



21-0279

TITLE: Consider/Discuss a Professional Services Contract for Construction Manager at Risk (CMAR) Services Related to the Design and Construction of the Indoor Tennis Facility at Gabe Nesbitt Community Park located at 3253 Alma Road

COUNCIL GOAL: Enhance the Quality of Life in McKinney
(5A: Create affordable recreational and cultural arts activities for all ages throughout the city)
(5B: Develop Parks strategy to preserve green space for future park land)
(5C: Continue to market and highlight McKinney as a unique destination for residents and visitors alike)
(5E: Develop sustainable quality of life improvements within the City of McKinney)
(5F: Maximize partnerships between the City of McKinney and private industry)

MEETING DATE: April 8, 2021

DEPARTMENT: Parks and Recreation

CONTACT: Michael Kowski, Director of Parks and Recreation

RECOMMENDED ACTION:

- Discuss the Construction Manager at Risk for the Indoor Tennis Facility.

ITEM SUMMARY:

- The city is seeking a Construction Manager at Risk firm (CMAR) to perform typical and complete Construction Management services in conjunction with the design and construction of the Indoor Tennis Facility located within Gabe Nesbitt Community Park.
- The process for selection of a CMAR is a two-step process.
Step 1: Statements of qualifications are submitted and evaluated by the architect and city staff.

Step 2: City asks the top respondents, selected solely on the basis of qualifications, to provide additional information, including the construction manager-at-risk's proposed fee and prices for fulfilling the general conditions.

BACKGROUND INFORMATION:

- Thirteen firms submitted statements of qualifications in response to the Request For Qualifications 21-33RFQ and were evaluated by the project architect and city staff.
- The top four ranked firms were asked to submit proposals that included pre-construction services fees, construction services fee percentage, costs for general conditions, a proposed project schedule and the like.
- Proposal are due on April 8, 2021, at which time the selection team will evaluate and determine the top ranked firm.
- A resolution that authorizes a professional services contract for Construction Manager at Risk services will be on the agenda for council approval on May 4, 2021.
- It is the City's intent that upon successful completion of the preconstruction services that the CMAR will serve as the general contractor for the project during the construction phase.
- The CMAR will propose a Guaranteed Maximum Price (GMP) for the construction project, which is within the approximate \$9.39 million project construction budget for the Indoor Tennis facility, after or during the preconstruction services, and prior to a 100% set of construction documents.
- Future agenda items associated with this project will be presented to the Parks Advisory Board for consideration for the Guaranteed Maximum Price (GMP) which would authorize an amendment to this contract allowing for full construction services.

FINANCIAL SUMMARY:

- The Indoor Tennis Facility was funded within the FY20-24 Capital Improvements Program with parkland dedication monies, Texas Parks and Wildlife Grant, and donation funds.

SUPPORTING MATERIALS: