



18-583

TITLE: Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Crossland Construction Company, Inc. (Crossland) of Prosper, Texas for Construction Manager at Risk (CMAR) Services Related to the Design and Construction of McKinney Fire Station #10 located at 1150 County Road 228, McKinney, Texas

COUNCIL GOAL: Safe and Secure Community
(6A: Maintain Meaningful Public Safety Performance Measures)

MEETING DATE: July 17, 2018

DEPARTMENT: Fire Department
Public Works Department, Facilities Construction Division

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

RECOMMENDED CITY COUNCIL ACTION:

- Approval of the Resolution.

ITEM SUMMARY:

- This Resolution authorizes the City Manager to execute a professional services contract with Crossland to provide Construction Manager at Risk services related to the design and construction of the McKinney Fire Station #10 located at 1150 County Road 228, McKinney, Texas.
- The selected team, Crossland Construction Company, Inc., submitted a proposal to provide preconstruction services for an amount not to exceed \$5,000, along with a proposed construction services fee of 4.15% of the cost of construction for Fire Station #10.

BACKGROUND INFORMATION:

- Nine firms submitted proposals in response to the Request For Proposal 18-41RFP and the top four firms were interviewed by Fire Department staff, along

with the project Architect (Conduit A+D Architects) and City staff from the Public Works Department.

- Crossland Construction Company, Inc. was the top ranked firm that responded to the Request for Proposals (RFP) which was a one-step process for selection of a CMAR; the submission included qualifications as well as a proposal for preconstruction services, their proposed construction services fee based upon a percentage of the cost of construction, their proposed general conditions items and their proposed schedule.
- Crossland Construction Company, Inc. is ranked among the top 100 general contractors in the nation, and is among the top 250 largest contractors in the world. Regardless of project size, Crossland offers a wide range of construction services and is one of the top general contractors in North Texas. Their local presence is based in Prosper, Texas and previously, they successfully performed construction services on the Air Traffic Control Tower at McKinney National Airport. Crossland has also constructed multiple municipal facility projects, including fire stations 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 management services.

FINANCIAL SUMMARY:

- The Resolution authorizes the City Manager to execute a professional services contract for Construction Manager at Risk (CMAR) services, for preconstruction services and potential changes to that scope of services, with Crossland Construction Company, Inc. for an amount not to exceed \$10,000.
- Per the 2012 Trinity Falls Development Agreement including subsequent amendments, Fire Station #10 (FI1734) will be partially funded by Trinity Falls Holding, LP in the amount of \$7,650,000 spanning two (2) installments. The first installment of \$765,000 which will fund the CMAR preconstruction services has been received and the second installment of \$6,885,000 is to be received in July, 2018.
- Additional funding needed to complete the construction of Fire Station #10 (FI1734) will be identified in the FY19-23 Capital Improvements Program and will come from project savings on Fire Station #9.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

Resolution
Proposal