage allowance	\$15,000.00 (already in GMP)

§ A.1.1.5 Assumptions, if any, on which the Guaranteed Maximum Price is based:

Phase 3 includes the construction of the Restroom Building and Arena, Arena lighting, seating, and relocation of existing "Crow's Nest", Fairgrounds PS system, Asphalt and concrete paving, and all other work otherwise identified in this Amendment. Phase 3 work will commence within a reasonable time after the conclusion of the 2016 County Fair.

§ A.1.1.6 The Guaranteed Maximum Price is based upon the following Supplementary and other Conditions of the Contract: All Project Supplementary and other Conditions of the Contract.

Document	Title	Date	Pages
----------	-------	------	-------

§ A.1.1.7 The Guaranteed Maximum Price is based upon the following Specifications:
(Either list the Specifications here, or refer to an exhibit attached to this Agreement.)

All Project Specifications, including the Phase 3, January 15, 2016, Project Manual, a copy of whose table of contents is attached as part of Exhibit B-3

Section	Title	Date	Pages
	Project Manual – Phse 3	January 15, 2016	

§ A.1.1.8 The Guaranteed Maximum Price is based upon the following Drawings:
(Either list the Drawings here, or refer to an exhibit attached to this Agreement.)

All Project Drawings, including the Phase 3 list of drawings attached as part of Exhibit B-3

Number	Title	Date
--------	-------	------

§ A.1.1.9 The Guaranteed Maximum Price is based upon the following other documents and information:
(List any other documents or information here, or refer to an exhibit attached to this Agreement.)

All Project documents and information

ARTICLE A.2

§ A.2.1 The anticipated date of Substantial Completion established by this Amendment:

The Construction Manager shall achieve Substantial Completion of the entire Work not later than January 31, 2017.

OWNER (Signature)

Jim Flory, Chairman
(Printed name and title)


CONSTRUCTION MANAGER (Signature)

Gale Lantis, Principal
(Printed name and title)

Init.

1008 New Hampshire, Suite 200
Lawrence, KS 66044



OFFICE (785) 749-2647
FAX (785) 749-9507

March 9, 2016

Ms. Sarah Plinsky, Asst. County Administrator
Douglas County Kansas
11th and Massachusetts Street
Lawrence, KS 66044

RE: Douglas County Fairgrounds; Final GMP Proposal for Phase 3

Dear Sarah,

The following is our proposal for Phase 3 of the Douglas County Fairgrounds project which includes all Alternates that were accepted by the Douglas County Commission at the meeting on February 24, 2016.

GMP Cost Proposal

- One Million Seven Hundred Forty Eight Thousand Eight Hundred Eighty-One Dollars; \$1,748,881
- Alternates #1, #2, and #3 are included in the above GMP amount
- Exhibit A-3, Phase 3 GMP Cost Proposal, is attached, including all Alternates
- Allowances included in GMP as listed on Exhibit A-3

Scope of Work-

- Exhibit B-3; List of Drawings is attached
- Project Manual; Phase 3, January 15, 2016; Exhibit C-3 Table of Contents
- Construction of Restroom Building and Arena
- Arena lighting, seating, and relocation of existing "Crow's Nest"
- Fairgrounds PA system
- Asphalt and concrete paving

Time

- Phase 3 work will commence immediately after the conclusion of the 2016 Douglas County Fair
- Phase 3 work is scheduled for completion on January 31, 2017

We are ready to begin work upon issuance of the GMP Amendment and the City Building Permit, and the conclusion of the 2016 Douglas County Fair.

Sincerely,

Gale
Lantis

Gale D. Lantis
Principal

Digitally signed by Gale Lantis
DN: cn=Gale Lantis, o=Mar Lan
Construction, ou,
email=gale@marlanconstruction
com, c=US
Date: 2016.03.09 12:34:19 -0600

Encl-as

cc: David Sparkes
Chris Burger

"EXHIBIT A-3"
DOUGLAS COUNTY FAIRGROUNDS
PHASE 3 GMP-Cost Proposal

Div	Cost Category	Item Description	Total	Notes 1
015	FIELD CONDITIONS			
	0104	Field engineer	\$ 8,000	
	0107	General carpentry/Foreman	\$ 5,904	
	0110	Dumpsters	\$ 8,000	
	0121	Temporary fencing	\$ 6,450	
	0122	Site signage	\$ 675	
	0125	Storage trailer	\$ 2,500	
	0127	Safety	\$ 4,875	
	0140	Temporary utilities	\$ 3,000	
	0155	Survey, staking, and layout	\$ 6,580	
	0160	Final cleaning	\$ 800	
	0170	Equipment rental	\$ 4,000	
	0180	Building permits	\$ 1,900	
	0190	Builders risk insurance	\$ 1,050	
	0195	Delivery, postage, printing, notices	\$ -	None
	TOTAL FIELD CONDITIONS		\$ 53,734	
030	CONCRETE-BUILDING			
	0301	Restroom & Crow's Nest Concrete	\$ 23,725	Bottorff
	0399	Concret at trash bollards	\$ -	In above
	TOTAL CONCRETE-BUILDING		\$ 23,725	
040	MASONRY			
	0405	CMU	\$ 34,000	Masonry Concepts
	0499	Miscellaneous masonry items	\$ -	None
	TOTAL MASONRY		\$ 34,000	
050	METALS			
	0501	Structural steel at crow's nest	\$ 9,063	TFIW
	0505	Labor to move crow's nest	\$ 7,500	
	0599	Bollards	\$ -	Included in 0501
	TOTAL METALS		\$ 16,563	
060	CARPENTRY			
	0601	Framing, trusses, exterior trim at Restroom	\$ 16,795	Hunt
	0699	Misc carpentry	\$ 1,500	
	TOTAL CARPENTRY		\$ 18,295	

