



21-0478

**TITLE:** Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract with Construction Solutions USA, LLC of Carrollton, Texas, for the Construction of the Al Ruschhaupt Park Improvement Project (PK4392)

**COUNCIL GOAL:** Enhance the Quality of Life in McKinney  
(5A: Create affordable recreational and cultural arts activities for all ages throughout the city)  
(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)

**MEETING DATE:** June 1, 2021

**DEPARTMENT:** Parks and Recreation

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

**RECOMMENDED CITY COUNCIL ACTION:**

- Approval of the Resolution.

**ITEM SUMMARY:**

- This Resolution authorizes the City Manager to execute a contract with Construction Solutions USA, LLC of Carrollton, Texas for the Construction of Al Ruschhaupt Park Improvement Project (PK4392) for at total contract amount not to exceed \$1,325,632.35.

**BACKGROUND INFORMATION:**

- City staff worked with Kimley - Horn and Associates, Inc. on preparing the construction plans and specifications as needed for project bidding.
- The Al Ruschhaupt Park improvements will include a new restroom facility 1,200 sf in size, concession area, storage area, pedestrian connectivity, shaded terrace area, and landscaping. The existing restroom will be demolished.

- Staff, along with Kimley - Horn and Associates, Inc. support and recommend awarding the construction bid to Construction Solutions USA, LLC in an amount of \$1,213,632.35 along with a \$112,000 contingency for a total not to exceed amount of \$1,325,632.35.
- The City issued invitations to bid (21-34CC) to solicit responses from qualified contractors for construction of Al Ruschhaupt Park Phase I, Amenity Improvements.
  - Advertised in the McKinney Courier Gazette
  - Posted on McKinney TV
  - 1,369 matching eBid Supplier Notifications
  - Including 47 Historically Underutilized Business (HUB) supplier notifications
- Out of 1,369 supplier notifications, seven (7) bids were received on May 6, 2021.
- Construction Solutions USA, LLC is the lowest, responsible bidder and meets all qualifications and requirements.
- If approved, construction should begin in July 2021 with a 130-day contract schedule.

#### **FINANCIAL SUMMARY:**

- The Al Ruschhaupt Park Improvement Project (PK4392) is a FY20-21 Capital Improvements Program funded by MCDL funds and Parkland Dedication Funds Zone 3.
- The original project budget was set at \$2,500,000. The following improvements have already been completed for a total of \$1,653,627.
  - Master Plan
  - Field Lighting Upgrades
  - Additional Parking Lot Lighting
  - Phase 2 Restroom Refresh
- The remaining project budget for Phase 1 Restroom Improvements is \$846,373. The actual project costs for Phase 1 Restroom Improvements are \$1,501,005.35 which includes all design and development costs and provides for a project contingency.
- In a concurrent CIP Amendment, staff is requesting additional construction funds as needed to pay the full project costs.
- Below is a breakdown showing the new project budget of \$3,170,000:

○ Architectural and Engineering Design Fees	\$ 148,400
○ <b>Construction Contract</b>	<b>\$1,213,632.35</b>
○ Construction Contract Contingency	\$ 112,000.00
○ Materials Testing	\$ 26,000.00
○ Completed Improvements	\$1,653,627.00
○ Project Contingency	<u>\$ 16,340.65</u>
<b>Total</b>	<b>\$3,170,000.00</b>

**BOARD OR COMMISSION RECOMMENDATION:**

- 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](#)