



**CITY OF PLANO
COUNCIL AGENDA ITEM**

CITY SECRETARY'S USE ONLY					
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory					
Council Meeting Date:		6/9/2014			
Department:		Engineering			
Department Head:		Jack Carr			
Agenda Coordinator (include phone #): Kathleen Schonne (7198)				Project No. 5971.1	
CAPTION					
RFQ No. 2014-202-B for Construction Manager at Risk (CMAR) services to Pogue Construction Co., L.P. for the construction of Oak Point Park Nature and Retreat Center in the estimated amount not to exceed \$5,500,000; and authorizing the City Manager or his authorized designee to execute all necessary documents.					
FINANCIAL SUMMARY					
<input type="checkbox"/> NOT APPLICABLE <input type="checkbox"/> OPERATING EXPENSE <input type="checkbox"/> REVENUE <input checked="" type="checkbox"/> CIP					
FISCAL YEAR:	2013-14, 2014-15	Prior Year (CIP Only)	Current Year	Future Years	TOTALS
Budget		17,990	3,314,010	2,600,000	5,932,000
Encumbered/Expended Amount		-17,990	-384,213	0	-402,203
This Item		0	-2,900,000	-2,600,000	-5,500,000
BALANCE		0	29,797	0	29,797
FUND(S): PARK IMPROVEMENT CIP					
<p>COMMENTS: Funds are available and planned in the current Park Improvement CIP. This item, in the amount of \$5,500,000, will leave a project balance of \$29,797 available for further development of Oak Point Park and Nature Preserve.</p> <p>STRATEGIC PLAN GOAL: Construction of the Oak Point Park Nature and Retreat Center relates to the City's goals of Great Neighborhoods - 1st Choice to Live and Financially Strong City with Service Excellence.</p>					
SUMMARY OF ITEM					
<p>Staff recommends the proposal of Construction Manager at Risk (CMAR) contract to Pogue Construction Co., L.P. as best value to the City of Plano. The initial contract will be for CMAR pre-construction services for the amount of \$5,000. During the pre-construction period, Pogue Construction, working with the Architect (hatch + ulland owen architects) and City staff, will develop a Guaranteed Maximum Price for management and construction of the Oak Point Park Nature and Retreat Center. The amount of the GMP for the construction and all fees will not exceed \$5,500,000 and will be developed and submitted within 30 days from Notice to Proceed.</p> <p>https://www.google.com/maps/dir/33.0207622,-96.6987239/5901+Los+Rios+Blvd+Plano,+TX+75074/@33.0611188,-96.6741085,17z/data=!4m8!4m7!1m0!1m5!1m1!1s0x864c19f27bf674b1:0xc1c3ece5e3f6d905!2m2!1d-96.6741085!2d33.0611188</p> <p>Funding is available from Park Improvement CIP.</p>					
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies		
Location Map, Recommendation Memo			N/A		

Oak Point Park - Visitor Center and Parks & Recreation Offices



Project Location





Memorandum

Date: May 23, 2014

To: Michael Parrish, Sr. Purchasing Buyer

From: Jim Razinha, Facilities Manager

Subject: CMAR Recommendation Oak Point Park Nature and Retreat Center

The Construction Manager at Risk process used by the City of Plano involves two steps. For the first step, the Evaluation Team for the project evaluated qualifications received on May 19, 2014, from seven firms.

For the second step, the Team requested the three top-scoring firms to submit proposals for pre-construction services and fees for managing the construction of the facility. The Team interviewed the three firms on May 23, 2014 and ranked them as follows:

1. Pogue Construction Co., L.P.
2. Lee Lewis Construction, Inc.
3. Adolfson & Peterson Construction

Based on the information received, the Evaluation Team recommends awarding a Construction Manager at Risk (CMAR) contract to Pogue Construction Co., L.P. as best value to the City of Plano. The initial contract will be for CMAR pre-construction services for the amount of \$5,000. During the pre-construction period, Pogue Construction, working with the architect (hatch + ulland owen architects) and City staff, will develop a Guaranteed Maximum Price for management and construction of the Oak Point Park Nature and Retreat Center. The amount of the GMP for the construction and all fees will not exceed \$5,500,000.