

JOINT MEETING

JUNE 22, 2015

The City Council and the McKinney Community Development Corporation of the City of McKinney, Texas met in joint session in the Council Chambers of the Municipal Building on June 22, 2015 at 5:30 p.m.

Council Present: Mayor Brian Loughmiller, Mayor Pro Tem Travis Ussery, Council members: Rainey Rogers, Roger Harris, Randy P. Pogue, Don Day, and Ray Ricchi.

McKinney Community Development Corporation Present: Chairman Scott Elliott, Vice Chairman Kurt Kuehn, Board members: David Clarke, Michelle Gamble, Hamilton Doak, Colleen Smith. Absent: Board Member David Myers.

Staff Present: Interim City Manager Tom Muehlenbeck; Assistant City Manager Barry Shelton; City Attorney Mark Houser; City Secretary Sandy Hart; Interim Assistant to the City Manager Chandler Merritt; Facilities Construction Manager Patricia Jackson; Assistant Director of Development Services Rick Leisner; McKinney Community Development Corporation President Cindy Schneible; Director of Planning Michael Quint; Director of Parks, Recreation, and Open Space Rhoda Savage; and Assistant Director of Parks, Recreation, and Open Space Ryan Mullins.

There were approximately 36 guests present.

Mayor Loughmiller called the City Council meeting to order at 5:30 p.m. after determining a quorum present.

Chairman Elliott called the McKinney Community Development Corporation to order at 5:31 p.m. after determining a quorum present.

15-613 Mayor Loughmiller and Chairman Elliott called for an update to City Council and McKinney Community Development Corporation for Consideration/Discussion/Action on a Contract for the Construction Manager at Risk (CMAR) Services with Manhattan Construction Company of Dallas, Texas for a Guaranteed Maximum Price (GMP) Related to the Construction of the Aquatics and Fitness Center Project Located at Gabe Nesbitt Community Park. Facilities Construction Manager Patricia Jackson presented the contract for the Construction

Manager at Risk (CMAR) Services with Manhattan Construction Company of Dallas, Texas for a Guaranteed Maximum Price (GMP) related to the construction of the Aquatics and Fitness Center Project located at Gabe Nesbitt Community Park. Ms. Jackson presented the current budget for the project that shows a total GMP amount of construction at \$30,251,359. Staff is requesting Council's consideration for an amount not to exceed \$30,450,000, with \$200,000 in owner's contingency for the project. Ms. Jackson stated that the construction contingency is 1.9% based on the cost of construction which seems appropriate. Changes made to get the project to stay within budget were decreases in glazing, increases in masonry and the height of the natatorium was lowered. Dwayne Brinkley, Brinkley Sargent Wiginton stated they were able to cut back on preparation of the site which saved on the budget. The appearance of the project did not change due as a result of any of the changes. McKinney Community Development Corporation Council unanimously approved the motion by Vice Chairman Kuehn, seconded by Board member Smith, to approve a Guaranteed Maximum Price Construction Contract for the Aquatics and Fitness Center Project, including a GMP amendment of \$30,450,000, and subject to review and approval of the contract form by MCDC legal counsel. Council unanimously approved the motion by Council member Pogue, seconded by Council member Harris, to approve the item as read by McKinney Community Development Corporation motion as well as presented by staff.

15-614 Chairman Elliott called for McKinney Community Development Corporation to Consider/Discuss/Act on a Contract for the Construction Materials Testing Services Related to the Construction of the McKinney Aquatics and Fitness Center Located at Gabe Nesbitt Community Park. Facilities Construction Manager Patricia Jackson stated this item is for the construction materials testing for the Aquatics Center. A proposal

from PSI was submitted for consideration. PSI has also done the geotechnical services on the project. It is required by statute that we contract separately for construction materials testing to ensure independent evaluation in the testing process. Staff is requesting approval of a \$175,000 not to exceed amount for this contract. This item is for McKinney Community Development Corporation approval only. McKinney Community Development Corporation unanimously approved the motion by Vice Chairman Kuehn, seconded by Board Member Doak, to approve the negotiation of the contract in the amount not to exceed \$175,000 for materials testing services.

McKinney Community Development Corporation unanimously approved the motion by Board member Smith, seconded by Vice Chairman Kuehn, to adjourn. Chairman Elliott adjourned the McKinney Community Development Corporation meeting at 5:30 p.m.

Council unanimously approved the motion by Mayor Pro Tem Ussery, seconded by Council member Harris, to adjourn. Mayor Loughmiller adjourned the meeting at 5:41 p.m.

BRIAN LOUGHMILLER
Mayor

SCOTT ELLIOTT
Chairman

ATTEST:

SANDY HART, TRMC, MMC
City Secretary