



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 20-0021      **Name:** Finch Improvements - North Rock Contract  
**Type:** Resolution      **Status:** Approved  
**In control:** City Council Regular Meeting  
**On agenda:** 1/7/2020      **Final action:** 1/7/2020  
**Title:** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with North Rock Construction, LLC of Denton, Texas, for the Finch Park Improvement Project Located at 301 W Standifer St.

**Indexes:**

**Attachments:** 1. Award Recommendation, 2. Finch Park Bid Tab, 3. Resolution, 4. Finch Park Master Plan, 5. Location Map and Aerial Exhibit

Date	Ver.	Action By	Action	Result
1/7/2020	1	City Council Regular Meeting	Approved	Pass

Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with North Rock Construction, LLC of Denton, Texas, for the Finch Park Improvement Project Located at 301 W Standifer St.

**COUNCIL GOAL:** Enhance the Quality of Life in McKinney  
(5A: Create affordable recreational and cultural arts activities for all ages throughout the city)  
(5C: Continue to market and highlight McKinney as a unique destination for residents and visitors alike)  
(5E: Develop sustainable quality of life improvements within the City of McKinney)

**MEETING DATE:** January 7, 2020

**DEPARTMENT:** Parks and Recreation

**CONTACT:** Michael Kowski, Director of Parks and Recreation

**RECOMMENDED CITY COUNCIL ACTION:**

- Approval of the Resolution.

**ITEM SUMMARY:**

- The Finch Park Improvement project includes adding parking, new pavilions, a looped hike and bike trail, sport court improvements, and pedestrian bridge connections.
- The project included a base bid and 2 add alternates:

- Alternate 1: Provide, construct and install the park pavilion, picnic tables, concrete pad and the connecting sidewalks to the pavilion.
  - Alternate 2: Provide and install the proposed rip - rap along the creek as shown and detailed on the plans.
  - The rip - rap is used along the creek bed to prevent erosion.
  - Staff is recommending acceptance of both alternates.
- City staff worked with JBI Partners, Inc., a landscape architecture firm, on preparing the construction plans and specifications as needed for project bidding.
  - Staff recommends awarding the construction bid to North Rock Construction, LLC in an amount of \$1,799,808.36 (includes base bid + 2 alternates) and not to exceed \$1,889,808.36 (project contingency).

**BACKGROUND INFORMATION:**

- A total of 7 bids were submitted and accepted on November 21, 2019.
- Davis Excavation Inc., the apparent low bidder, was disqualified due to lack of acknowledgment of addendum #2 producing an incomplete bid form.
- North Rock Construction, LLC, the second lowest bidder, met all qualifications.
- North Rock Construction completed projects for the City of McKinney in the past including Wilson Creek Trail, and Comegys Creek Trail and Dr. Mack Hill Park.
- If approved, construction should begin in January 2020 with completion in the fall of 2020.

**FINANCIAL SUMMARY:**

- The Finch Park Improvement Project (PK1211) is a FY19-20 Capital Improvements Program funded by MCDC funds and Parkland Dedication Funds Zone 4.
- The original project budget was set at \$2,000,000. The actual project costs are \$2,280,000 which includes all design and development costs and provides for a project contingency.
- In a concurrent CIP Amendment, staff is requesting additional construction funds as needed to pay the full project costs.
- Below is a breakdown showing the project budget (\$2,280,000).
  - Previous Expenses \$ 184,718.00
  - Architectural and Engineering Design Fees \$ 156,000.00
  - **Construction Contract** **\$1,799,808.36**
  - Construction Contract Contingency \$ 90,000.00
  - Estimated Materials Testing \$ 45,000.00
  - Project Contingency \$ 2,473.64
  - TDLR \$ 2,000.00

**Total**

**\$2,280,000.00**

**BOARD OR COMMISSION RECOMMENDATION:**

- On December 12, 2019, the Parks, Recreation and Open Space Advisory Board recommended to City Council the award of the construction contract for the Finch Park Improvement project to North Rock Construction LLC as recommended.