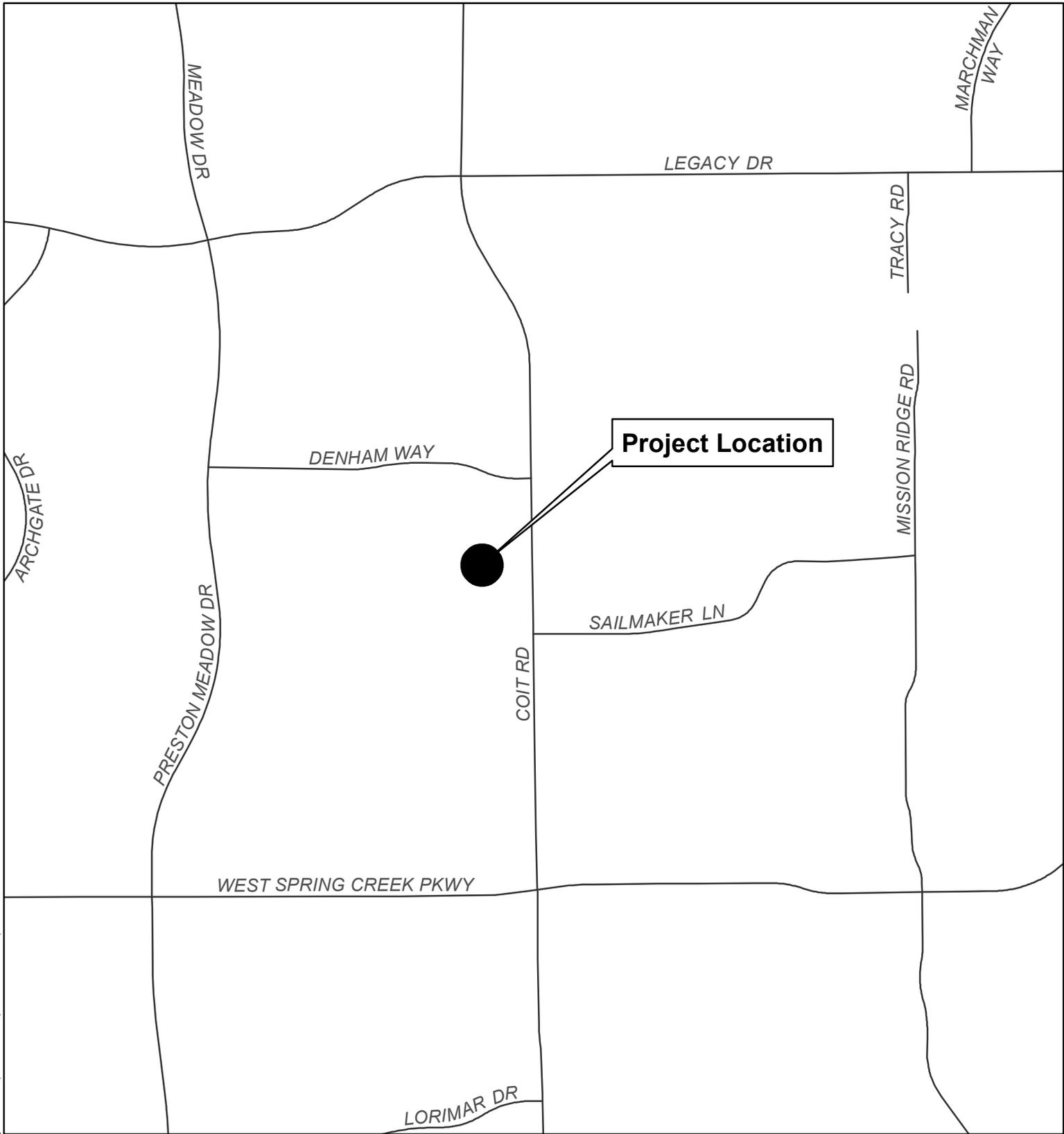


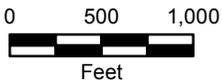


**CITY OF PLANO  
COUNCIL AGENDA ITEM**

<b>CITY SECRETARY'S USE ONLY</b>				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		5/23/16		
Department:		Engineering		
Department Head:		B.Caleb Thornhill		
Agenda Coordinator (include phone #): <b>Kathleen Schonne (7198)</b>				<b>Project No. 6448</b>
<b>CAPTION</b>				
A Resolution of the City of Plano, Texas, authorizing a Construction Manager At Risk (CMAR) contract between the City of Plano and MYCON General Contractors, Inc., for Carpenter Park Pool Expansion for a Guaranteed Maximum Price (GMP) of \$7,205,372; authorizing the City Manager or his designee to execute the necessary contract documents; and providing an effective date.				
<b>FINANCIAL SUMMARY</b>				
<input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input checked="" type="checkbox"/> CIP				
FISCAL YEAR:	<b>2015-16, 2016-17</b>	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>
				<b>TOTALS</b>
Budget		945,672	11,511,917	2,187,500
Encumbered/Expended Amount		-945,672	-2,485,383	0
This Item		0	-5,205,372	-2,000,000
BALANCE		0	3,821,162	187,500
<b>FUND(S): REC CENTER CIP, PARK IMPROVEMENTS CIP, WATER CIP</b>				
<b>COMMENTS:</b> Funding is available for this item within multiple funds in the 2015-16 CIP. Construction of the Carpenter Park Pool Expansion, in the amount of \$7,205,372, will leave a total balance of \$4,008,662 available for future CIP projects - primarily in the Park Improvements CIP.				
<b>STRATEGIC PLAN GOAL:</b> Expanding Carpenter Recreation Center to include an indoor pool relates to the City's goals of Great Neighborhoods - 1 <sup>st</sup> Choice to Live and a Financially Strong City with Service Excellence.				
<b>SUMMARY OF ITEM</b>				
See Recommendation Memo				
Project Location Map: <a href="https://goo.gl/maps/s7wJhr7Duy52">https://goo.gl/maps/s7wJhr7Duy52</a>				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	
Location Map			N/A	
Recommendation Memo				
Resolution				

