



23-0762

**TITLE:** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Design-Build Amendment to the Professional Design/Build Services Agreement with PassBuilt Construction, LLC for a Guaranteed Maximum Price (GMP) for the Recreation Center at Towne Lake Renovation (RCTL) Project (PK4397) located at 2001 S. Central Expwy, McKinney, Texas 75070

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

**MEETING DATE:** September 19, 2023

**DEPARTMENTS:** Parks and Recreation Department  
Facilities Construction Division

**CONTACTS:** Michael Kowski, AICP - Director of Parks and Recreation  
Patricia L. Jackson, PE, Facilities Construction Manager

**RECOMMENDED CITY COUNCIL ACTION:**

- Approval of the Resolution.

**ITEM SUMMARY:**

- The recommended contractor, PassBuilt Construction, LLC, has submitted a proposal to provide a Guaranteed Maximum Price (GMP) for design/build services for the RCTL project in the amount of \$5,125,000.
- This Resolution authorizes the City Manager to execute a Design-Build Amendment with PassBuilt Construction, LLC to provide design / build services in conjunction with the Recreation Center at Towne Lake Renovation Project (PK4397) located at 2001 S. Central Expwy, McKinney, Texas 75070 in an amount not to exceed \$5,300,000 which includes a contingency of \$175,000.

**BACKGROUND INFORMATION:**

- The City issued a request for qualifications (23-10RFQ) seeking an experienced Design/ Build firm qualified for the Renovations at the Recreation Center at Towne Lake
  - Advertised in the McKinney Courier Gazette and Celina Record.
  - Posted on McKinney TV.
  - 2283 matching eBid Supplier Notifications which includes 146 Historically

Underutilized Business (HUB) suppliers.

- In response to all notices published, three (3) statements of qualifications (SOQs) were received by Procurement Services on December 1, 2022.
- A committee comprised of staff from Public Work and Parks and Recreation reviewed and ranked the SOQs based on the following criteria:
  - Scoring on 100-point scale
    - 40 points - Firm and Individual Qualifications
    - 30 points - Capability and Capacity to Perform Work
    - 20 points - References
    - 10 points - Proposed Project Schedule
- The evaluation team is recommending that the top-ranked firm of PassBuilt Construction, LLC be selected for this project to provide design / build services related to the Recreation Center at Towne Lake Renovation Project.

**FINANCIAL SUMMARY:**

- The Resolution authorizes the City Manager to execute a Design-Build Amendment to the Professional Design-Build Agreement dated March 16, 2023 for a GMP for Design / Build services for the RCTL project, with PassBuilt Construction, LLC for an amount not to exceed \$5,300,000 which includes a contingency amount of \$175,000.
- With approval of this item, \$238,943.20 will remain in project PK4397.

**BOARD OR COMMISSION RECOMMENDATION:**

- The Parks and Recreation Board discussed the Recreation Center at Towne Lake Renovation Project at their previous meeting.

**SUPPORTING MATERIALS:**

[Resolution](#)

[GMP Proposal](#)

[Architectural Plan](#)