23-0045

TITLE:	Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Professional Design/Build Services Agreement with PassBuilt Construction, LLC for Services Related to the Pre-construction Phase of the Recreation Center at Towne Lake Renovation (RCTL) Project (PK4397) located at 2001 S. Central Expwy, McKinney, Texas 75070

COUNCIL GOAL: Enhance the Quality of Life in McKinney
(5B: Create Affordable Recreational and Cultural Arts Activities For All Ages Throughout the City)

MEETING DATE: February 7, 2023

DEPARTMENTS: Parks and Recreation Department
Facilities Construction Division

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

RECOMMENDED CITY COUNCIL ACTION:

- Approval of the Resolution.

ITEM SUMMARY:

- The recommended contractor, PassBuilt Construction, LLC, has submitted a proposal to provide design/build services for the preconstruction phase of the RCTL project in the amount of $270,150.
- This Resolution authorizes the City Manager to execute a Design/Build A greement with PassBuilt Construction, LLC to provide design / build services in conjunction with the pre-construction phase of the Recreation Center at Towne Lake Renovation Project (PK4397) located at 2001 S. Central Expwy, McKinney, Texas 75070 in an amount not to exceed $297,150 which includes a contingency of $27,000.

BACKGROUND INFORMATION:

- The City issued a request for qualifications (23-10RFQ) seeking an experienced Design/ Build firm qualified for the Renovations at the Recreation Center at Towne Lake
    - Advertised in the McKinney Courier Gazette and Celina Record.
    - Posted on McKinney TV.
    - 2283 matching eBid Supplier Notifications which includes 146 Historically

Underutilized Business (HUB) suppliers.

- In response to all notices published, three (3) statements of qualifications (SOQs) were received by Procurement Services on December 1, 2022.
- A committee comprised of staff from Public Work and Parks and Recreation reviewed and ranked the SOQs based on the following criteria:
    - Scoring on 100-point scale
        - 40 points - Firm and Individual Qualifications
        - 30 points - Capability and Capacity to Perform Work
        - 20 points - References
        - 10 points - Proposed Project Schedule
- The evaluation team is recommending that the top-ranked firm of PassBuilt Construction, LLC be selected for this project to provide design / build services related to the Recreation Center at Towne Lake Renovation Project.

FINANCIAL SUMMARY:

- The Resolution authorizes the City Manager to execute a professional services agreement for Design / Build services, for preconstruction services and potential changes to that scope of services, with PassBuilt Construction, LLC for an amount not to exceed $297,150 which includes a contingency amount of $27,000.
- Future agenda items will be presented for consideration for establishment of the Guaranteed Maximum Price (GMP) in an amendment to this contract for full construction services.
- With approval of this item, $929,369 will remain in project PK4397.

BOARD OR COMMISSION RECOMMENDATION:

- The Parks and Recreation Board discussed the Recreation Center at Towne Lake Renovation Project at their previous meeting.

SUPPORTING MATERIALS:

Resolution
Proposal