



21-0421

**TITLE:** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Pre-Construction Services Contract with Spaw Glass Contractors, Inc. for Pre-Construction Services Related to the Design and Construction of the Indoor Tennis Facility at Gabe Nesbitt Community Park located at 3251 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:** May 18, 2021

**DEPARTMENT:** Parks and Recreation

**CONTACT:** Michael Kowski, Director of Parks and Recreation

**RECOMMENDED CITY COUNCIL ACTION:**

- Approval of the Resolution.

**ITEM SUMMARY:**

- The Resolution authorizes a preconstruction services contract to provide complete preconstruction services related to the design and construction of the Indoor Tennis Facility located within Gabe Nesbitt Community Park.
- The selected team, Spaw Glass Contractors, Inc., submitted a proposal to provide pre-construction services for an amount not to exceed \$9,550 along with a proposed construction services fee of 2.75% of the cost of construction for the

Indoor Tennis Facility.

**BACKGROUND INFORMATION:**

- The City issued a request for qualifications (21-33RFQ) to solicit responses from qualified firms for Construction Manager at Risk (CMAR) services for the construction of the McKinney Indoor Tennis Facility.
  - Advertised in the McKinney Courier Gazette
  - Posted on McKinney TV
  - 1,031 matching eBid Supplier Notifications
  - Including 44 Historically Underutilized Business (HUB) supplier notifications
- Out of 1,031 supplier notifications, thirteen (13) statements of qualifications (SOQs) were received on March 18, 2021.
- A committee comprised of the project architect and staff from Parks and Recreation and Public Works, reviewed and ranked the SOQs based on the following criteria:
  - 40 Points: Firm & Individual Qualifications
  - 30 Points: Capability & Capacity to Perform Work
  - 20 Points: References
  - 10 Points: Proposed Project Schedule
- Of the thirteen firms, a total of four top-ranked firms were selected based on qualifications to participate in step two of the process and were requested to submit proposals including fees for the project. The proposals were reviewed and ranked on the following criteria:
  - 25 Points: Proposal fees and General Conditions.
- Of the four finalists, the two top-ranked firms were invited to interview with the committee. The interviews were scored on the following criteria:
  - 25 Points: Project team presentation, interaction, communication skills, and response to interview questions.
- Spaw Glass Contractors, Inc. was the top ranked firm after both steps of the CMAR selection process and determined to be the most qualified for this project.
- Spaw Glass Contractors, Inc. has worked with many municipal, county, and federal government entities. They have completed many projects with tennis courts, including the new construction of 24 tennis courts, six of which were

indoors, across three different projects for the University of Texas and Texas A&M University. They are a Fort Worth-based firm and have successfully completed other municipal facility projects, and is the firm recommended for selection for the project.

- Future agenda items associated with this project will be presented for consideration including one for the Guaranteed Maximum Price (GMP) which would authorize an amendment to this contract allowing for full construction services.

#### **FINANCIAL SUMMARY:**

- The Resolution authorizes the City Manager to execute a professional services contract for preconstruction services, and potential changes to that scope of services, with Spaw Glass Contractors for an amount not to exceed \$15,000 which includes a contingency of \$5,450.
- The Indoor Tennis Facility is part of the FY21-25 Capital Improvements Program, funded with parkland dedication monies, bond funds, and a Texas Parks and Wildlife Grant. Upon approval of this agenda item, \$9,216,000 will remain in project PK2042.

#### **BOARD OR COMMISSION RECOMMENDATION:**

- The Parks, Recreation and Open Space Advisory Board discussed the Indoor Tennis Facility project on April 8, 2021.
- On May 13, 2021, the Parks, Recreation and Open Space Advisory Board recommended to City Council the award of the construction contract.

#### **SUPPORTING MATERIALS:**

[Resolution](#)  
[Proposal](#)