



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

**File #:** 19-0197 **Name:** LI1609 - JJGLE&R - Pogue GMP  
**Type:** Resolution **Status:** Approved  
**In control:** City Council Regular Meeting  
**On agenda:** 3/5/2019 **Final action:** 3/5/2019  
**Title:** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract Amendment to the Construction Manager at Risk (CMAR) Services Contract with Pogue Construction Company, LP of McKinney, Texas for a Guaranteed Maximum Price (GMP) Related to the John and Judy Gay Library Expansion & Renovation (JJGLE&R) Located at 6861 W. Eldorado Parkway, McKinney, Texas 75070

**Indexes:**

**Attachments:** 1. Resolution, 2. GMP Proposal

Date	Ver.	Action By	Action	Result
3/5/2019	1	City Council Regular Meeting	Approved	Pass

Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract Amendment to the Construction Manager at Risk (CMAR) Services Contract with Pogue Construction Company, LP of McKinney, Texas for a Guaranteed Maximum Price (GMP) Related to the John and Judy Gay Library Expansion & Renovation (JJGLE&R) Located at 6861 W. Eldorado Parkway, McKinney, Texas 75070

**COUNCIL GOAL:** Enhance the Quality of Life in McKinney  
(5A: Create Affordable Recreational and Cultural Arts  
Activities for All Ages Throughout the City

**MEETING DATE:** March 5, 2019

**DEPARTMENT:** Library Services  
Public Works

**CONTACT:** Spencer Smith - Director of Libraries  
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 contract amendment with Pogue Construction Company, LP for a Guaranteed Maximum Price (GMP) of \$8,640,170 to provide Construction Manager at Risk services associated with the John and Judy Gay Library Expansion & Renovation located at 6861 W. Eldorado Parkway, McKinney, Texas 75070.

## **BACKGROUND INFORMATION:**

- The construction manager at risk for construction to be done at the John and Judy Gay Library Expansion & Renovation was selected through a two-step Request for Qualifications (RFQ) selection process in 2017 with 17-60RFQ where Pogue Construction Company, LP was the selected vendor.
- Pogue Construction Company, LP submitted a proposal to provide construction services related to the John and Judy Gay Library Expansion & Renovation Project LI1609 for a not to exceed amount of \$8,640,170.
- Pogue Construction Company, LP has successfully completed multiple City of McKinney projects including the original John and Judy Gay Library 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 amendment with a guaranteed maximum price (GMP) for Construction Manager at Risk (CMAR) services with Pogue Construction Company, LP for an amount not to exceed \$8,640,170. This amount includes an owner's contingency of \$160,639 along with the previously agreed upon 3.25% CMAR fee.
- The not to exceed amount of \$8,640,170 will be split between two projects. (\$1,206,825 for PK1806, Gabe Nesbitt Community Park Improvements Project, and \$7,433,345 for LI1609, John and Judy Gay Library Expansion and Renovation Project).
- The John and Judy Gay Library Expansion and Renovation (LI1609) was funded within the FY16-17 Capital Improvements Program by general obligation funds and funds approved in the 2015 bond election.
- In PK1806, there is a remaining balance of \$5,129,745 of which, \$1,250,000 is dedicated to the John and Judy Gay Library Expansion and Renovation Project (JJGLE&R). The amount expended for design services was \$43,175 leaving \$1,206,825 dedicated to be used for construction of the associated park improvements on the JJGLE&R.
- The balance remaining in PK1806 upon approval of this item will be \$3,922,920.
- In LI1609, there is a budget of \$9,500,000 with a remaining balance of \$8,544,584. With approval of this item, and the companion agenda item, the total project balance remaining in Project LI1609 will be \$1,056,011.

## **BOARD OR COMMISSION RECOMMENDATION:**

- This item was reviewed by the Library Advisory Board on February 21, 2019.