



17-389

**TITLE:** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Preconstruction Services Contract with Structure Tone Southwest, LLC of Dallas, Texas for Construction Manager at Risk (CMAR) Services Related to the Design and Construction of McKinney National Airport Hangar Renovation Project

**COUNCIL GOAL:** Maximize Development Potential of the McKinney National Airport

**MEETING DATE:** April 18, 2017

**DEPARTMENT:** Airport

**CONTACT:** Mark Jaraczewski, Director of FBO  
Lisa Littrell, Purchasing Manager

**RECOMMENDED CITY COUNCIL ACTION:**

- Approval of Resolution

**ITEM SUMMARY:**

- This Resolution authorizes a contract to provide Construction Manager at Risk services related to the preconstruction phase of the Toyota Hangar Renovation project located at McKinney National Airport.
- Three (3) firms submitted proposals in response to Request No. 17-05 and were evaluated by members of the Airport and City Manager's office.
- Structure Tone Southwest, LLC has completed more than 3,000,000sf of airport projects, including having originally built the hangar being renovated for this project, and is being recommended for selection for the project.
- Structure Tone Southwest, LLC, submitted a proposal to provide preconstruction services related to the Hangar Renovation Project for an amount not to exceed \$20,000, along with a proposed construction services fee of 3.00% of the cost of construction.

**BACKGROUND INFORMATION:**

- The project expands and renovates the existing 32,572 square feet of hangar

and office space by adding 566 square feet of hangar space, 2,262 square feet of new office space, 3,520 square feet of new shop space with a 1,375 square foot mezzanine, and renovating the existing 7,813 square feet of office area.

- Toyota Motors North America (tenant) requested to expand the existing hangar at McKinney National Airport.
- Tenant has signed a new 10 year lease with the City of McKinney.
- A future agenda item will be presented for consideration for the Guaranteed Maximum Price (GMP), which will include a 3.00% fee on the cost of construction. This agenda item will be brought forward with a contract for full construction services.

#### **FINANCIAL SUMMARY:**

- This resolution authorizes a professional services contract for Construction Manager at Risk services, for preconstruction services and potential changes to that scope of services with Structure Tone Southwest, LLC for an amount not to exceed \$22,000.
  - Preconstruction Services    \$20,000
  - Contingency                      \$ 2,000
  - Total NTE                      \$22,000**
- Funding for this contract is currently available in Project AI1705.

#### **BOARD OR COMMISSION RECOMMENDATION:**

- NA

#### **SUPPORTING MATERIALS:**

[Resolution](#)  
[Proposal Form](#)