



18-293

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

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

**MEETING DATE:** April 3, 2018

**DEPARTMENT:** Airport

**CONTACT:** Kenneth Carley, A.A.E., Airport Director

**RECOMMENDED CITY COUNCIL ACTION:**

- Approval of the Resolution.

**ITEM SUMMARY:**

- This Resolution authorizes an increase in the amount of \$66,689.04 to the original Guaranteed Maximum Price (GMP) contract of \$4,262,834 for change requests by Tenant and McKinney Fire Department.
- New GMP contract amount totals \$4,329,523.04.

**BACKGROUND INFORMATION:**

- 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.
- GMP in the amount of \$4,262,834 was authorized by Council on June 20, 2017 for CMAR services for the construction and expansion of the hangar.
- Increase in GMP is due to Change Requests No. 1 and No. 2 received by Airflite/Toyota Motors and are changes required to fulfill the needs of the tenant:
  - Change Request No. 1 totaling \$49,456.57 includes:
    - Changing the MDF room mechanical and electrical systems
    - Adding landscape lighting to planter walls at entrance

- Include new masonry mailbox at driveway entrance
- Replacing the mezzanine level metal handrail with a Spanguard retractable mesh safety system
- Adding an electrical sub panel to support the new electrical load of the building
- Modifying the lobby mechanical unit to also provide heat to the lobby area
- Adding an electrical disconnect at the air compressor located at the rear of the building
- Change Request No. 2 totaling \$3,362.23 includes:
  - relocating the MDF room mechanical equipment from the MDF room to the adjacent storage room
- Additionally, Change Request 3 in the amount of \$13,870.24 is at the request of McKinney Fire Department for purchasing and installation of Opticom strobes at the security gates.

**FINANCIAL SUMMARY:**

- Funding for this increase is currently available in Project AI1705.

**BOARD OR COMMISSION RECOMMENDATION:**

- N/A

**SUPPORTING MATERIALS:**

[Resolution](#)

[Change Order #1](#)

[Change Order #2](#)

[Change Order #3](#)