



22-0919

TITLE: Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Gilbert May, Inc. dba Phillips/May Corporation of Dallas, Texas, for the Construction of a 15-Acre Neighborhood Park Located within the Robinson Ridge Subdivision (PK1830)

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)

MEETING DATE: October 3, 2022

DEPARTMENT: Parks and Recreation

CONTACT: Michael Kowski, Director of Parks and Recreation

RECOMMENDED ACTION:

- Approval of the Resolution

ITEM SUMMARY:

- This Resolution authorizes the City Manager to execute a contract and all necessary change orders with Gilbert May, Inc. dba Phillips/May Corporation of Dallas, Texas for the construction of the Robinson Ridge Neighborhood Park (PK1830) for a total contract amount not to exceed \$4,169,111.05.
- City staff worked with LJA Engineering, Inc. on preparing the construction plans and specifications as needed for project bidding.

- Staff, along with LJA Engineering, Inc., recommend awarding the construction contract to Gilbert May, Inc. dba Phillips/May Corporation in an amount of \$3,944,111.05 along with a \$225,000.00 owner's contingency for a contract total not to exceed amount of \$4,169,111.05

BACKGROUND INFORMATION:

- The 15-acre neighborhood park will include a climbing boulder themed play structure, splash pad, basketball court, pickleball court, pavilions, open space, parking, and pedestrian trail connectivity.
- The City issued Invitation to Bid 22-27CSP, Construction of Robinson Ridge Park on July 31, 2022.
 - Advertised in McKinney Courier Gazette
 - Posted on McKinney TV
 - 1115 matching eBid Supplier Notifications
 - 47 Historically Underutilized Business (HUB) Vendors were notified.
- In response to all notices published, five (5) bids were received on August 18, 2022, from:
 - Gilbert May, Inc. dba Phillips/May Corporation
 - North Rock Construction LLC
 - Northridge Construction Group
 - J.C. Commercial, Inc
 - Ratliff Hardscape, LTD
- Submissions were evaluated based on the following criteria
 - 20 Points - Proposer's Narrative Approach to Project
 - 20 Points - Contractor Qualifications
 - 40 Points - Base Proposal Price
 - 20 Points - Contractor Schedule of Calendar Days for Substantial Completion (All Construction Phases)
- Based on the results of evaluation scoring, the evaluation committee entered into negotiations with Gilbert May, Inc. The original submitted price was \$3,973,095.05. City staff negotiated a new price of \$3,944,111.05, saving the City \$28,984.00.
- Upon approval, construction should begin in November 2022 with a 292-day contract schedule.

FINANCIAL SUMMARY:

- The Robinson Ridge Neighborhood Park (PK1830) is a FY22-23 Capital Improvements Program funded by Parkland Dedication Funds Zone 1.
- Upon approval of this item and companion item to increase the budget of this

project, \$76,983.95 will remain in PK1830

BOARD OR COMMISSION RECOMMENDATION:

- On August 11, 2022, the Parks, Recreation and Open Space Advisory Board recommended to City Council the award of the construction contract.

SUPPORTING MATERIALS:

[Resolution](#)

[Award Letter](#)