



21-1021

TITLE: Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract Amendment to the Construction Manager at Risk (CMAR) Services Contract with Spaw Glass Contractors, Inc. of Fort Worth, Texas for a Guaranteed Maximum Price (GMP) Related to 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)

(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: November 16, 2021

DEPARTMENT: Parks and Recreation

CONTACT: Michael Kowski, Director of Parks and Recreation
Patricia L. Jackson, PE, Facilities Construction Manager

RECOMMEND CITY COUNCIL ACTION:

- Approval of the Resolution.

ITEM SUMMARY:

- The Resolution establishes a Guaranteed Maximum Price (GMP) of \$10,916,930.00 as proposed by Spaw Glass Contractors, Inc. (Spaw Glass), which includes an Owner Contingency of \$100,000.
- This Resolution authorizes the City Manager to execute a contract amendment with Spaw Glass Contractors, Inc., the Construction Manager at Risk for the Indoor Tennis Facility located within Gabe Nesbitt Community Park.

BACKGROUND INFORMATION:

- The original agreement for pre-construction services allowed for the GMP to be proposed after the completion of the design plans and bidding process.
- The construction documents were issued and advertised for bids by Spaw Glass who received and compiled those bids and has now submitted a final version of the Guaranteed Maximum Price for approval.
- With this approval Spaw Glass will be notified to begin Construction with completion scheduled for October 2022.
- Spaw Glass 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.

FINANCIAL SUMMARY:

- The Resolution authorizes the City Manager to execute a contract amendment to the existing Construction Manager at Risk (CMAR) services contract with Spaw Glass Contractors, Inc. in an amount not to exceed \$10,916,930.00.
- The Indoor Tennis Facility (PK2042) was funded within the FY22-26 Capital Improvements Program with parkland dedication monies, bond funds, and a Texas Parks and Wildlife grant. Upon approval of this agenda item, \$0 will remain in project PK2042.

BOARD OR COMMISSION RECOMMENDATION:

- On October 14, 2021, the Parks, Recreation and Open Space Advisory Board recommended to City Council the award of the contract amendment.

SUPPORTING MATERIALS:

[Resolution](#)

[Gabe Nesbitt ITF GMP Submittal](#)