"EXHIBIT A-3"
DOUGLAS COUNTY FAIRGROUNDS
PHASE 3 GMP-Cost Proposal

Div	Cost Category	Item Description	Total	Notes 1
070	THERMAL & MOISTURE			
	0736	Composition shingle roofing	\$ 2,300	McLaughlin
	0740	Metal wall panels & gutter	\$ 2,500	Town and Country
	0792	Caulking and joint sealants	\$ 1,825	RWP
	0799	Miscellaneous	\$ -	None
	TOTAL THERMAL AND MOISTURE		\$ 6,625	
080	DOORS & WINDOWS			
	0805	Doors, frames, and hardware	\$ 4,450	Duranotic
	0899	Miscellaneous doors and windows	\$ -	None
	TOTAL DOORS & WINDOWS		\$ 4,450	
090	FINISHES			
	0991	Painting	\$ 9,514	Law Deco
	0999	Miscellaneous finishes	\$ -	None
	TOTAL FINISHES		\$ 9,514	
100	SPECIALTIES			
	1021	Toilet compartments	\$ 8,400	Meyer
	1028	Toilet accessories	\$ 2,774	Meyer
	1099	Other specialties	\$ -	None
	TOTAL SPECIALTIES		\$ 11,174	
220	PLUMBING			
	2210	Plumbing	\$ 52,539	Action
	2299	Miscellaneous plumbing	\$ -	None
	TOTAL PLUMBING		\$ 52,539	
230	HVAC			
	2307	Ventilation fan and curb	\$ 10,796	River City
	2330	Misc	\$ -	None
	TOTAL HVAC		\$ 10,796	
260	ELECTRICAL			
	2610	Electrical-Restroom	\$ 11,824	Superior
	2632	Arena lighting	\$ 51,635	Superior
	2641	Site lighting & communications conduits	\$ 64,108	Superior
	2655	Power & lighting at Existing Parking Lot	\$ 18,000	Jayhawk
	2656	Site lighting at Parking Lot B	\$ 14,455	Jayhawk
	TOTAL ELECTRICAL		\$ 160,022	

"EXHIBIT A-3"
DOUGLAS COUNTY FAIRGROUNDS
PHASE 3 GMP-Cost Proposal

Div	Cost Category	Item Description	Total	Notes 1
270	COMMUNICATIONS			
	2751	PA System	\$ 49,977	MSM
	2740	Miscellaneous	\$ -	None
	TOTAL COMMUNICATIONS		\$ 49,977	
310	EARTHWORK			
	3110	Additional earthwork	\$ 35,000	RD Johnson
	3199	Miscellaneous earthwork	\$ -	None
	TOTAL EARTHWORK		\$ 35,000	
320	EXTERIOR IMPROVEMENTS			
	3214	Mill and overlay at Extension parking	\$ 16,890	Sunflower Paving
	3215	Demo & Asphalt patch at Existing Drives/Parking	\$ 5,000	Allowance
	3218	Asphalt paving	\$ 66,940	Sunflower Paving
	3219	Concrete paving	\$ 313,600	Sunflower Paving
	3230	Chain link fencing around arena	\$ 27,300	Kansas Fence
	3231	Fencing & gates at 19th Street	\$ -	In above
	3233	Fencing at trash 3 enclosures	\$ 8,600	Kansas Fence
	3240	Segmental block seating and walls	\$ 393,976	BC Hardscapes
	3241	Handrails & guardrails at seating areas	\$ 94,123	TFIW with powder coat
	3242	Sleev-its, sonotubes, concrete	\$ 20,000	
	3291	Landscape allowance and street trees	\$ 46,000	Allowance
	3294	Site seeding	\$ 37,500	Allowance
	3299	Signage allowance	\$ 15,000	Allowance
	TOTAL EXTERIOR IMPROVEMENTS		\$ 1,044,929	
330	UTILITIES			
	3310	Waterlines	\$ 22,000	RD Johnson
	3399	Miscellaneous utilities	\$ -	None
	TOTAL UTILITIES		\$ 22,000	
BID SUMMARY				
	SUBTOTAL-COST OF THE WORK (COTW)		\$ 1,553,343	
400	GENERAL CONDITIONS		\$ 56,710	
500	CONTINGENCY			
	5001	Contingency	\$ 62,134	
		Subtotal with contingency	\$ 1,672,187	
600	CONTRACTOR OH & P		\$ 58,527	
		Subtotal with OH & P	\$ 1,730,713	
800	BONDS			
		Bonds	\$ 14,309	
	GMP FOR PHASE 3-BASE BID		\$ 1,745,022	

"EXHIBIT A-3"
DOUGLAS COUNTY FAIRGROUNDS
PHASE 3 GMP-Cost Proposal

Div	Cost Category	Item Description	Total	Notes 1
PHASE 3 ALTERNATES				
	#1	LED Light Fixtures		
		Electrical-Restroom and site lights	\$ 12,578	
		Markups and Bond	\$ 1,258	
		TOTAL ADD	\$ 13,836	ACCEPTED
	#2	Additional paving at circle, 20' to 30' radius		
		Concrete	\$ 15,600	
		Markups and Bond	\$ 1,560	ACCEPTED
		TOTAL ADD	\$ 17,160	
	#3	Chain link in lieu of guardrail at Arena		
		Fencing	\$ 11,670	
		Guardrails	\$ (36,340)	
		Subtotal	\$ (24,670)	
		Markups and Bond	\$ (2,467)	
		TOTAL DEDUCT	\$ (27,137)	ACCEPTED
	#4	Additional asphalt paving		
		Paving	\$ 19,400	
		Markups and Bond	\$ 1,940	
		TOTAL ADD	\$ 21,340	

