



23-0760

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 a Guaranteed Maximum Price (GMP) for 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: September 19, 2023

DEPARTMENT: Fire Department
Public Works

CONTACT: Paul Dow - 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 Guaranteed Maximum Price proposal to provide construction manager at risk services for a GMP amount of \$47,863,091, including the previously agreed upon construction services fee of 2.0% of the cost of construction, for the Fire Department Headquarters Project.

BACKGROUND INFORMATION:

- The construction documents were issued on August 3, 2023 and were advertised for bids by Pogue Construction Company, LP.
- Pogue compiled the bids, verified the scopes of work with each proposed subcontractor and submitted a final Guaranteed Maximum Price for approval.

- With this approval, Pogue will be notified to begin construction with completion scheduled for August, 2025.
- Pogue Construction Company, LP has successfully completed multiple City of McKinney projects, including the original Public Safety Building, the Public Safety Support Building and various renovations of the Public Safety Building as well as a variety of Fire Department and 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) construction services, including potential changes to that scope of services with Pogue Construction Company, LP in an amount not to exceed \$48,363,091 which includes a \$500,000 contingency.
- The current available balance in Project FI2111 before approval of this item & companion item for professional consulting services and owner's representative services with 720 Design, Inc. is \$22,045,060. Additional funding will be made available by a GO bond issuance planned in Spring 2024.

BOARD OR COMMISSION RECOMMENDATION:

- N/A

SUPPORTING MATERIALS:

[Resolution](#)

[GMP Proposal](#)