



20-0621

**TITLE:** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Contract with McRight-Smith Construction whose local office is in Plano, Texas for Construction Manager at Risk (CMAR) Services Related to the Design and Construction of the TKI Executive Terminal located at 1508 Industrial Blvd, at the McKinney National Airport, McKinney Texas

**COUNCIL GOAL:** Maximize the Development Potential of McKinney National Airport (3D: Continually Maintain National Recognition For Excellence In Fixed Base Operations)

**MEETING DATE:** July 21, 2020

**DEPARTMENT:** McKinney National Airport  
Public Works Department, Facilities Construction Division

**CONTACT:** Kenneth Carley, Director of Airport  
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 McRight-Smith Construction to provide pre-construction Construction Manager at Risk services related to the completion of the design and construction of the TKI Executive Terminal located at 1508 Industrial Blvd at the McKinney National Airport, McKinney, Texas.

**BACKGROUND INFORMATION:**

- Regardless of project size, McRight-Smith offers a wide range of construction services over a variety of construction project types in North Texas. They are a Plano based firm with over 35 years of experience. They have successfully completed other aviation facility projects and is the firm recommended for selection for the project.

- McRight-Smith Construction has submitted a proposal to provide pre-construction services for an amount not to exceed \$200,550, along with a proposed construction services fee of 5% of the cost of construction for the TKI Executive Terminal.
- 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.

**FINANCIAL SUMMARY:**

- The TKI Executive Terminal project is included in the FY20 Capital Improvements Program plan and funds are available in AI1744.
- The Resolution authorizes the City Manager to execute a professional services contract for Construction Manager at Risk (CMAR) services, for pre-construction services and potential changes to that scope of services, with McRight-Smith Construction for an amount not to exceed \$220,550, which includes a \$20,000 contingency.
- Upon approval of this item, \$684,804.95 will remain in AI1744; future certificates of obligation will be sold for the additional funds required for the construction costs.

**BOARD OR COMMISSION RECOMMENDATION:**

- N/A

**SUPPORTING MATERIALS:**

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