



Agenda Item Summary

City Commission - February 20, 2024

Subject: Aggieville Public Infrastructure Agreements – Amendments	Staff Contact/Department: Jason Hilgers, Deputy City Manager
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Action Item:
 Approve the amendments with Olsson and BHS for additional public infrastructure in Aggieville.

Executive Summary:

On April 19, 2022, the City Commission entered into a design contract with Olsson and a Construction Manager at Risk (CMAR) contract with BHS for 12th Street from Moro Street to Laramie Street, and Laramie Street from 12th Street to North Manhattan Avenue (AG2202). The design contract was for \$567,776 with Olsson. The pre-construction services contract with BHS was for \$15,000 with a guaranteed maximum price (GMP) expected for 12th Street and Laramie after design is complete.

City Administration stopped each of these contracts in the spring of 2023 when the announcement of Midtown construction had been halted. The City had paid \$127,962.50 of the \$567,776 with Olsson as of June 22, 2023, with no further work completed to date. Since that time the City has entered into development agreements for both Midtown and Handi-Corner, which are scheduled to start construction in April 2024. This has caused a wider net to be cast with respect to public infrastructure. Laramie Street from 11th Street to North Manhattan Avenue and 12th Street from Moro Street to Fremont Street are now necessary for design and eventual construction of these public projects in adjacency to the private development in Aggieville.

Olsson has submitted an amendment for an additional \$357,827 to cover the additional infrastructure on 12th Street, Laramie Street and the two alleys just north of Midtown and Handi-Corner. In addition, Olsson will evaluate trash service options and perform both a traffic analysis and sanitary sewer study for Aggieville. The traffic and sanitary sewer studies will focus on the future impacts of the proposed development on City infrastructure adjacent to Aggieville.

BHS has submitted an amendment that includes both the increase in public infrastructure scope and the oversight and construction management of the private utility work in both alleys north of Midtown and Handi Corner. BHS will manage and supervise the day-to-day work for both Kansas Gas and Evergy as the overhead infrastructure is being buried to create a safe environment for both the pedestrian and vehicle. This is a not to exceed maximum of \$106,843. BHS will generate a Guaranteed Maximum Price (GMP) once design is in a final stage.

Strategic Plan Implementation Factor:

- Goal 4: A strong sense of place
- 4.8 Continue fostering growth of Aggieville and Downtown districts.

Fiscal Impact:

Tax Increment Finance (TIF) and the 70% of the 2023 half-cent sales tax dedicated to public infrastructure have been identified as sources for public infrastructure projects in Aggieville.

Action Requested:

Approve and authorize the Mayor and City Clerk to execute Contract Amendment No. 1, in the amount not to exceed an additional \$357,827.00, to the professional services contract with Olsson, Inc., of Manhattan, Kansas; and an Agreement with BHS Construction Inc. for project coordination professional services in an amount not to exceed \$106,843.00, and a First Amendment to Construction Manager At-Risk Agreement for Preconstruction services with BHS Construction, Inc., of Manhattan, Kansas, in an additional lump sum amount of \$5,000.00 for the 12th Street, Laramie Street, alleys and associated public infrastructure (AG2202).

Previous Agenda Reports:

[April 19, 2022](#) – Development Agreement for the City Parking Lot – 12th Street & Laramie Street

Attachments:

1. [Olsson Contract Amendment No. 1](#)
2. [BHS Professional Services Agreement](#)
3. [BHS First Amendment to CMAR](#)
4. [Aggieville Business Association Letter](#)