



21-1023

**TITLE:** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract for Construction Manager at Risk (CMAR) Services with Pogue Construction Company, LP of McKinney, Texas for Pre-construction Services Related to the Design and Construction of the McKinney Fire Department Headquarters Project Located at 2100 Taylor Burk Drive, McKinney, Texas

**COUNCIL GOAL:** Safe & Secure Community  
(6A: Maintain Meaningful Public Safety Performance Measures)

**MEETING DATE:** November 16, 2021

**DEPARTMENT:** Fire Department  
Public Works

**CONTACT:** Danny Kistner - Fire Chief  
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 Construction Manager at Risk contract with Pogue Construction Company, LP, for the design and construction of the Fire Department Headquarters Project (FI2111) located at 2100 Taylor Burk Drive, McKinney, Texas 75071.
- The selected firm, Pogue Construction Company, LP, submitted a proposal to provide preconstruction services for an amount not to exceed \$40,000, along with a proposed construction services fee of 2.0% of the cost of construction, for the Fire Department Headquarters Project.

**BACKGROUND INFORMATION:**

- The City issued a Request for Qualifications (21-50RFQ) to solicit responses from qualified firms for construction of the McKinney Fire Department Headquarters.
  - Advertised in the McKinney Courier Gazette
  - Posted on McKinney TV
  - 1,005 Matching eBid Supplier Notifications

- Including 45 HUB Supplier Notifications
- Out of the 1,005 supplier notifications, eight (8) statements of qualifications (SOQs) were received on September 30, 2021.
- A committee comprised of staff from the Fire Department and Public Works reviewed and ranked the SOQs based on the following criteria:
- Step 1 - 100 Points Maximum
  - 40 Points- Firm and Individual Qualifications
  - 25 Points- Capability and Capacity to Perform Work
  - 20 Points- References
  - 10 Points - Proposed Project Schedule
  - 5 Points - Submittal Completeness and Conformance
- Step 2 - 25 Points Maximum
  - 25 Points - Proposal (requested from no more than top 5 respondents)
- Interview - 25 Points Maximum
- Of the eight 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, three 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.
- Pogue Construction was determined to be the top ranked firm after both steps of the CMAR selection process.
- Pogue Construction Company, LP has successfully completed multiple City of McKinney projects, including the original Public Safety Building, the Public Safety Support Building, the recently completed Public Safety Building Retrofit 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 for Construction Manager at Risk (CMAR) pre-construction services, including potential changes to that scope of services with Pogue Construction Company, LP in an amount not to exceed \$45,000 which includes a \$5,000 contingency.
- Upon approval of this item, \$20,272,965 will remain in FI2111.

#### **BOARD OR COMMISSION RECOMMENDATION:**

- N/A

**SUPPORTING MATERIALS:**

[Resolution](#)

[Pogue Response to RFQ](#)

[Proposal](#)