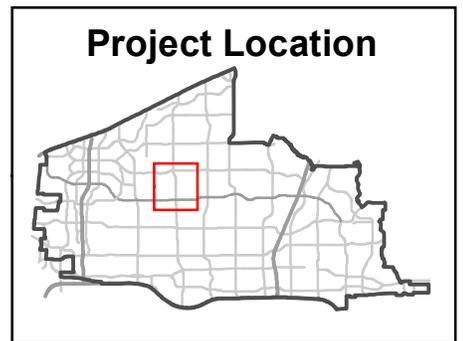


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City of Plano GIS Division  
May, 2016

# Carpenter Park Pool Expansion Project No. 6448





# Memorandum

**Date:** May 2, 2016

**To:** Kellie Boyer, Purchasing Manager

**From:** Jim Razinha, Facilities Manager

**Subject:** Recommendation for Accepting a Guaranteed Maximum Price for Carpenter Park Pool Expansion

**Attachment:** CMAR Recommendation Carpenter Park Pool Expansion

Through a two-step process, per the *attached recommendation*, City staff selected MYCON General Contractors, Inc. (MYCON) as Construction Manager at Risk (CMAR) for the subject project.

During the pre-construction period, MYCON, working with the Architect (SmithGroupJJR) and City staff, developed a Guaranteed Maximum Price (GMP) for management and construction of the Carpenter Park Recreation Center Pool Expansion for the entire Pool Expansion which will include a new 15,000 SF natatorium, pool and associated support spaces including a party room; expansion of parking for Carpenter Park, including re-routing of the fire lanes; and expansion of the fire main loop serving Carpenter Park.

Staff and the design consultant recommend acceptance and approval of the GMP of \$7,205,372, for the subject work.

## ATTACHMENT

**Date:** Dec 11, 2015  
**To:** Diane-Palmer-Boeck, Chief Purchasing Officer  
**From:** Jim Razinha, Facilities Manager  
**Subject:** CMAR Recommendation Carpenter Park Pool Expansion

The City received qualifications from five firms for the subject project, which the Evaluation Team evaluated on November 16th, 2015.

The Team requested the four top-scoring firms submit proposals for pre-construction services and fees for managing the construction of the facility, and elaborate on construction approaches and constructability of the project. The Team interviewed the four firms listed below on Dec 9, 2015, scoring the presentations. The Team then considered the top two firms from the interviews and determined that MYCON General Contractors, Inc. would provide the best value to the City based on their proposed project team, project approach, construction timeline, and their determination of constructability of the construction documents. Final ranking of the interviewed firms is as follows:

1. MYCON General Contractors, Inc.
2. Turner Construction Company
3. Thos. S. Byrne, Ltd.
4. Adolphson & Peterson Construction

The Evaluation Team recommends awarding a Construction Manager at Risk (CMAR) contract to MYCON General Contractors, Inc. The initial contract will be for CMAR pre-construction services for the amount of \$10,000. During the pre-construction period, MYCON, working with the Architect (SmithGroupJJR) and City staff, will develop a Guaranteed Maximum Price for management and construction of the Carpenter Park Recreation Center Pool Expansion.

**A Resolution of the City of Plano, Texas, authorizing a Construction Manager At Risk (CMAR) contract between the City of Plano and MYCON General Contractors, Inc., for Carpenter Park Pool Expansion for a Guaranteed Maximum Price (GMP) of \$7,205,372; authorizing the City Manager or his designee to execute the necessary contract documents; and providing an effective date.**

**WHEREAS**, the City of Plano has engaged in a request for qualifications for the Carpenter Park Recreation Center, which is being improved to add a pool and natatorium and associated infrastructure; and

**WHEREAS**, MYCON General Contractors, Inc., has been selected as the most qualified firm to provide CMAR services for the Carpenter Park Pool Expansion; and

**WHEREAS**, the City Council wishes to establish a GMP of \$7,205,372 for the Carpenter Park Pool Expansion; and

**WHEREAS**, upon full review of all matters attendant and related thereto, the City Council is of the opinion that the City Manager or his designee should be authorized to execute a GMP of \$7,205,372 for the Carpenter Park Pool Expansion construction project.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PLANO, TEXAS, THAT:**

**Section I.** A GMP of \$7,205,372 for the Carpenter Park Pool Expansion has been established and reviewed by the City Council of the City of Plano, Texas, and found to be in the best interest of the City of Plano and its Citizens and is hereby in all things approved.

**Section II.** The City Manager or his designee is authorized to execute a GMP Amendment and all other necessary documents with MYCON General Contractors, Inc., for the construction of the Carpenter Park Pool Expansion with a GMP of \$7,205,372.

**Section III.** This Resolution shall become effective immediately upon its passage.

**DULY PASSED AND APPROVED** this the 23rd day of May, 2016.

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Harry LaRosiliere, MAYOR

ATTEST:

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Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

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Paige Mims, CITY ATTORNEY