

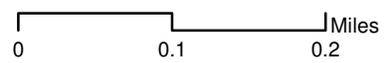
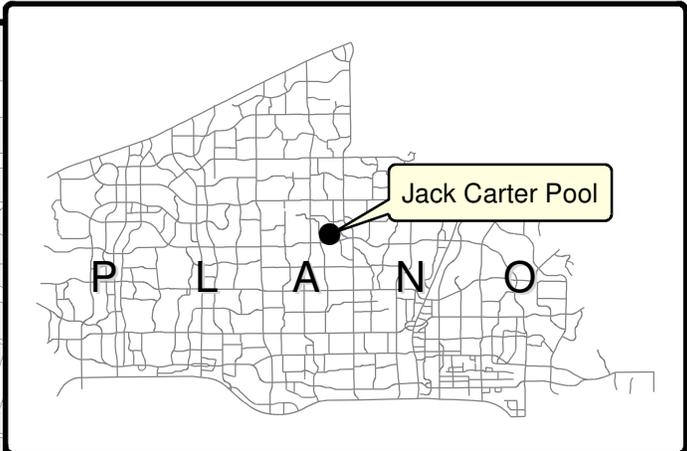
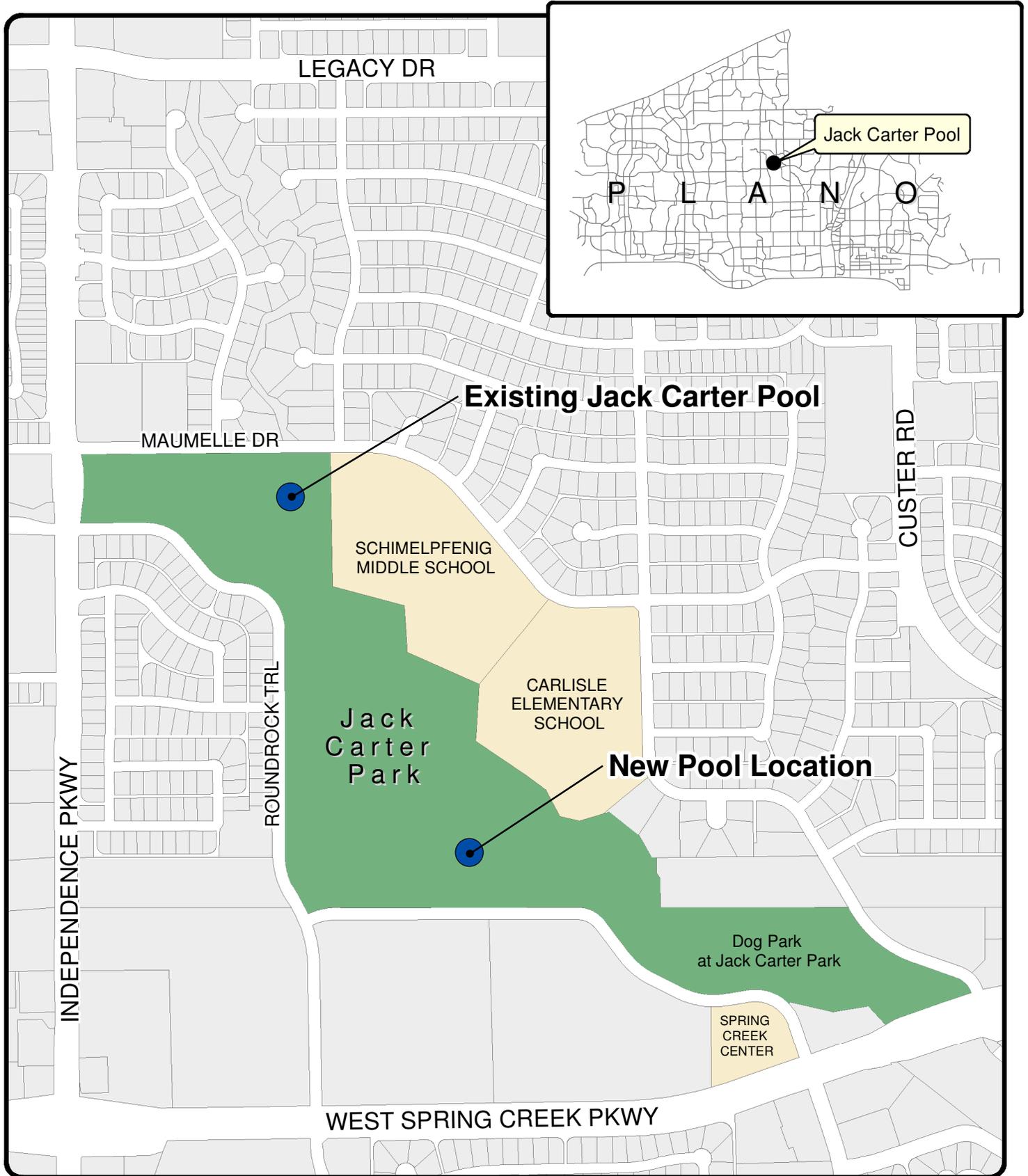


