



19-0809

TITLE: Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with Balfour Beatty Construction, LLC (BBC) located at 3100 McKinnon Street, 6th Floor, Dallas, Texas for Construction Manager at Risk (CMAR) Services Related to the Senior Recreation Center Renovations Project (PK4394) located at 1400 S. College Street, McKinney, Texas

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: October 1, 2019

DEPARTMENT: Parks and Recreation Department
Public Works Department, Facilities Construction Division

CONTACT: Michael Kowski, AICP - Director of Parks and Recreation
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 Balfour Beatty Construction, LLC to provide Construction Manager at Risk services related to the construction of the Senior Recreation Center Renovations located at 1400 S. College Street, McKinney, Texas.
- The selected team, Balfour Beatty Construction, LLC submitted a proposal to provide preconstruction services for \$7,500, along with a proposed construction services fee of 3.35% of the cost of construction for the Senior Recreation Center Renovations project.

BACKGROUND INFORMATION:

- Seven firms submitted proposals in response to the Request For Proposal 19-59RFP and Balfour Beatty Construction, LLC was ranked number one by all

interviewers in the Public Works and Parks Departments.

- Balfour Beatty Construction, LLC 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.
- Balfour Beatty Construction, LLC is an industry-leading provider of general contracting, at-risk construction management and design-build services for public and private sector clients across the US and is consistently ranked among the nation's largest building contractors.
- 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 and if desired for the final design, another one for additional construction funding.

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 Balfour Beatty Construction LLC for an amount not to exceed \$9,000 which includes a contingency of \$1,500. These funds are currently available in PK4394.
- Upon approval of this item, \$1,292,943.44 will remain in PK4394.

BOARD OR COMMISSION RECOMMENDATION:

- Evaluation of existing facilities and master planning for the Senior Center was discussed at a recent Parks & Recreation Advisory Board meeting.

SUPPORTING MATERIALS:

[PROPOSAL](#)
[RESOLUTION](#)