



# CITY OF MCKINNEY, TEXAS

## Legislation Text

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**File #:** 22-0918, **Version:** 1

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Consider/Discuss/Act on a Resolution Authorizing the City Manager to Execute a Contract and All Necessary Change Orders with Hellas Construction, Inc of Austin, Texas, for the Construction of the Craig Ranch Soccer Complex (PK1906)

**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 CITY COUNCIL ACTION:**

- Approval of the Resolution.

**ITEM SUMMARY:**

- This Resolution authorizes the City Manager to execute a contract and all necessary change orders with Hellas Construction, Inc. of Austin, Texas for the construction of the Craig Ranch Soccer Complex (PK1906) for a total contract amount not to exceed \$23,907,429.15.
- City staff worked with LJA Planning and Landscape Architecture on preparing the construction plans and specifications as needed for project bidding.
- Staff, along with LJA support, recommends awarding the construction bid to Hellas Construction, Inc. in an amount of \$22,707,429.15 along with a \$1,200,000 contingency for a total not to exceed amount of \$23,907,429.15 (Includes base bid + 7 alternate deductions + contingency).

**BACKGROUND INFORMATION:**

- This project involves the conversion of 6 natural grass soccer fields to artificial turf, two new restroom/concession buildings, complex entrance gates/features, shaded seating, trails, and

sports field signage.

- The renovation of these fields will greatly enhance the playability of this complex for our local users and Associations and will provide more opportunity to bring quality national tournaments to McKinney. Additionally, the turf fields provide less issues with rainouts and provide a more even, safer playing surface.
- The project was bid with 7 possible alternate deductions:
  - Alternate 1: Monument sign
  - Alternates 2 and 3: (2) Restroom/Concession buildings
  - Alternate 4: Muscovision cameras
  - Alternate 5: Entrance features
  - Alternate 6: Masonry monument columns
  - Alternate 7: Dry stream bed in swale area
- The City issued Invitation to Bid 22-43CSP, Construction of McKinney Sports Complex on August 7, 2022.
  - Advertised in McKinney Courier Gazette
  - Posted on McKinney TV
  - 1117 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 25, 2022, from:
  - Hellas Construction, Inc.
  - North Rock Construction LLC
  - Northridge Construction Group
  - Tegrity Contractors, Inc
  - Gilbert May Inc. dba Phillips/May Corporation
- Submissions were evaluated 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 the scores, the evaluation committee entered into negotiations with Hellas Construction, Inc. The original submitted price was \$22,946,481.56. City staff negotiated a new price of \$22,707,429.15 saving the City \$239,052.00.
- Upon approval, construction should begin in November 2022 with a 484-day contract schedule.

#### **FINANCIAL SUMMARY:**

- The Craig Ranch Soccer Complex Project (PK1906) is a FY22-23 Capital Improvements

Program funded by parkland dedication monies and bond monies.

- Upon approval of this item, \$238,500 will remain in the project.

**BOARD OR COMMISSION RECOMMENDATION:**

- On July 14, 2022, the Parks, Recreation and Open Space Advisory Board recommended to City Council to enter into a construction contract for this project.