



# 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:		7/27/15		
Department:		Parks and Recreation		
Department Head		Amy Fortenberry		
Agenda Coordinator (include phone #): <b>Susan Berger (7255)</b>				
<b>CAPTION</b>				
A Resolution of the City of Plano, Texas, authorizing a modification of the Construction Manager at Risk (CMAR) contract between the City of Plano and Turner Construction Company for Jack Carter Pool Phase 1 construction for a Guaranteed Maximum Price (GMP) that will not exceed \$1,600,000; 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>2014-15</b>	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Budget	0	2,676,500	4,975,000	<b>7,651,500</b>
Encumbered/Expended Amount	0	0	0	<b>0</b>
This Item	0	-1,600,000	0	<b>-1,600,000</b>
<b>BALANCE</b>	<b>0</b>	<b>1,076,500</b>	<b>4,975,000</b>	<b>6,051,500</b>
<b>FUND(S):     PARK IMPROVEMENTS CIP &amp; CAPITAL RESERVE FUND</b>				
<p><b>COMMENTS:</b> Funding is available in the 2014-15 CIP for this item from the Park Improvements Fund and the Capital Reserve Fund. The initial phase of the Jack Carter Pool construction project, in the amount of \$1,600,000, will leave a current year balance of \$1,076,500 available for future expenditures associated with this project. A second and third phase of construction will be awarded at a later date, which will utilize approximately \$2.6 million of the remaining balance shown above as well as recreation facility bond funding approved in the 2013 bond referendum.</p> <p><b>STRATEGIC PLAN GOAL:</b> Starting the demolition of the existing park improvements and commencing grading and utility work for the new Jack Carter Pool site relates to the City's goals of Great Neighborhoods - 1st Choice to Live and Financially Strong City with Service Excellence.</p>				
<b>SUMMARY OF ITEM</b>				
See Recommendation Memo				
Project Location Map:				
<a href="https://goo.gl/maps/t018l">https://goo.gl/maps/t018l</a>				

