



17-700

**TITLE:** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Pogue Construction Company, LP of McKinney, Texas for Construction Manager at Risk (CMAR) Preconstruction Services Associated with the Expansion and Renovation of the John and Judy Gay Library (JJGLE&R) Located at 6861 W. Eldorado Parkway

**COUNCIL GOAL:** Enhance the Quality of Life in McKinney

**MEETING DATE:** July 18, 2017

**DEPARTMENT:** Library Services  
Public Works

**CONTACT:** Spencer Smith - Director of Libraries  
Patricia L. Jackson, PE - Facilities Construction Manager  
David T. Brown, PE - Director of Public Works

**RECOMMENDED CITY COUNCIL ACTION:**

- Approval of the Resolution.

**ITEM SUMMARY:**

- This Resolution authorizes the City Manager to execute a contract to provide Construction Manager at Risk preconstruction services associated with the expansion and renovation of the John and Judy Gay Library located at 6861 W. Eldorado Parkway.
- The selected team, Pogue Construction Company, LP, submitted a proposal to provide preconstruction services for an amount not to exceed \$15,000, along with a proposed construction services fee of 3.25% of the cost of construction, for the John and Judy Gay Library Expansion and Renovation.

**BACKGROUND INFORMATION:**

- Eight construction firms submitted statements of qualifications that were evaluated by Library staff, along with the project Architect (Hidell and Associates Architects, Inc.) and City staff from the Public Works department.

- The top two firms were asked to participate in the second step of the CMAR selection process by submitting a proposal including their proposed preconstruction fee, their proposed construction services fee (based upon a percentage of the cost of construction), their proposed general conditions items and their proposed schedule.
- After evaluation committee interviews of the top two firms, Pogue Construction Company, LP was identified as the top-ranked firm. Terms and conditions are currently under negotiation with City staff. The proposal submitted by Pogue Construction Company, LP included \$15,000 in fees for preconstruction services and proposed fees of 3.25% for future full construction services.
- Pogue Construction Company, LP has successfully completed previous City of McKinney projects as well as multiple municipal facility projects, including libraries, for other municipalities and is the firm recommended for selection for the project.
- Future agenda items associated with this project will be presented for consideration including one for the Guaranteed Maximum Price (GMP) which could authorize an amendment to this contract allowing for full construction services.

#### **FINANCIAL SUMMARY:**

- The Resolution authorizes the City Manager to execute a contract for Construction Manager at Risk (CMAR) services, including preconstruction services in the amount of \$15,000 and potential changes to that scope of services, with Pogue Construction Company, LP for an amount not to exceed \$18,000 which includes a contingency in the amount of \$3,000.
- The John and Judy Gay Library Expansion and Renovation (LI1609) was funded within the FY16-17 Capital Improvements Program by general obligation funds and funds approved in the 2015 bond election. These funds are currently available for this contract.

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

- N/A

#### **SUPPORTING MATERIALS:**

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