"EXHIBIT B-3 "
Douglas County Fairgrounds
Phase 3-List of Drawings

Open Arena & Restrooms

	Drawing	Date
G000	Cover Sheet	1/15/2016
G001	General Notes	1/15/2016
G002	ADA Typical Details	1/15/2016
S1.0	General Notes	1/15/2016
S2.0	Foundation Plan	1/15/2016
S2.1	Wall Plan & Enlarged Plans	1/15/2016
S4.0	Foundation Details	1/15/2016
S5.0	Foundation Details	1/15/2016
A101	Floor Plan	1/15/2016
A201	Elevations	1/29/2016
A202	Crow's Nest Plans & Details	1/15/2016
E101	Power Plan	11/18/2015
E201	Lighting Plan	1/15/2016
M101	Plumbing Plan	11/18/2015
M201	HVAC Plan	11/18/2015
ME2	Site Plan	1/29/2016
ME3	Arena Site Plan	1/29/2016
C201	Layout Plan	1/15/2016
C203	Layout Plan	1/18/2016
C206	Layout Plan	2/4/2016
C207	Layout Plan	2/4/2016
G307	Grading	2/4/2016
DS102	Detail Sheet	1/15/2016
DS101	Detail Sheet	1/15/2016
BD101	Bleacher Layout-North/South	1/20/2016
BD102	Bleacher Layout-West	1/20/2016
BD103	Bleacher Detail	1/20/2016
BD104	Bleacher Detail	1/20/2016
BD105	Bleacher Detail	1/20/2016

Construction Documents

DOUGLAS COUNTY 4H FAIRGROUNDS

PROJECT MANUAL Phase III – Open Arena Restroom

**19TH and HARPER STREET
Lawrence, Kansas**

Date: January 15, 2016

Architect
Treanor Architects
1040 Vermont Street
Lawrence, Kansas 66044
Phone: (785) 842-4858
Fax: (785) 842-7536

Douglas County Fairgrounds
OPEN ARENA RESTROOM – VOLUME 1

Lawrence, Kansas
DV15.003.00B

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01 3300 Submittal Procedures
01 4000 Quality Requirements
01 5000 Temporary facilities
01 6000 Product Requirements
01 7300 Execution
01 7823 Operation and Maintenance Data

DIVISION 03 – CONCRETE

03 3000 Cast-In-Place Concrete

DIVISION 04 – MASONRY

04 2000 Unit Masonry

DIVISION 06 - WOOD, PLASTICS, AND COMPOSITES

06 1000 Rough Carpentry
06 1600 Sheathing
06 1753 Shop-Fabricated Wood Trusses

DIVISION 07 - THERMAL AND MOISTURE PROTECTION

07 2100 Thermal Insulation
07 2500 Weather Barriers
07 3113 Asphalt Shingles
07 4619 Steel Siding
07 4646 Fiber Cement Siding
07 6200 Sheet Metal Flashing and Trim
07 9200 Joint Sealants

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08 7100 Door Hardware

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- 22 0500 Basic Plumbing Materials and Methods
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- 23 6000 HVAC Air Side Equipment
- 23 9575 Automatic Temperature Controls – DDC
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- 26 0500 Basic Electrical Materials and Methods
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- 26 7100 Fire Alarm System – Addressable

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- 27 5116 Sound System

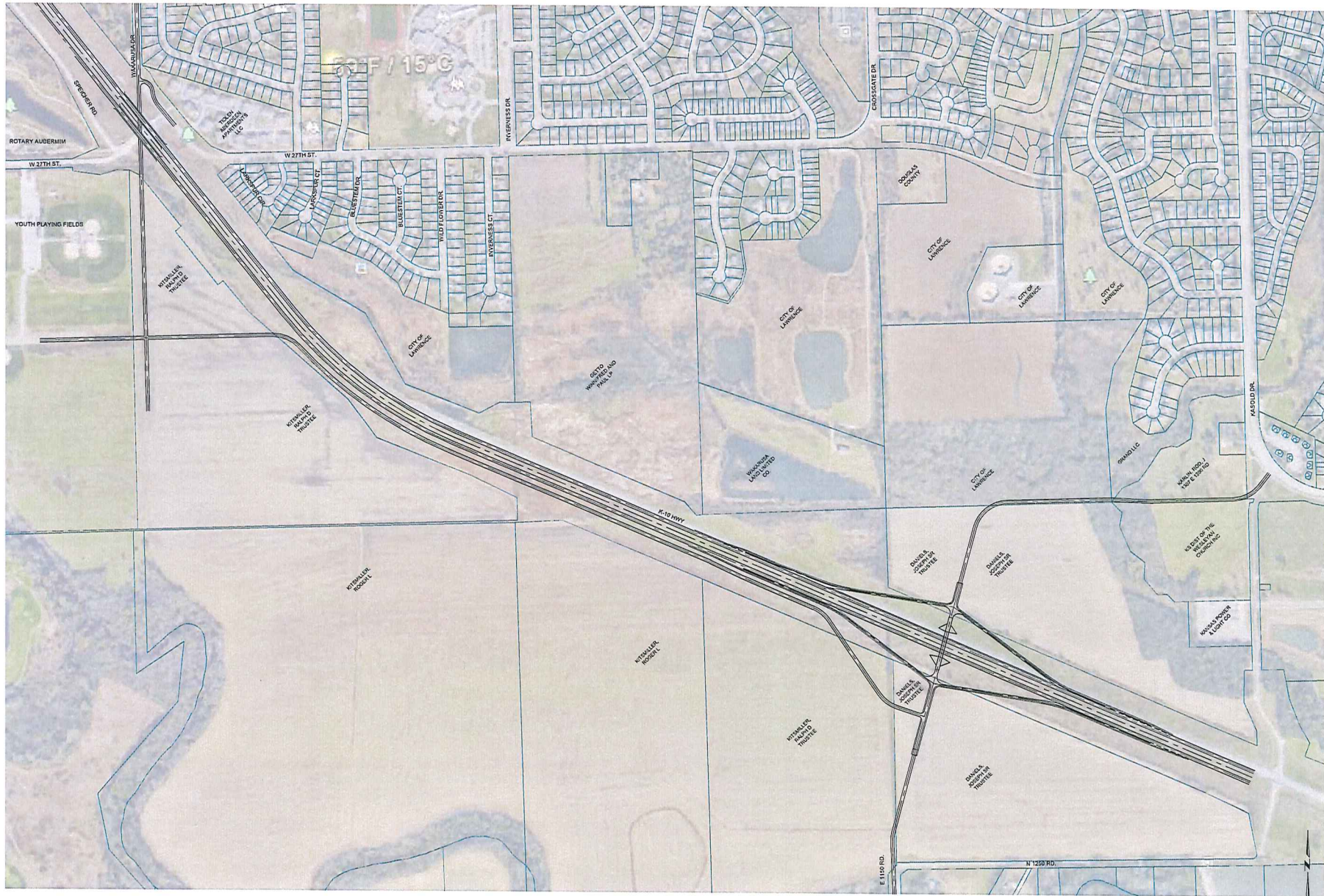
DIVISION 31 – EARTHWORK

- 31 1000 Earthwork

DIVISION 32 – EXTERIOR IMPROVEMENTS

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SCALE: 1" = 300'

