

JOINT CITY/COUNTY COMMISSION AGENDA

Ford County Government Center, Rose Room

Thursday, April 2, 2009

5:30 p.m.

MEETING #4755

CALL TO ORDER

ROLL CALL

NEW BUSINESS

1. Approval of Conceptual Plan for Special Events Center
2. Approval of Construction Plan and Schedule for Special Events Center

ADJOURNMENT

DODGE CITY/FORD COUNTY EVENTS CENTER

CONSTRUCTION MANAGEMENT PLAN

Project Description:

The Project will be designed and constructed within The City of Dodge City and Ford County, Kansas, Lot 2 Mariah Center, W. Comanche Street. The Project will be adjacent to the Boot Hill Casino located on Lot 1. The Dodge City/Ford County Events Center will be a new multi-use sports and entertainment facility with approximately 4,300 seats and additional movable seats, a multi-purpose floor surface capable of accommodating various sporting events, hockey, rodeo, animal and farm events, trade shows, concerts, speakers, stage shows and theater productions with an additional 10,000 square feet of dividable meeting and conference space. In addition to the main arena bowl for hockey and various events, the building will include offices, locker rooms, operations, storage, first aid, concessions, ticketing and ancillary spaces necessary to support the multi-event functionality of this facility.

The building design and surrounding site work shall be aesthetically attractive to enhance the experience of those attending both major events and regular community events. These designs shall be coordinated with Butler National Corporation covering landscaping, parking, and vehicle movement to provide continuity. The Project design will minimize operating and maintenance of the facility and provide a functional/attractive atmosphere for a variety of events not requiring the maximum capacity of the facility.

Project Budget:

The total amount to be expended for construction of the Project is not to exceed \$41.5 million. The Project budget has been estimated as the following: Hard Construction Costs \$29,400,000; Pad Prep Allowance \$300,000; FF&E \$7,306,000; Soft Costs \$4,750,000. These costs are estimates for the vertical building only and assume a pad ready site. ICC shall maintain the Project ensuring that it will be completed within the project budget and on schedule. The Project Manager shall control all expenses; maintain the CM/GC consecutive change order log, and secure City/County approval of those changes in excess of \$25,000 provided the aggregate project budget is not exceeded.

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Programming / Concept Design Narrative:

Sink Combs Dethlefs ("Architect") will prepare a Programming/Concept Design Narrative. The Architect will present approaches to the design and construction of the Project, including feasibility of incorporating environmentally responsible design approaches and construction materials. A conceptual site plan, conceptual floor plans of all levels, simplified elevations and descriptions of required spaces shall be evaluated. This document will be reviewed by ICC and approved by the City/County and shall be the basis to begin the Schematic Design Phase.

Schematic Design Phase:

A proper balance shall exist between energy conservation, system maintainability, and building functionality. Energy efficiency shall be considered, without sacrificing the needs of building occupants. Building systems shall be designed maintainable and sustainable, having adequate access for maintenance, complete operating and maintenance manuals, and system simplicity. The Schematic Design Documents shall consist of drawings and other documents including:

Site Concept – Project, related parking, other structures and pedestrian walkways
Building Image – Elevations with types of materials; Building Sections; Wall Sections
Plan Relationships of Each Floor
Major Structure Established
Major Mechanical Systems
Arena Bowl – Sightline Sections; ADA
Initial Review and Approach to Applicable Codes

Acceptance of the Schematic Drawings and Images will be reviewed by ICC and approved by the City/County and shall be the basis to begin the Design Development Phase. A budget estimate will be provided by the CM/GC to confirm that we are within the project costs.

Design Development Phase:

Based on the City/County/ICC approval of the Schematic Design Documents, the City/County/ICC authorization of any adjustments in the project requirements and the budget for cost of the work, the Architect will prepare Design Development Documents. These documents shall consist, at a minimum, of finalization or further development of all approved design documents described in this section. The Design Development Documents shall consist of drawings, specifications and other documents including:

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Life Safety / Code Report
Floor Plans – full size, vertical transportation, core elements, floor elevations, toilet ratios and concession requirements
Building & Wall Elevations
Building Structure – foundations, column grid system, roof
Building Mechanical, Plumbing & Electrical Systems
Food Service Design
Seating Plan
Preliminary development of details - fixtures, doors, millwork & furniture
Initial Pass at Interior Finishes – locker rooms, suites, meeting spaces
Outline Specifications

Acceptance of the Design Development drawings and specifications will allow the Architect to continue to the next phase – Construction Documents. A revised IGMP and schedule will be provided by the CM/GC to confirm that we are within budget & schedule.

Construction Documents Review:

In this phase the Architect will illustrate and describe the further development of the approved Design Development and shall consist of drawings and specifications setting forth in detail the quality levels of material systems and other requirements for the construction of the Work. The resulting Construction Documents submittal shall be a coordinated, integrated package, suitable for bidding distribution. The Architect shall participate in necessary review and meetings to ensure that the Project design conforms to applicable laws and requirements of governmental authorities and will make any changes to the Project.