# CITY OF PLANO COUNCIL AGENDA ITEM

<b>CITY SECRETARY'S USE ONLY</b>				
<input type="checkbox"/> Consent <input type="checkbox"/> Regular <input type="checkbox"/> Statutory				
Council Meeting Date:		10/12/15		
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 Phases 2 and 3 construction for a Guaranteed Maximum Price (GMP) of \$10,375,182; authorizing the City Manager, or his authorized 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</b>	<b>Prior Year (CIP Only)</b>	<b>Current Year</b>	<b>Future Years</b>	<b>TOTALS</b>
Budget	617,314	15,930,472	0	<b>16,547,786</b>
Encumbered/Expended Amount	-617,314	-1,736,669	0	<b>-2,353,983</b>
This Item	0	-10,375,182	0	<b>-10,375,182</b>
BALANCE	0	3,818,621	0	<b>3,818,621</b>
<b>FUND(S):     RECREATION CENTER CIP, PARK IMPROVEMENTS CIP, CAPITAL RESERVE CIP</b>				
<p><b>COMMENTS:</b> Funding for this item is available in the 2015-16 CIP across multiple funds, and also includes funding from the Recreation Revolving Fund available fund balance. The second phase and third phase construction agreement, in the amount of \$10,375,182, will leave a current year balance of \$3,818,621 for future park improvements. There is a companion agenda item for a supplemental appropriation from the Recreation Revolving Fund in the amount of \$1,500,000 to support this project.</p> <p><b>STRATEGIC PLAN GOAL:</b> Authorizing the second and third phases of construction on the Jack Carter Pool project relates to the City's goals of Great Neighborhoods - 1st Choice to Live and a Financially Strong City with Service Excellence.</p>				
<b>SUMMARY OF ITEM</b>				
See Recommendation Memo				
Project Location Map: <a href="https://goo.gl/maps/Kg6r1hcbzFy">https://goo.gl/maps/Kg6r1hcbzFy</a>				
List of Supporting Documents:			Other Departments, Boards, Commissions or Agencies	
Location Map Memorandum Resolution				

# Location Map

## Jack Carter Pool





# Memorandum

**Date:** September 26, 2015  
**To:** Amy Fortenberry, Director of Parks and Recreation  
**From:** Robin Reeves, Chief Park Planner  
**Subject:** Jack Carter Pool Phases 2 and 3

## **Requested Action Phases 2 and 3**

This agenda item is for approval of a Guaranteed Maximum Price (GMP) for Jack Carter Pool Phases 2 and 3 in the amount of \$10,375,182 and modifying the Construction Manager at Risk Contact with Turner Construction Company in that amount. This will bring the total project GMP including Phase 1, 2 and 3 to \$11,972,822.

## **Phase 1 Approved on July 27, 2015**

City Council approved an expenditure of \$1,600,000 for Phase 1 at the July 27, City Council meeting. Actual bids came in at \$1,597,640. Phase 1 consists primarily of earth work and utilities. That work is in progress.