300 150 0 300 600

**K-10 HIGHWAY & E 1150 ROAD
CONCEPT
DOUGLAS COUNTY, KANSAS**

REV	DATE	DESCRIPTION

DATE: March 13, 2016
PROJECT NO.: 2016.3003
DESIGNED BY: CLM
DRAWN BY: MW
CHECKED BY: CLM

DRAWING SHEET NO.
A **1**
OF 1 SHEETS

**LANDPLAN
ENGINEERING**

Lawrence, KS • Kansas City, MO • The Woodlands, TX
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Keith A. Browning, P.E.
Director of Public Works/County Engineer

MEMORANDUM

To : Board of County Commissioners

From : Keith A. Browning, P.E., Director of Public Works/County Engineer

Date : March 10, 2016

Re : Authorization to accept proposal for geotechnical engineering services
Lone Star Lake dam slope stability study
Slide repair at Lone Star Lake dam
Project No. 2015-19

In December 2015 we reported to the BoCC that the downstream face of the Lone Star Lake dam has experienced a relatively small slope failure, or slide, that must be repaired. The BoCC authorized us to solicit proposals for geotechnical engineering services. We received proposals from two firms:

<u>Firm</u>	<u>Proposed Estimated Cost</u>
Terracon	\$25,350.00
Braun Intertec	\$33,999.00

While the immediate need is to repair the existing slope failure, we also want to determine why we have experienced slope failures and if more extensive remediation is needed to improve the overall stability of the dam. In addition to determining repair methods for the current slope failure, the study will examine the overall stability of the dam, and determine what actions, if any, are required to improve the dam's stability and prevent future slope failures. The dam was constructed in the 1930's with less than current design parameters. As dams age the phreatic surface of ground water seeping through the dam tends to rise, which can reduce the dam's slope stability. Continued monitoring and future remediation work may be needed to ensure an adequate factor of safety for the dam. If this is the case, we need to start planning for this future work in addition to the immediate repair of the existing small slope failure.

We request authorization to accept the proposal from Braun Intertec. A selection committee comprised of department engineering personnel judges their proposal is the more thorough and complete proposal and provides the best value to Douglas County.

As we discussed during the December 23, 2015 BoCC meeting, we propose to pay for the study costs using CIP General Contingency funds.

Action Required: Authorize the Public Works Director to accept the proposal from Braun Intertec for geotechnical engineering services to determine a recommended repair method for a slope failure on the downstream side of the Lone Star Lake dam and investigate the overall stability of the dam.

PLANNING COMMISSION REPORT
Regular Agenda – Public Hearing Item

PC Staff Report
2/22/16

ITEM NO. 3: B-3 TO B-2; 6.178 ACRES; 1400 BLOCK E 900 RD (MKM)

Lakeside Vista: **Z-15-00608**: Consider a request to rezone approximately 6.178 acres from County B-3 District to County B-2 District, located in the 1400 block of E 900 Rd. Submitted by BG Consultants, Inc. on behalf of Fairway LC, property owner of record.

STAFF RECOMMENDATION: Staff recommends denial of rezoning request Z-15-00608 and forwarding it to the Board of County Commissioners with a recommendation for denial based on the findings of fact found in the body of the staff report.

REASON FOR REQUEST

Applicant's Response:

"The owner wishes to build small warehouses on the property which are not permitted in the current zoning."

KEY POINTS

- The property is located within the boundaries of the *West of K10 Plan*. The plan recommends 'Commercial--Lake Oriented' uses for this property.
- Access to the property is provided from E 900 Road, a Local Road.
- The adjacent B-3 Zoned property is developed with *Boat/RV Storage*, which is permitted in the B-3 District, and with *Mini-Storage*, which required approval of a Conditional Use Permit in the B-3 District.
- The property was platted as Lot 1 Block 1, Lakeside Vista in conjunction with the rezoning to the B-3 District in 2008.

ASSOCIATED CASES

- Z-05-10-06: Rezoning from A-1 (Suburban Home Residential) District to B-3 (Limited Business) District approved by County Commission on August 16, 2006. Resolution adopted on June 2, 2008 following platting of the property.
- PF-07-07-07: Lakeside Vista Final Plat which was recorded at the Register of Deeds Office on April 4, 2008.
- CUP-04-06-07: Conditional Use Permit for *Mini-Storage* to the south; approved by the Board of County Commissioners on June 11, 2007.

OTHER ACTION REQUIRED

- Board of County Commissioners approval of rezoning application and publication of Resolution.
- Board of County Commissioners approval of site plan prior to development.
- Zoning and Codes Office issuance of building permit prior to development.

ATTACHMENTS

Attachment A: Zoning map

PUBLIC COMMENT

No public comment was received for this item prior to the printing of this staff report.

Project Summary

The subject property is located along the north side of an existing commercial development with boat/RV and mini-storage uses. Fully enclosed warehouse buildings, under 20,000 sq ft each, are proposed on the subject property.

REVIEW & DECISION-MAKING CRITERIA

1. ZONING AND USE OF PROPERTIES NEARBY

Current Zoning and Land Use: B-3 (County- Limited Business) District; *Agriculture*.

