



19-0197

TITLE: Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract Amendment to the Construction Manager at Risk (CMAR) Services Contract with Pogue Construction Company, LP of McKinney, Texas for a Guaranteed Maximum Price (GMP) Related to the John and Judy Gay Library Expansion & Renovation (JJGLE&R) Located at 6861 W. Eldorado Parkway, McKinney, Texas 75070

COUNCIL GOAL: Enhance the Quality of Life in McKinney
(5A: Create Affordable Recreational and Cultural Arts Activities for All Ages Throughout the City)

MEETING DATE: March 5, 2019

DEPARTMENT: Library Services
Public Works

CONTACT: Spencer Smith - Director of Libraries
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 contract amendment with Pogue Construction Company, LP for a Guaranteed Maximum Price (GMP) of \$8,640,170 to provide Construction Manager at Risk services associated with the John and Judy Gay Library Expansion & Renovation located at 6861 W. Eldorado Parkway, McKinney, Texas 75070.

BACKGROUND INFORMATION:

- The construction manager at risk for construction to be done at the John and Judy Gay Library Expansion & Renovation was selected through a two-step Request for Qualifications (RFQ) selection process in 2017 with 17-60RFQ where Pogue Construction Company, LP was the selected vendor.
- Pogue Construction Company, LP submitted a proposal to provide construction

services related to the John and Judy Gay Library Expansion & Renovation Project LI1609 for a not to exceed amount of \$8,640,170.

- Pogue Construction Company, LP has successfully completed multiple City of McKinney projects including the original John and Judy Gay Library as well as a variety of civic facility projects for McKinney and other municipalities.

FINANCIAL SUMMARY:

- The Resolution authorizes the City Manager to execute a contract amendment with a guaranteed maximum price (GMP) for Construction Manager at Risk (CMAR) services with Pogue Construction Company, LP for an amount not to exceed \$8,640,170. This amount includes an owner's contingency of \$160,639 along with the previously agreed upon 3.25% CMAR fee.
- The not to exceed amount of \$8,640,170 will be split between two projects. (\$1,206,825 for PK1806, Gabe Nesbitt Community Park Improvements Project, and \$7,433,345 for LI1609, John and Judy Gay Library Expansion and Renovation Project).
- 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.
- In PK1806, there is a remaining balance of \$5,129,745 of which, \$1,250,000 is dedicated to the John and Judy Gay Library Expansion and Renovation Project (JJGLE&R). The amount expended for design services was \$43,175 leaving \$1,206,825 dedicated to be used for construction of the associated park improvements on the JJGLE&R.
- The balance remaining in PK1806 upon approval of this item will be \$3,922,920.
- In LI1609, there is a budget of \$9,500,000 with a remaining balance of \$8,544,584. With approval of this item, and the companion agenda item, the total project balance remaining in Project LI1609 will be \$1,056,011.

BOARD OR COMMISSION RECOMMENDATION:

- This item was reviewed by the Library Advisory Board on February 21, 2019.

SUPPORTING MATERIALS:

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