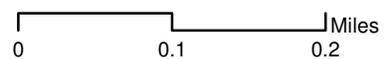
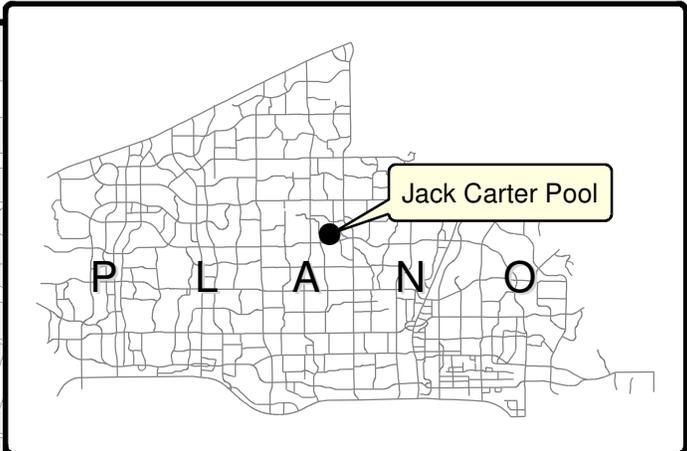
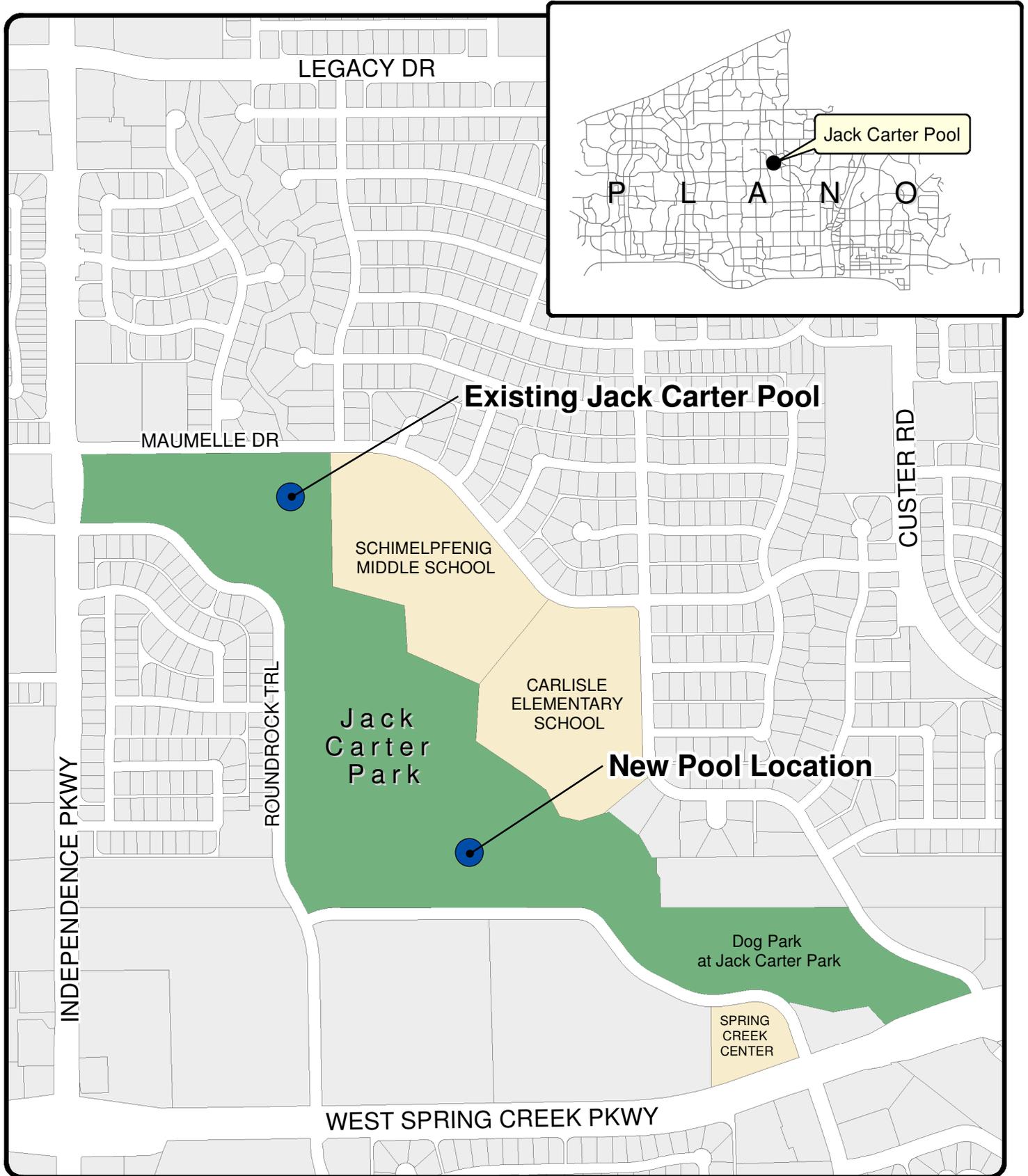


# CITY OF PLANO COUNCIL AGENDA ITEM

List of Supporting Documents: Location Map Recommendation Memo Resolution	Other Departments, Boards, Commissions or Agencies

# Location Map

## Jack Carter Pool





# Memorandum

**Date:** July 6, 2015  
**To:** Kellie Boyer, Purchasing Department  
**From:** Robin Reeves, Park Planning  
**Subject:** Jack Carter Pool CMAR Services

## **Construction Manager at Risk Selection Process**

Six firms submitted their qualifications to provide Construction Manager at Risk (CMAR) services to the City of Plano for the Jack Carter Pool project. Turner Construction Company was selected as the most qualified firm to provide those services, and a contract was entered into with them to provide preconstruction services.

## **Project Schedule**

The existing outdoor pool at Jack Carter Park was closed for the summer of 2014 and is closed again this summer. Staff believes it is critical to meet neighborhood and user expectations by opening the new pool for the summer of 2016. The Construction Manager at Risk method of delivery was selected as the most efficient method for completing the new pool at the earliest possible date.