Surrounding Zoning and Land Use: To the north:
A-1 (County-Suburban Home Residential) District;
Agriculture

To the west: A-1 (County-Suburban Home Residential) District, A (County-Agricultural) Districts and F-F (Floodway Fringe) Overlay District;
Agriculture

To the south:

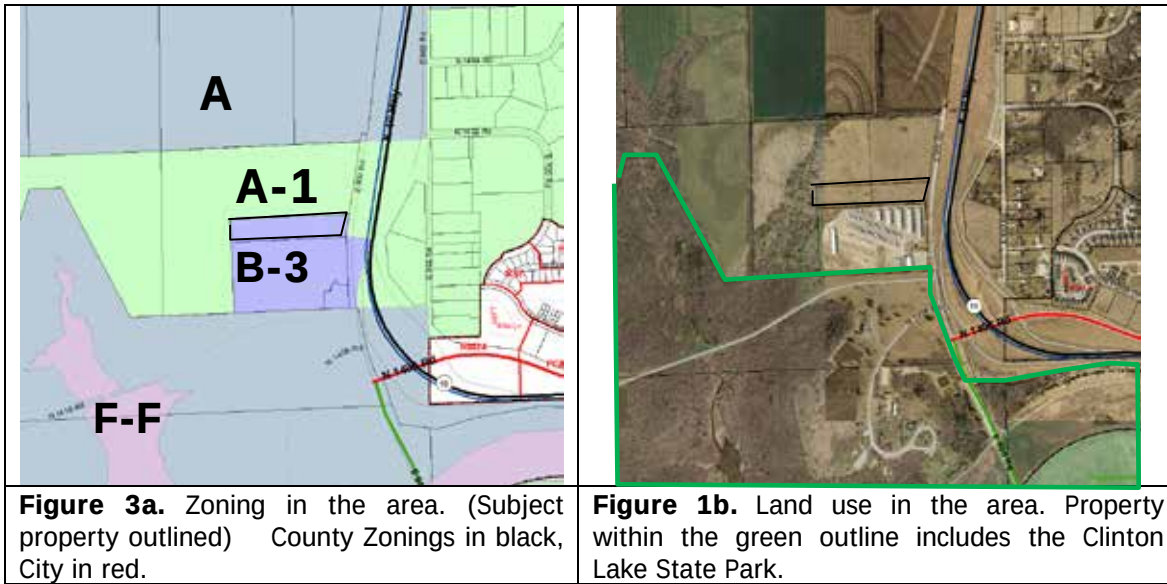
A (County-Agricultural) District and F-F (Floodway Fringe) Overlay District; Army Corps of Engineers Information Center and Facility Yards for Clinton State Lake and Open Space.

To the east:

A-1 (County-Suburban Home Residential) District, K10 Highway and *Single-Family Dwellings*. Property further to the east is within the City of Lawrence and includes RM12 and RM24 (Multi-Dwelling Residential), RS10 and RS7 (Single Dwelling Residential), and PCD (Planned Commercial Development) Districts Zonings;

(Figure 1)

Staff Finding – The area is near the west boundary of the city of Lawrence and contains a mix of rural and urban zonings and land uses. The subject property and the area to the south are zoned for limited commercial uses with County and City residential zoning surrounding the property to the west, north, and east. Property to the south of the commercially zoned property is zoned A (Agriculture) and is part of the Clinton State Park. Land uses in the area include mini-warehouse and boat storage to the south, open space and Army Corps of Engineers facilities further to the south, agriculture to the north and west, and residential to the east.



2. CHARACTER OF THE AREA

The area is divided east and west by the K10 Highway, with the west city limits of Lawrence approximately a quarter mile east of the highway. Properties to the east of the K10 Highway, both within and outside of the city limits, are developed residentially while properties to the west remain undeveloped with the exception of the storage uses in the B-3 District and park offices and facilities for Clinton Lake. The area immediately south of the subject property is developed with storage uses: mini-storage and boat/RV storage. The remainder of the area to the west of E 900 Road and K10 Highway is relatively undeveloped, with the northern portion in Agricultural use and the southern portion containing the Clinton State Park and facilities.

Staff Finding – The area is divided east/west by the K10 Highway. The area west of K10 is primarily rural in nature with agriculture and open space as the primary uses. The area also contains a commercial node with boat- and mini-storage uses. The area east of K10 is more urban residential in nature with residential development in varying densities.

3. SUITABILITY OF SUBJECT PROPERTY FOR THE USES TO WHICH IT HAS BEEN RESTRICTED

Applicant's Response:

"The property has never been developed with the current zoning. With no access to sanitary sewer facilities, any immediate use must be one that will not require sanitary facilities. The proposed warehouses will be able to function without sanitary facilities."

The property is currently zoned B-3 (Limited Business) which is intended to permit and encourage the grouping of certain retail activities and services intended primarily to serve the motoring public. The uses permitted in this district include the following:

Automobile Service Station	Boat Storage	Florist Shop, Greenhouse, Garden Supplies
Antique Sales	Camera Supply Sales	Gift, Novelty and Souvenir Sales

Art Supplies	Drug Store	Grocery Store
Bicycle Sales/Rental/Repair	Equestrian Equipment Sales	Hardware Store (excluding lumber and industrial)
Boat and Equipment Sales & Repair	Fishing and Camping Equipment and Supplies	Restaurant (no service to automobiles)

These uses could be accommodated with the use of an on-site sewage management system. The property is served by Rural Water District No. 1, so a public supply of water is available. The property is suited to the uses which are permitted in the B-3 District.

The B-2 District allows an expanded list of commercial uses in addition to all uses which are permitted in the B-3 District. (Attachment B). The use the applicant is considering is *Wholesale establishment or warehouse in a completely enclosed building as long as floor area devoted to such uses shall not exceed 20,000 square feet* (Section 12-310-2.12, Zoning Regulations).

City services, including water and sanitary sewer infrastructure, have not been extended to the area. Annexation of the property into the city and development at an urban density would not be feasible until city services were extended to serve the area west of K10 Highway. Development of rural commercial uses, using on-site sewage management systems and rural water, would be appropriate prior to annexation.

