



21-0875

TITLE: Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Services Agreement with Modern Geosciences LLC of Keller, Texas for Geotechnical Engineering Services in Conjunction with the Design and Construction of the McKinney Municipal Complex (MMC) Project

COUNCIL GOAL: Operational Excellence
(2B: Balance available resources to accommodate the growth and maintenance needs of the city)

MEETING DATE: October 4, 2021

DEPARTMENT: City Manager's Office
Facilities Construction Division

CONTACT: Barry Shelton, Assistant City Manager
Patricia L. Jackson, PE, RAS - Facilities Construction Manager

RECOMMENDED CITY COUNCIL ACTION:

- Approval of the Resolution.

ITEM SUMMARY:

- This Resolution authorizes the City Manager to execute a professional services agreement with Modern Geosciences LLC to provide geotechnical engineering services related to the McKinney Municipal Complex Project (MMC).
- The selected consultant team, Modern Geosciences LLC, submitted a proposal to provide geotechnical services for the McKinney Municipal Complex Project.

BACKGROUND INFORMATION:

- Modern Geosciences LLC is a team of environmental professionals led by Dr. Kenneth Tramm, who is highly regarded in the environmental science and engineering industry. Recognized by the Environmental Protection Agency as well as the Texas Commission on Environmental Quality (TCEQ) for various environmental achievements, Dr. Tramm's commitment is to environmental responsibility, innovation and due diligence.
- Modern Geosciences LLC works with commercial, retail, industrial, and public-sector clients to develop comprehensive, fact-based solutions for their unique environmental challenges. The city of McKinney has utilized the services of Modern Geosciences LLC on multiple successful projects in the city.

- Modern Geosciences LLC has submitted a proposal for environmental site investigations for five tracts totaling Two Hundred Sixty-five Thousand, One Hundred and No/100, \$265,100.00.

FINANCIAL SUMMARY:

- The McKinney Municipal Complex project is a CIP project with funds available in FC1707, FC2117 and 4B2009.
- The Resolution authorizes the City Manager to execute a professional services agreement with Modern Geosciences LLC to provide geotechnical engineering and environmental site investigation services for the McKinney Municipal Complex Project for a total amount not to exceed Two Hundred Ninety-One Thousand, One Hundred Dollars and No/100, \$291,100.00 which includes a contingency of Twenty-Six Thousand and No/100 Dollars, (\$26,000.00).
- There is a supplemental source of funds in the approximate amount of \$100,000.00, currently held in an environmental escrow account, which are identified for remediation of certain portions of the McKinney Municipal Complex comprised of certain tracts in the former McKinney Grain property [206 Main St./605 E. Virginia]. In addition, there will be savings of \$167,250.00 which are being reduced from the purchase price of the InterMcKinney, LLC property [201 Main St.] to apply to the remediation/environmental costs on that portion of the McKinney Municipal Complex site.
- With approval of this item, \$272,493.00 will remain in FC1707 and \$1,141,923.83 will remain in FC2117.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Resolution](#)

[Figures with Notes - DRAFT](#)

[P21077- Tract 4- McKinney](#)

[P21078- Tract 5- McKinney](#)

[P21079- Tract 6- McKinney](#)

[P21080- Tract 7- McKinney](#)

[P21148 - InterMcKinney Regulatory Closure](#)

[Projects Summary](#)

[Modern Geosciences Tracts 1-8 Map](#)

[City Hall Site Parcels with Access 090721](#)