## **Phase 2 and 3 Bids Received**

Bids for Phases 2 and 3 came in at \$10,985,182 which exceeds Turner Construction Company's previous estimate of \$9,187,000. Staff, the design consultant, Turner Construction Company, and the bidders have reviewed the bids and identified \$610,000 in reductions that will bring the cost for Phases 2 and 3 to \$10,375,182. These changes are reflected in the revised plan which is attached to this memo. Staff does not believe these reductions substantially affect the items discussed with area residents in the planning process. With the reductions, a funding gap of \$1,075,181 remains.

## **Recreation Revolving Fund**

Additional funding of up to \$1,500,000 is available for this project from accumulated savings in the Recreation Revolving Fund, which requires City Council authorization in the form of a supplemental appropriation. No other projects have been identified for this funding and the usage of the Recreation Revolving Fund is preferred to issuing additional debt or utilizing other reserves. Recreation Revolving Fund expenditures must be spent to support recreation programs. Two major elements designed to serve teens would be purchased using these funds, the stationary wave pool and rock climbing/diving wall. This expenditure is consistent with the purpose of the funds and consistent with past expenditures from the Fund.

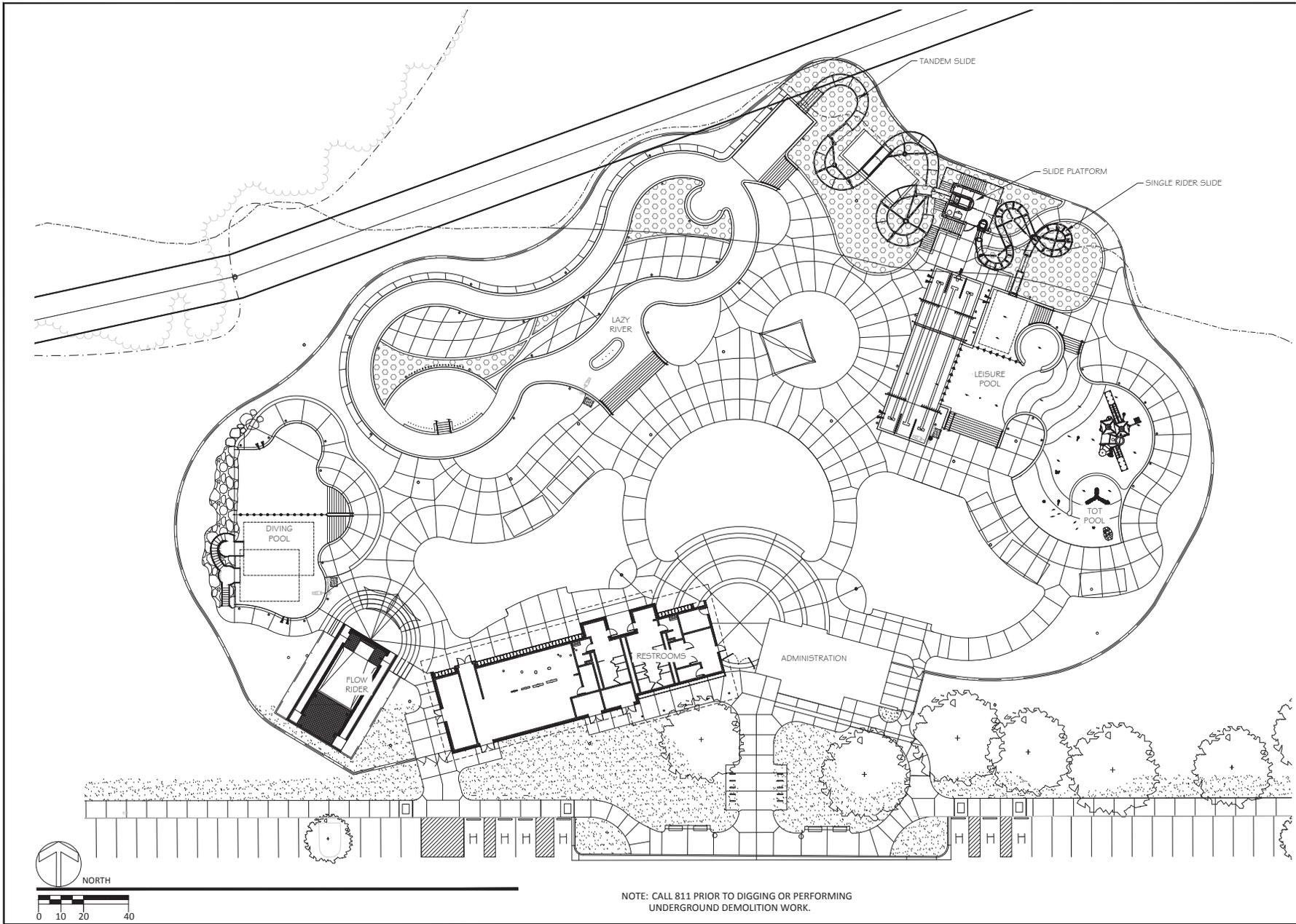
## **Staff Recommendation**

Staff recommends proceeding with Phases 2 and 3 for a guaranteed maximum price of \$10,375,182 with the extra cost being funded from the City's Recreation Revolving Fund. The Guaranteed Maximum Price for all three phases of work which is based on the actual bids received from the contractors who will construct the project is \$11,972,822.

### **Why Did Bids Exceed Previous Cost Estimates**

The previous cost estimates for the project were wrong. Some of this may be attributed to providing estimates from incomplete plan sets in order to expedite the project. It is also likely that estimators did not fully account for rising construction costs in the DFW area. At present, construction costs in the area are increasing at around 1.5% per month. This equates to 18% per year. This would result in a \$1,800,000 cost escalation on a \$10,000,000 project over the last 12 months.