The property is in close proximity to the K10 Highway and its intersection with E 900 Road, which is classified as a Minor Arterial to the south. E 900 Road is classified as a Local Road to the north of the intersection and dead-ends just north of the subject property. The City Future Thoroughfare map identifies E 900 Road to the north as a Future Collector which will be extended to the north to connect with the extension of N 1457 Road, designated as a Future Minor Arterial. A traffic impact study would need to be provided with any development project to insure the road network is adequate for the anticipated traffic. The extension of E 900 Road and N 1457 Road are proposed in the future; however, the proximity to K10 Highway access would suit commercial uses.

Staff Finding – The property is suitable for the uses to which it is restricted in the B-3 Zoning District and is also suitable for the uses which are permitted in the B-2 District, with limitations that may be placed on the scale and scope of development by the use of rural utilities and the property's access on a Local Road.

4. LENGTH OF TIME SUBJECT PROPERTY HAS REMAINED VACANT AS ZONED

Staff Finding – The property has not been developed since it was rezoned to the B-3 District in August of 2006.

5. EXTENT TO WHICH REMOVAL OF RESTRICTIONS WILL DETRIMENTALLY AFFECT NEARBY PROPERTIES

Applicants Response:

"The property to the south is zoned B-3 and is currently used as mini-warehouses and boat/vehicle storage. The property to the north and west is owned by the same owner as the subject property. K-10 Highway is abutting the property on the east side. The proposed zoning will not detrimentally affect the nearby properties."

The uses permitted in the B-2 District, beyond those which are allowed in the B-3 District, include amusement uses such as a skating rink, billiard parlor, or theater; manufacturing uses such as bottling works, plumbing and heating shop, tire sales and service, and general service and repair establishments; as well as drive-in restaurants; motels; and wholesale establishment or warehouse, provided such uses occupy a maximum of 20,000 sq ft. These uses may be incompatible with future development of the residential uses to the north. This area is currently zoned A-1 (Suburban Home District) for rural residences and is recommended for medium density and high density residential development in the *West of K10 Plan*.

Staff Finding – Removal of restrictions could have negative impacts on the future residential use of the property to the north, as currently zoned and as recommended in the *West of K10 Plan*.

6. RELATIVE GAIN TO THE PUBLIC HEALTH, SAFETY AND WELFARE BY THE DESTRUCTION OF THE VALUE OF THE PETITIONER'S PROPERTY AS COMPARED TO THE HARDSHIP IMPOSED UPON THE INDIVIDUAL LANDOWNERS

Applicants Response:

"If the rezoning is approved, additional tax revenue will be generated as opposed to the property remaining vacant if the rezoning is denied."

Evaluation of these criteria includes weighing the benefits to the public versus the benefits of the owner of the subject property. Benefits are measured based on the anticipated impacts of the rezoning request on the public health, safety and welfare.

If the rezoning were denied, the property would retain the B-3 Zoning and could be developed with uses which are permitted within the B-3 District with site plan approval, or with uses which are listed as Conditional Uses in Section 12-319 when approved as a Conditional Use. The proposed warehouse use would not be possible if the rezoning were denied.

As discussed in Section 7 of this report, the proposed warehouse use, and many of the uses permitted in the B-2 District are not compliant with the land use recommendations in the long range plan for the area, the *West of K10 Plan*. Compliance with the recommendations in the area plan provides predictability for land owners in the area regarding future development. Denial of the proposed rezoning would require the zoning to remain B-3 and would limit the uses which are permitted in the area to lake-oriented uses as recommended in the long range plan.

The Zoning Regulations note that the B-2 (General Business) District is intended to provide sufficient space for a wide variety of business, commercial, and miscellaneous service activities, particularly along certain existing major thoroughfares where a general mixture of commercial and service activity now exists, but which uses are not characterized by extensive warehousing, frequent heavy trucking activity, open storage of material, or the nuisance factors of dust, odor and noise associated with manufacturing. The area contains the mini-warehouse and boat storage use and a lot with a vacant convenience store. The development of the property to the north with the warehouse use would exceed the 20,000

sq ft that is permitted in the B-2 District. The Code language is unclear if this limit applies per building or for the use overall; however, the purpose language for the B-2 District notes that it should not be characterized by extensive warehousing. Based on the purpose statement, it is staff's opinion that the limitation applies to the use as a whole and not to the individual buildings. The proposed use exceeds the area limitation in the B-2 Zoning District. If the rezoning were approved, the proposed use would need to be altered to fit the use standards of the B-2 District.

Staff Finding –The proposed development of warehouse buildings would not be possible if the rezoning were denied. The proposed warehouse use is not consistent with the land use recommendations in the Comprehensive Plan, the area plan, or with the use standards of the Zoning Regulations. The denial would benefit the public health, safety, or welfare as it would maintain consistency with the adopted long range plan for the area and provide predictability for the future development of the site.

7. CONFORMANCE WITH THE COMPREHENSIVE PLAN

Applicant's Response:

"The West of K-10 Plan proposed this area be a Community Commercial Center (CC) which allows a Light Wholesale, Storage and Distribution use."

The property is located within the boundaries of the *West of K10 Plan*. The plan recommends 'Commercial Center-Lake Oriented' uses for this area and recommends CC200 or MU Districts when the property is within the City. The plan notes:

"This lake-oriented commercial development should serve the many visitors to Clinton Lake. Horizon 2020 identifies K-10 and Clinton Parkway as a future Neighborhood Commercial Center. This Plan recommends changing that designation to a Community Commercial Center to reflect the higher intensity of the lake oriented nature of the existing commercial uses. Many of those uses serving the lake, such as boat storage, are not appropriate for a Neighborhood Commercial designation." (Page 27, *West of K10 Plan*)

The primary land uses recommended for this area are 'lake oriented commercial'.