With the completion of Construction Documents the Bidding/Negotiation Phase, led by the CM/GC, process will begin. A Guaranteed Maximum Price will be provided to confirm that we are within budget and schedule.

Contractor Bidding or Negotiation Phase:

The Construction Manager/General Contractor will be responsible for the selection and qualification of sub-contractors, obtaining competitive bids and evaluating all cost to perform work. ICC, along with the Architect, shall assist in obtaining or evaluating bids and preparing recommendations concerning the award of sub-contracts. The CM/GC will provide a Guaranteed Maximum Price and Construction Schedule for the City/County approval.

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Project Team:

The ICC Project Manager is fully responsible for the success of the Project. The key to success on any major project is cooperation and communication among project team members. The PM will develop a clear definition of the project team member's roles and responsibilities. The PM will schedule design and construction review meeting and maintain overall cost and budget control.

ICC and the Architect will create a homogeneous project integrating the design of the Dodge City/Ford County Events Center with the parking and adjacent site improvements, and street improvements, to create a total Events Center Facility. ICC shall ensure that the requirements of Encore Facilities Operations are included in the design and construction of the Events Center.

Team members:

Global Properties I – Ivan Moore
ICC - Charlie Sirokman
Sink Combs Dethlefs – Lindsey Peckinpaugh
City of Dodge City – Ken Strobel
Ford County Commission – Ed Elam
Construction Manager/General Contractor – to be determined
Boot Hill Gaming – James Walker

Project Schedule:

ICC shall prepare and maintain a Master Schedule for the entire project identifying critical path items for the accomplishment of the Project. The schedule shall incorporate the architectural design schedule, CM/GC critical path schedule and ICC – FF&E purchased items and a reasonable time for City/County review and approval.

Monthly Reports:

ICC in conjunction with the CM/GC shall prepare and provide the City/County monthly project reports detailing the budget, change order status, schedule and a general narrative of work including photographs of construction completed to date.

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DODGE CITY/FORD COUNTY EVENTS CENTER

Date: March 19, 2009

MASTER PROJECT SCHEDULE		MILESTONES																																																														
WEEK		1	8	15	22	29	5	12	19	26	3	10	17	24	31	7	14	21	28	05	12	19	26	2	9	16	23	30	6	13	20	27	4	11	18	25	1	8	15	22	29	6	13	20	27	3	10	17	24	1	8	15	22	29	1	8	15	22	29	1	8	15	22	29
		2010 CALENDAR YEAR												2011 CALENDAR YEAR																																																		
ICC Agreement Received		Mar-09																																																														
SCD Architect Agreement Approved		Mar-09																																																														
Design Phase		Design - 6 1/2 months																																																														
Narrative / Conceptual Design		Conceptual Design Complete - Apr 1, 2009																																																														
Complete		Conceptual Presentation Apr 2, 2009																																																														
ICC - Review		City/County - Approval Apr 15, 2009																																																														
City/County - Review																																																																
Design Freeze / Approval																																																																
Schematic Design		Schematic Design Complete - May 5, 2009																																																														
Complete		Schematic Presentation May 6, 2009																																																														
ICC - Review		City/County - Approval May 19, 2009																																																														
City/County - Review																																																																
Design Freeze / Approval																																																																
Design Development		Design Development Complete - Jun 23, 2009																																																														
Complete		Detailed Estimate																																																														
ICC - Review		Design Development Presentation Jun 24, 2009																																																														
Detailed Estimate		City/County - Approval July 7, 2009																																																														
City/County - Review																																																																
Design Freeze / Approval																																																																
Construction Documents		Construction Documents Complete - Sep 8, 2009																																																														
Complete		Construction Documents Presentation Sep 9, 2009																																																														
ICC - Review		City/County - Approval Sep 22, 2009																																																														
City/County - Review																																																																
PRE CONSTRUCTION PHASE		Pre Construction - 7 months																																																														
RFP - CM Contractors		RFP - CM Contractors																																																														
Interview - CM Contractors		Interview - CM Contractors																																																														
City/County - Review		City/County - Approval May 26, 2009																																																														
Award CM Contract		Award CM Contractor - May 27, 2009																																																														
Pre Construction Services - CM		Pre Construction Services - CM																																																														
Bidding Phase		Bidding Phase																																																														
GMP		GMP - Oct 21, 2009																																																														
City/County - Review		City/County - Approval Oct 28, 2009																																																														
Site/Pad Prep by Developer		Ground Breaking - Nov 4, 2009																																																														
Ground Breaking																																																																
CONSTRUCTION PHASE		Construction - 15 months												Events Center Construction - 15 months																																																		
Construction - 15 months																																																																
Grand Opening		Grand Opening - Feb 1, 2011																																																														