



# CITY OF McKINNEY, TEXAS

## Legislation Text

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**File #:** 14-1289, **Version:** 1

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Consider/Discuss Update on the Project Status of the Design of the McKinney Aquatics and Fitness Center (MAFC) Project Located at Gabe Nesbitt Community Park

**MEETING DATE:** December 15, 2014

**DEPARTMENTS:** Parks, Recreation and Open Space  
Development Services Department

**CONTACTS:** Rhoda Savage, Director of Parks, Recreation and Open Space  
Patricia L. Jackson, PE, Facilities Construction Manager

**RECOMMENDED CITY COUNCIL ACTION:**

- N/A

**ITEM SUMMARY:**

- This item provides an update on the design and associated cost development of the McKinney Aquatics and Fitness Center located at Gabe Nesbitt Community Park along with potential ideas for various design options and the implications of those options. Brinkley Sargent Architects and Manhattan Construction will be making a presentation of the progress status to date.

**BACKGROUND INFORMATION:**

- Brinkley Sargent Architects was awarded a contract for architectural and engineering services for the McKinney Aquatics and Fitness Center in February 2014.
- Manhattan Construction Company was awarded a contract for preconstruction construction management services in May 2014.
- The Aquatics and Fitness Center steering committee consists of two City Council members, two MCDC Board members and various staff from MCDC, the Parks, Recreation and Open Space department and the Development Services department. The project team includes the steering committee, as well as members of the various design firms and the construction manager firm.
- Schematic Design was finalized in June, followed by the completion of Design Development in October and Construction Documents are in process. It will be on this set of Construction Documents that a Guaranteed Maximum Price (GMP) will be established.
- A detailed opinion of probable cost has been developed based upon the Design Development documents and much work has been accomplished in the last month to align the design

documents with the original budget constraints of \$33 million.

- Value management items and detailed reviews have reduced the initial Design Development estimate of \$36.9 million to approximately \$34.5 million. Additional items are currently under review for consideration.
- Change in project conditions from budget assumptions that have affected the current estimated total project cost include:
  - the topography of the actual site selected has significant elevation changes compared to the originally conceived flat site
  - the current market conditions show significant construction cost escalations versus the market changes originally anticipated
  - previous studies and assessments dating back to 2008 are included in the current project budget
- Additional items that the project team would request for consideration include:
  - life-cycle cost analyses of systems and equipment for mechanical, electrical, plumbing and aquatics systems
  - operational items that could provide a higher return on the initial investment particularly in the aquatics systems and amenities

**FINANCIAL SUMMARY:**

- The McKinney Aquatics and Fitness Center Project (PK7102) is a FY13-14 Capital Improvements Program funded by general obligation funds, MCDC funds and parkland dedication funds.

**BOARD OR COMMISSION RECOMMENDATION:**

- N/A