The Comprehensive Plan, which includes the area plan by reference, recommends this area for lake-oriented commercial uses and notes typical uses as bait shops, boat rental, and lodging. (Page 6-23, *Horizon 2020*) Other uses which could be considered lake oriented commercial include bike rental/repair, hiking and camping equipment, restaurants, small grocery store, and fuel/gas sales. The proposed warehouse use is not a lake-oriented use. In addition, many of the uses permitted in the B-2 District are not lake-oriented uses.

Staff Finding – The rezoning request to the B-2 General District is not compliant with the overall recommendations in the Comprehensive Plan or the specific recommendations in the Area Plan, for lake-oriented commercial uses in this location. The proposed use and many of the uses in the B-2 District are not lake-oriented. The B-3 Zoning District contains a limited range of uses which are lake-oriented.

8. PROFESSIONAL STAFF RECOMMENDATION

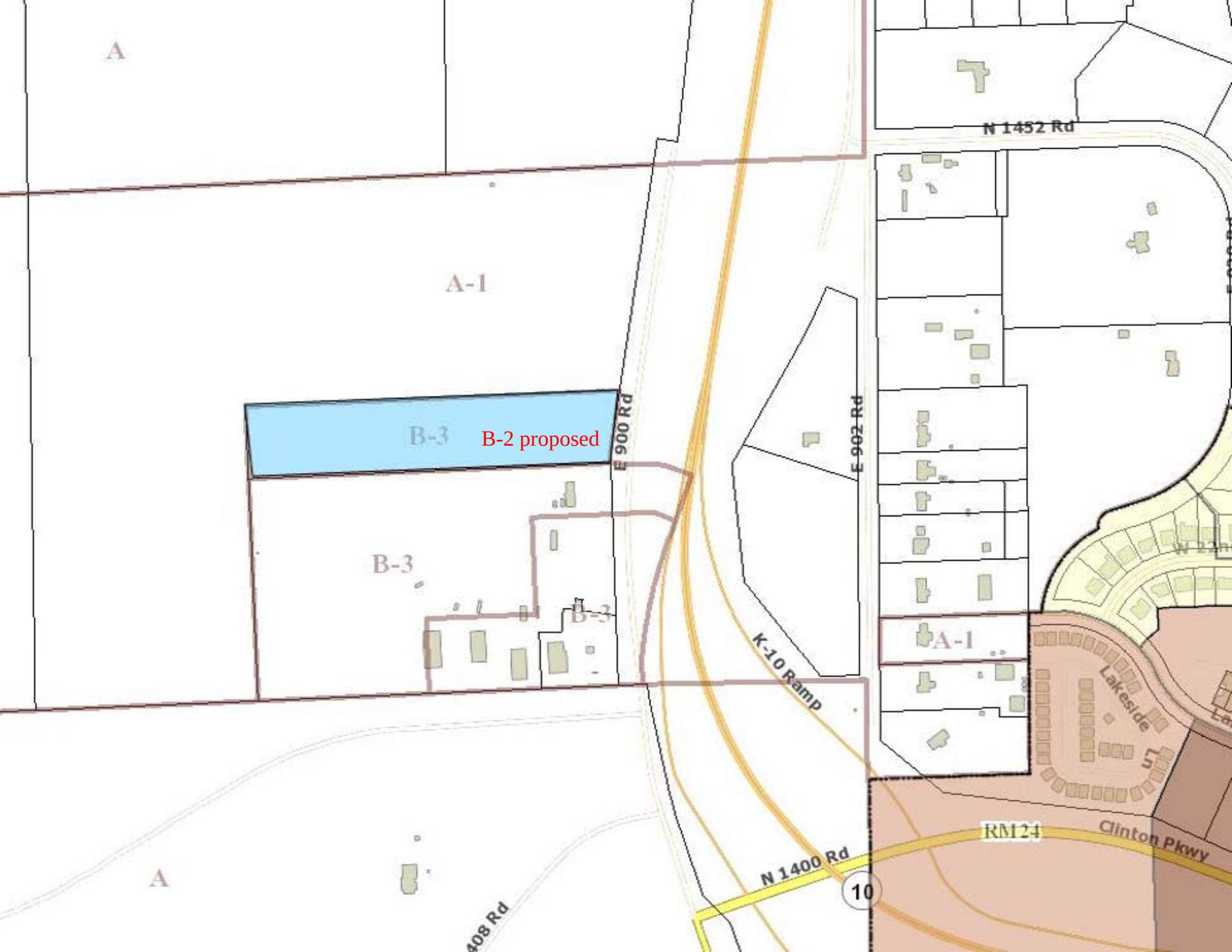
This staff report reviews the proposed rezoning request for its compliance with the Comprehensive Plan, the Golden Factors, and compatibility with surrounding development. The proposed warehouse use, and many other uses permitted in the B-2 Zoning District do

not comply with the recommendation in the Comprehensive and Area Plans for lake-oriented commercial development.

The proposed use would be compatible with other land uses in the area currently; however, the warehouse use could be incompatible with the residential development that is recommended in the Area Plan for the adjacent property.

