



# CITY OF MCKINNEY, TEXAS

## Legislation Details (With Text)

<b>File #:</b>	23-0045	<b>Name:</b>	PK4397 - PassBuilt - Pre-Con - RCTL
<b>Type:</b>	Resolution	<b>Status:</b>	Consent Item
		<b>In control:</b>	City Council Regular Meeting
<b>On agenda:</b>	2/7/2023	<b>Final action:</b>	
<b>Title:</b>	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		
<b>Indexes:</b>			
<b>Attachments:</b>	1. Resolution, 2. Proposal		

Date	Ver.	Action By	Action	Result
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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 Agreement 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.