cc: Colette Hall, Recreation Services Manager



NOTE: CALL 811 PRIOR TO DIGGING OR PERFORMING UNDERGROUND DEMOLITION WORK.

**JACK CARTER POOL  
RENOVATION**

**PLANO, TX**

INTERIM REVIEW DOCUMENTS  
NOT INTENDED FOR BIDDING  
OR CONSTRUCTION  
PURPOSES  
DAVID MCCASKILL  
TX RLA NO. 793  
08.07.15

no.	date	revision

FINAL SUBMITTAL

date: 09.29.2015

drawn by: JH

project no: 62-13

**david mccaskill design group**  
*landscape architecture / park, trail and recreation planning*  
 davidmccaskill@gmail.com  
 620 E southlake blvd. southlake, tx 76092 / 817.709.2884

**sheet**

**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 Phases 2 and 3 construction for a Guaranteed Maximum Price (GMP) of \$10,375,182; authorizing the City Manager, or his authorized 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 Construction Manager at Risk Services for the construction of Jack Carter Pool Phases 2 and 3; and

**WHEREAS**, The City Council wishes to establish a Guaranteed Maximum Price of \$10,375,182 for the construction of Jack Carter Pool Phases 2 and 3; 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 of \$10,375,182 for the Jack Carter Pool Phases 2 and 3 construction project.

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

**Section I.** A Guaranteed Maximum Price of \$10,375,182 for construction of Jack Carter Pool Phase 2 and 3 has been established and reviewed by the City Council of the City of Plano, Texas, and found to be in 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 Phases 2 and 3 in the amount of \$10,375,182. This Amendment will result in a total Guaranteed Maximum Price for construction of the entire project including Phases 1, 2 and 3 of \$11,972,822.

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

**DULY PASSED AND APPROVED** this the 12<sup>th</sup> day of October, 2015.

\_\_\_\_\_  
Harry LaRosiliere, MAYOR

ATTEST:

\_\_\_\_\_  
Lisa C. Henderson, CITY SECRETARY

APPROVED AS TO FORM:

\_\_\_\_\_  
Paige Mims, CITY ATTORNEY