## **Jack Carter Pool Phasing and Budget**

In order to expedite completion of the project, City Staff, Turner Construction Company and the project consultant, David McCaskill Design Group, recommend that the project be bid and constructed in three phases. This will allow construction to begin at the earliest possible date and maximize the potential for completing the project by the summer of 2016.

The three phases with their estimated construction cost are as follows:

1. Site Demolition, Grading and Utilities	\$1,600,000
2. Pools, Buildings, Slides and other Pool Equipment	\$7,115,000
3. Paving, Fencing, Electrical, Irrigation and Landscaping	<u>\$2,072,000</u>
Total Project Estimate	\$10,787,000

These estimates are based on recent bids received by Turner Construction Company, outside contractor's estimates and the consultant's estimates for the project.

## **Next Steps**

Phase 1 – Turner Construction Company is in the process of receiving and evaluating bids for Phase 1. With City Council approval a Guaranteed Maximum Price (GMP) Amendment with Turner Construction Company will be executed for a GMP that will not exceed \$1,600,000. Providing authorization to move

forward with Phase 1 at this time will allow staff to move quickly once bids are received and the GMP has been determined and allow construction to begin at the earliest possible date.

Phases 2 and 3 - Turner Construction Company will bid Phases 2 and 3 as plans are completed. The bids for each phase will be evaluated and if necessary the project will be modified to stay within the project budget. A GMP for Phases 2 and 3 will be determined and submitted to City Council for approval before beginning work on each of those phases.

**How Can We Know that the Guaranteed Maximum Price Provided By Turner Construction Company is in the Best Interest of the City of Plano?**

Turner Construction Company will solicit bids for each phase of the project. Staff, the Consultant and Turner Construction Company will review the bids and identify opportunities for value engineering that could reduce the project cost. For each element of the project the lowest responsible bid will be taken. The total Guaranteed Maximum Price will be the sum of the lowest responsible bids plus normal cost for construction administration and general conditions applied by Turner Construction Company which will also be reviewed by City Staff. The City has the right not to enter into a contract if any of these costs exceed typical construction cost for a project of this type.

**Project Funding**

Funding for the Jack Carter Pool project is available from the following sources:

1. Jack Carter Pool Bond Funds	\$6,700,000
2. Park Improvement Bond Funds	\$2,300,000
3. Parks and Recreation Capital Reserve Funds	<u>\$1,900,000</u>
Total Funding Available	\$10,900,000

**Project History**

Jack Carter Pool was opened in 1983 and was an award winning facility at that time. The pool served the Citizens of Plano for over 30 years. In 2014 the pool became inoperable and has been closed for the past 2 summers.

Staff met with area residents for 7 months to develop a plan for a new pool at Jack Carter Park. The current plan is the result of those meetings.

c: Amy Fortenberry, Director of Parks and Recreation

**A Resolution of the City of Plano, Texas, authorizing a modification of the Construction Manager at Risk (CMAR) contract between the City of Plano and Turner Construction Company for Jack Carter Pool Phase 1 construction for a Guaranteed Maximum Price (GMP) that will not exceed \$1,600,000; 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 phased reconstruction of the Jack Carter Pool, which, having been constructed in 1983, had become inoperable due to its age; and

**Whereas**, Turner Construction Company has been selected as the most qualified firm to provide to provide Construction Manager at Risk Services for the construction of Jack Carter Pool Phase 1; and

**Whereas**, The City Council wishes to establish a not to exceed amount of \$1,600,000.00 for the construction of Jack Carter Pool Phase 1; 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 authorized designee should be authorized to execute a Guaranteed Maximum Price Amendment with Turner Construction for a Guaranteed Maximum Price that will not exceed \$1,600,000 for the Jack Carter Pool Phase 1 construction project.

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

**Section I.** A not to exceed amount of \$1,600,000 for construction of Jack Carter Pool Phase 1 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 authorized designee is authorized to execute a Guaranteed Maximum Price Amendment and all other necessary documents with Turner Construction Company for the construction of Jack Carter Pool Phase 1 with a GMP that will not exceed \$1,600,000.

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

**DULY PASSED AND APPROVED** this the 27<sup>th</sup> day of July, 2015.

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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