



17-819

**TITLE:** Consider/Discuss/Act on a Resolution Approving Freese & Nichols, Inc. as a Qualified Firm to Provide Construction Inspection Services

**COUNCIL GOAL:** Direction for Strategic & Economic Growth

**MEETING DATE:** August 15, 2017

**DEPARTMENT:** Development Services / Engineering

**CONTACT:** Gary Graham, Director of Engineering  
Lisa Littrell, Purchasing Manager

**RECOMMENDED CITY COUNCIL ACTION:**

- Approval of the Resolution.

**ITEM SUMMARY:**

- This Resolution approves Freese & Nichols, Inc. (FNI) as the most qualified firm to provide third-party construction inspection services to supplement current Engineering inspection staff.

**BACKGROUND INFORMATION:**

- The City of McKinney utilizes on-call professional contracts to complete miscellaneous tasks.
- Currently the City has eight (8) engineering inspection staff members who oversee and inspect approximately 160 active construction projects and on average each inspector is responsible for 20-25 projects.
- The hiring of two (2) new City engineering inspection staff positions is being proposed as part of the City's FY 18 budget which, if approved, would bring the total to ten (10) City engineering inspection staff members.
- The Engineering Department has previously identified a need to supplement its current engineering inspection staff with additional third-party construction inspectors to increase the level of inspection provided and to better ensure that new infrastructure is constructed in accordance with the design and City of McKinney requirements.

- Third-party construction inspection would be utilized for Capital Improvement infrastructure projects allowing existing and proposed construction inspection staff to provide a much higher level of inspection on all projects.
- Third-party construction inspection will also be utilized for inspection of public infrastructure associated with the Trinity Falls MUD development in accordance with the existing requirements of that development agreement.
- The City of McKinney issued a Request for Qualifications (RFQ) for Construction Inspection Services (17-58RFQ) in April 2017.
- Thirteen (13) professional services firms submitted their statement of qualifications in response to 17-58RFQ.
- A committee consisting of four (4) staff members from the Engineering Department reviewed and ranked the statements of qualifications based on the following criteria:
  - Project Team
  - Project Approach
  - Similar Project Experience
  - Client Satisfaction
  - Submittal Quality
- Of the thirteen firms that submitted statements of qualifications in response to 17-58RFQ, Freese & Nichols, Inc. was determined to be the most qualified.
- When third-party construction inspection services are required for a specific project, a scope and fee proposal will be obtained from Freese & Nichols, Inc. in accordance with the Purchasing Policy and based on pre-negotiated fixed hourly rates and direct expense costs.
- Once a scope and fee proposal is completed, individual contracts for third-party construction inspection services, per project, will be brought to City Council for approval in accordance with the Purchasing Policy.
- Freese & Nichols, Inc. will remain pre-qualified for construction inspection professional services contracts for three (3) years.

**FINANCIAL SUMMARY:**

- The individual contracts will be funded through the approved City budget.
- The contracts will be prepared and executed in accordance with the Purchasing Policy.

**BOARD OR COMMISSION RECOMMENDATION:**

- N/A

**SUPPORTING MATERIALS:**

[Resolution](#)