



CITY OF MCKINNEY, TEXAS

Legislation Details (With Text)

File #:	16-476	Name:	Community Center Patio Construction Contract
Type:	Resolution	Status:	Approved
		In control:	City Council Regular Meeting
On agenda:	5/3/2016	Final action:	5/3/2016
Title:	Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Contract with Drive Construction GC, LLC of Dallas, Texas, for the Construction of the Community Center Patio Project		
Indexes:			
Attachments:	1. Resolution, 2. Community Center Patio BID TAB		

Date	Ver.	Action By	Action	Result
5/3/2016	1	City Council Regular Meeting	Approved	Pass

Consider/Discuss/Act on a Resolution Authorizing the Interim City Manager to Execute a Contract with Drive Construction GC, LLC of Dallas, Texas, for the Construction of the Community Center Patio Project

COUNCIL GOAL: Direction for Strategic and Economic Growth

MEETING DATE: May 3, 2016

DEPARTMENT: Parks and Recreation

CONTACT: Rhoda L. Savage, Director of Parks and Recreation

RECOMMENDED CITY COUNCIL ACTION:

- Approve the Resolution as proposed.

ITEM SUMMARY:

- In 2014 funding was approved in the amount of \$500,000 for design and construction of enhancements to the Community Center.
- Enhancements included the addition of a covered patio, retaining walls, a rework of the parking lot to provide an accessible handicap space and an accessible route to the facility, and upgrading the restrooms to meet ADA requirements.
- Construction documents were finalized and the project bid in April 2015.
- Only one bid was received for an amount of \$1,200,000.
- The bid was rejected.

- Subsequently, staff hired a professional construction cost estimator to review the plans to determine the actual cost associated with the design.
- That estimator indicated the project should cost around \$825,000.
- The estimate was divided into two categories: general construction and ADA related items.
- The project was bid a second time and bids were opened on February 4, 2016.
- A total of three bids were submitted and accepted.
- Drive Construction GC, LLC submitted the lowest bid for the construction of the project (including a base bid of \$809,183 and add alternates 1, 2, and 4) for a total amount equal to \$878,397.
 - The following add alternate bid items have been included:
 - 1. ADA - Additions and Renovations including Pavestone Retaining Wall and Walk = \$12,874
 - 2. ADA - Additions and Renovations at Small Northeast Patio = \$26,273
 - 4. ADA - Folding Doors = \$30,067

BACKGROUND INFORMATION:

- Phelps Woods Architects, the PROS Advisory Board, and City staff support recommendation awarding the bid to Drive Construction GC, LLC for the construction of the Community Center patio project.
- If approved, the contract allows for construction to begin in June 2016 with a November 2016 deadline for completion.

FINANCIAL SUMMARY:

- The Community Center patio project (PK4252) is a FY15-16 Capital Improvements Project funded by previously issued bonds in an amount of \$500,000.
- In a concurrent CIP Amendment, staff is requesting additional construction funds in the amount of \$220,000 to be appropriated from PK4399 Parks Projects (Umbrella), and \$350,000 to be appropriated from PK4325 Parks Accessibility.
- Below is a breakdown showing what the new project total budget (\$1,070,000) would be if the additional funds of \$570,000 are approved.

○ Architectural and Engineering Design Fees	\$ 78,250
○ Independent Construction Estimate	\$ 10,000
○ Geotechnical/CMT	\$ 24,000
○ TDLR Review and Inspection	\$ 2,500
○ Construction Contract	\$ 878,397
○ Contingency (approx. 10%)	\$ 76,853
Total	\$1,070,000

BOARD OR COMMISSION RECOMMENDATION:

- This item was reviewed and approved by the Parks, Recreation and Open Space Advisory Board on March 10, 2016 and the MCDC Board on April 28, 2016.