



21-0274

**TITLE:** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Pre-Construction Contract with Crossland Construction Company, Inc. (Crossland) for Pre-Construction Services Related to the Design and Construction of the McKinney Municipal Service Center - North Campus Project (FC2058) Located at 3501 North Central Expressway, McKinney

**COUNCIL GOAL:** Operational Excellence  
(2B: Balance Available Resources to Accommodate the Growth and Maintenance Needs of the City)

**MEETING DATE:** April 6, 2021

**DEPARTMENT:** Public Works

**CONTACT:** Patricia L. Jackson, PE, Facilities Construction Manager

**RECOMMENDED CITY COUNCIL ACTION:**

- Approval of the Resolution.

**ITEM SUMMARY:**

- This Resolution authorizes a preconstruction services contract to provide complete preconstruction services related to the design and construction of the McKinney Municipal Service Center - North Campus located at 3501 North Central Expressway, McKinney, Texas 75071.
- The selected consultant, Crossland submitted a proposal to provide preconstruction services for the McKinney Municipal Service Center - North Campus for \$5,000.

**BACKGROUND INFORMATION:**

- The City issued a request for qualifications (21-30RFQ) to solicit responses from qualified firms for construction of the McKinney Municipal Service Center North Campus.
  - Advertised in the McKinney Courier Gazette
  - Posted on McKinney TV

- 1,099 matching eBid Supplier Notifications
  - Including 46 HUB supplier notifications
- Out of 1,099 supplier notifications, twenty-two (22) statements of qualifications (SOQs) were received on February 15, 2021.
- A committee comprised of staff from Public Works and the City Manager's Office, reviewed and ranked the SOQs based on the following criteria:
  - 40 Points: Firm & Individual Qualifications
  - 30 Points: Capability & Capacity to Perform Work
  - 20 Points: References
  - 10 Points: Proposed Project Schedule
- Of the twenty-two firms, a total of five firms were selected based on qualifications to participate in step two of the process and were requested to submit proposals including fees for the project. The proposals were reviewed and ranked on the following criteria:
  - 25 Points: Proposal fees, staffing plan, project schedule, proposed bond rating, proposed general conditions.
- Of the five finalists, two firms were invited to interview with the committee. The interviews were scored on the following criteria:
  - 25 Points: Project team presentation, interaction, communication skills, and response to interview questions.
- Crossland Construction Company, Inc. was determined to be the top ranked firm after both steps of the CMAR selection process.
- Crossland Construction Company, Inc. is ranked among the top general contractors in North Texas and the nation. They are a Prosper, Texas based firm and have successfully completed multiple projects for McKinney and many other municipalities.
- Future agenda items associated with this project will be presented for consideration including one for the Guaranteed Maximum Price (GMP) which would authorize an amendment to this contract allowing for full construction services.

#### **FINANCIAL SUMMARY:**

- The Resolution authorizes the City Manager to execute a professional services contract for preconstruction services, including potential changes to the scope of services, with Crossland for an amount not to exceed \$10,000 which includes a contingency amount of \$5,000.
- Upon approval of this item, \$420,386.67 will remain in the project (FC2058).

**BOARD OR COMMISSION RECOMMENDATION:**

- N/A

**SUPPORTING MATERIALS:**

[Resolution](#)

[Proposal](#)