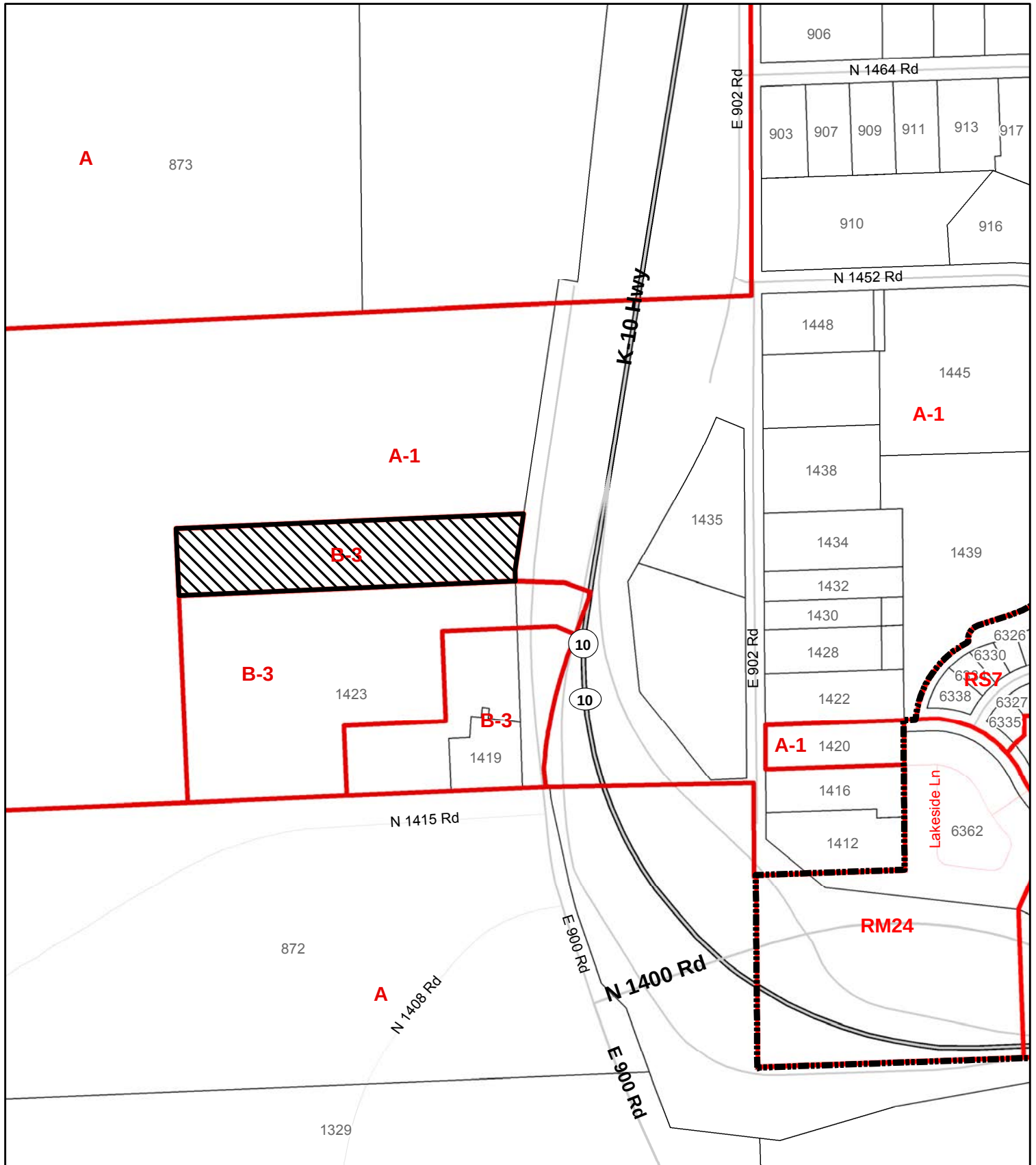
The land is suitable for the proposed use, which could be easily served without any sanitary sewer provisions or, if an office was included, could be served with an on-site sewage management system. The use could be served with rural water and an on-site sewage management system. Fire protection measures and the adequacy of the road network and any improvements that are needed would be determined through the site planning process for the particular use/design that is proposed.

As the rezoning request is not consistent with the recommendations in the Comprehensive and Area Plans, staff recommends denial of this rezoning request.



USES PERMITTED IN B-2 ZONING DISTRICT

- Agriculture
- Single Family Dwelling
- Residential Design Mfg Homes
- Churches, Temples, etc
- Colleges and Schools
- Rural Home Occupations
- Nonprofit Libraries or Museums, Art Galleries
- Public Parks And Playgrounds
- Child Care Home
- Child Care Center
- Parking Lot and Storage Garage
- Display Room for Merchandise to be Sold on Order where Merchandise is Stored Elsewhere
- Dressmaking, Bakery, Appliance And Bicycle Repair, Etc.
- Filling Stations
- Frozen Food Locker
- Animal Hospital or Clinic
- Offices, Including Clinics
- Personal Services: Barber Shops, Banks, Dry Cleaning, Restaurants, Taverns, Undertaking Establishments, Etc.
 - Self Service laundry
- Retail Stores Including Florists and Greenhouses
- Amusement Place, Skating Rink, Swimming Pool or Dance Hall in Completely Enclosed Building; Theater
- Bottling Works, Dyeing and Cleaning Works or Laundry, Plumbing and Heating Shop, General Service and Repair Establishments, Etc.
- Bowling Alley/Billiard Parlor
- Drive-In Restaurants
- Food Storage Lockers
- Hotels, Motels, or Motor Hotels
- Material Storage Yards in Connection with Retail Sales
- Outdoor Advertising Sign
- Printing or Engraving Establishments
- Public Garage
- Wholesale Establishment or Warehouse in a Completely Enclosed Building so Long as Floor Area Devoted to Such Uses Shall Not Exceed 20,000 Sq Ft
- Used Car Lot



Z-15-00608: Rezone 6.178 acres from County B-3 District to County B-2 District
 Located North of Judy's Junction in 1400 Block of E 900 Road

ITEM NO. 3 B-3 TO B-2; 6.178 ACRES; 1400 BLOCK E 900 RD (MKM)

Lakeside Vista: **Z-15-00608**: Consider a request to rezone approximately 6.178 acres from County B-3 District to County B-2 District, located in the 1400 block of E 900 Rd. Submitted by BG Consultants, Inc. on behalf of Fairway LC, property owner of record.

STAFF PRESENTATION

Ms. Mary Miller presented the item.

APPLICANT PRESENTATION

Mr. David Hamby, BG Consultants, said his client was trying to fill a need of warehouse space.

PUBLIC HEARING

No public comment.

ACTION TAKEN

Motioned by Liese, seconded by Commissioner von Achen, to deny the rezoning, Z-15-00608, based on the staff report and forwarding it to the Board of County Commissioners.

Commissioner Kelly asked the applicant if the property owner owned the land to the south.

Mr. Hamby said no, just the land to the west and north.

Motion carried 10-0.