



MEMORANDUM

To: CRDC Board Members

From: Mike Land, Deputy City Manager

Date: November 11, 2015

Re: Life Safety Park – Consider approval of an Agreement between the City of Coppell (Owner) and EMJ Corporation (Construction Manager) for the construction of the City of Coppell Life Safety Park and authorizing the Board President to Sign.

2030: Sense of Community. Goal #4: Effective Community Partnerships. Community Wellness and Enrichment. Goal #1: Community Gathering Places. Community Wellness and Enrichment Strategy. Goal #5, Community Education Programs and support of Top Quality Schools. Sustainable City Government. Goal #1: Excellent City Services with High Level of Customer Satisfaction, Goal #3: Excellent and Well Maintained Infrastructure and Facilities.

General Information:

- The request for proposals for Construction Management Services were advertised in the summer of 2014
- Interviews were conducted in August of 2014
- EMJ Corporation recommended as Construction Manager at Risk for The Life Safety Park
- CRDC approved the award to RFQ No. 0127, for Construction Manager at Risk Services to EMJ Corporation on October 6, 2014.
- The same selection process was used for the Library and Andrew Brown Parks redevelopment projects
- Based on the review of the Agreement by the City Attorney, all three Agreements with the three different Construction Managers are the same.
- On February 10, 2015, February 17, 2015 and on September 8, 2015 this same Agreement being considered by Council was approved by the Coppell City Council and CRDC respectively for Core Construction Services of Texas, Inc. for the redevelopment and improvements at Andrew Brown Park, West and

East, and for T. S. Byrne for the expansion and renovation of the Library respectively.

- The Contract will be amended by the Action Item following this item to reflect the Guaranteed Maximum Price.

Introduction

In the summer of 2014 a Request for Proposals was advertised for the eventual selection of a Construction Manager for the Life Safety Park. Interviews were held in August of 2014. Several firms submitted their qualifications and went through the interview process. Based on these interviews EMJ was recommended by staff for eventual approval by the CRDC and City Council. On October 6, 2014 the CRDC approved the award of RFQ No. 0127 Construction Manager at Risk to EMJ. The terms for the eventual contract were to include the Construction Phase Fee, and the Not-To-Exceed General Conditions Costs, based on an estimated construction cost of \$4.0 million. This Action Item, the master Agreement with EMJ Corporation is the next step in the process for them to serve as the Construction Manager for the Life Safety Park project now that the project is ready to begin construction.

There is another Action Item associated with this particular process and that is the Amendment to this Agreement approving The Guaranteed Maximum Price for the project.

Analysis:

The agreement puts into place the General Conditions for EMJ to engage in the Life Safety Park construction project. Included in this master agreement is the pricing for EMJ to provide cost analysis and value engineering throughout the design process, which they have performed and was previously approved by the CRDC in October of 2014. General Conditions are also included within the contract, which will be implemented at the time the Guaranteed Maximum Price for the construction portion of the project is established and presented to Council as an Amendment to the contract for both Council and CRDC approval.

The Coppell City Council will be considering approval of this contract during their scheduled meeting on Tuesday November 10, 2015.

Legal Review:

The City's legal counsel has reviewed this Agreement between Owner and Construction Manager.

Fiscal Impact:

There is no Fiscal Impact resulting from the approval of this item. Funding for the Life Safety Park is budgeted in the General Fund, Crime Control District and CRDC.

Recommendation:

Pending approval of the Coppell City Council on Tuesday November 10, 2015 the City Manager's Office recommends approval of the Agreement between the City of Coppell (Owner) and EMJ Corporation (Construction Manager) and authorizing the City Manager to sign.