



16-839

TITLE: Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract Amendment to the Construction Manager at Risk (CMAR) Services Contract with Lee Lewis Construction, Inc. of Dallas, Texas, for a Guaranteed Maximum Price (GMP) Related to the Construction of McKinney Fire Station #9 Located at 4900 Summit View Drive, McKinney, Texas

COUNCIL GOAL: Safe and Secure Community

MEETING DATE: August 16, 2016

DEPARTMENTS: McKinney Fire Department
Public Works, Facilities Construction Division

CONTACTS: Danny Kistner, Fire Chief
Patricia L. Jackson, PE, Facilities Construction Manager

RECOMMENDED CITY COUNCIL ACTION:

- Approval of the Resolution.

ITEM SUMMARY:

- This Resolution:
 - Establishes a Guaranteed Maximum Price (GMP) of \$5,753,289 as proposed by Lee Lewis Construction, Inc.
 - Authorizes the City Manager to execute a contract amendment with Lee Lewis Construction, Inc., the Construction Manager at Risk for McKinney Fire Station #9, located at 4900 Summit View Drive, McKinney, Texas, 75071.

BACKGROUND INFORMATION:

- The original agreement allowed for the GMP to be proposed after the completion of the design plans and bidding process.
- The construction documents were issued in July, 2016 and have been advertised

for bids by Lee Lewis Construction, Inc.

- Lee Lewis Construction, Inc. has compiled the bids and submitted a final Guaranteed Maximum Price for approval.
- With this approval, Lee Lewis Construction, Inc. will be notified to begin construction with completion scheduled for October 2017.
- On April 5, 2016 a professional services contract was authorized to provide Construction Manager at Risk services related to the preconstruction phase of McKinney Fire Station #9 located at 4900 Summit View Drive, McKinney, Texas, 75071 for an amount not to exceed \$12,500 based upon a proposal for \$10,000 in fees for pre-construction services and fees of 3.25% for construction services.
- Lee Lewis Construction, Inc. has been in business for 40 years, is a completely debt free corporation, recently named Contractor of the Year by the Dallas Chapter of the American Institute of Architects and has been ranked as one of the largest construction firms in Engineering News Record's Top 400 Contractors in the nation continuously since 1984.

FINANCIAL SUMMARY:

- The Resolution authorizes the City Manager to execute a contract amendment to the existing Construction Manager at Risk services contract for construction services and potential changes to that scope of services, with Lee Lewis Construction, Inc. for an amount not to exceed \$5,863,289.
- The McKinney Fire Station #9 Project (FI3244) was funded within the FY15-16 Capital Improvements Program with general obligation bonds and funds are currently available for this contract.
- A companion budget amendment for this project is also included for Council approval.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Resolution](#)

[McKinney Fire Station 9 Budget Final 080916](#)

[MFS9 Final Value Engineering 080816](#)

[McKinney FS #9 - GMP Summary 080916](#)