



# CITY OF MCKINNEY, TEXAS

## Legislation Text

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**File #:** 21-0401, **Version:** 1

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Consider/Discuss/Act on a Recommendation to City Council for a Resolution Authorizing the City Manager to Execute a Professional Services Contract with SpawGlass Contractors, Inc. whose local office is in Fort Worth, Texas for Construction Manager at Risk (CMAR) Services Related to the Design and Construction of 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)  
(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)  
(5F: Maximize partnerships between the City of McKinney and private industry)

**MEETING DATE:** May 13, 2021

**DEPARTMENT:** Parks and Recreation

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

**RECOMMENDED ACTION:**

- Approve the recommendation to City Council.

**ITEM SUMMARY:**

- The Resolution authorizes the City Manager to execute a professional services contract with SpawGlass Contractors to provide pre-construction services related to the design and construction of the Indoor Tennis Facility located within Gabe Nesbitt Community Park.
- The selected team, SpawGlass Contractors, Inc., submitted a proposal to provide pre-construction services for an amount not to exceed \$9,550 along with a proposed construction services fee of 2.75% of the cost of construction for the Indoor Tennis Facility.

**BACKGROUND INFORMATION:**

- Thirteen firms submitted statements of qualifications in response to the Request For Qualifications 21-33RFQ and were evaluated by the project architect and city staff.
- The top four ranked firms were asked to submit proposals that included pre-construction

services fees, construction services fee percentage, costs for general conditions, a proposed project schedule and the like.

- SpawGlass Contractors, Inc. was determined to be the top ranked firm after both steps of the CMAR selection process.
- SpawGlass Contractors, Inc. 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, and is the firm recommended for selection for the project.
- Future agenda items associated with this project will be presented for consideration including one for the Guaranteed Maximum Price (GMP) which would authorize an amendment to this contract allowing for full construction services.

#### **FINANCIAL SUMMARY:**

- The Resolution authorizes a professional services contract for Construction Manager at Risk services, for pre-construction services and potential changes to that scope of services, with SpawGlass Contractors for an amount not to exceed \$15,000 which includes a contingency of \$5,450.
- The Indoor Tennis Facility was funded within the FY20-24 Capital Improvements Program with parkland dedication monies, bond funds, and a Texas Parks and Wildlife Grant. Upon approval of this agenda item, \$10,198,000 will remain in project PK2042.