



MEMORANDUM

To: Mayor and City Council

From: Brad Reid, Director of Parks and Recreation

Date: February 12, 2019

Reference: Consider approval of an Agreement between the City of Coppell (Owner) and W.B. Kibler Construction (Construction Manager) for the construction of Rolling Oaks Memorial Center Phase II Expansion including Preconstruction Services for \$10,000; as provided for in the bond proceeds; and authorizing the City Manager to sign and execute any necessary documents.

2030: Sustainable City Government Strategy: Excellent and Well-Maintained City Infrastructure and Facilities.

General Information:

- The request for proposals for Construction Management Services advertised in November 2018.
- Three firms submitted proposals: W.B. Kibler Construction, Key Construction and MDI General Contractors.
- Evaluations and grading were conducted on Dec. 13th and 14th, 2018.
- W.B. Kibler Construction is recommended as Construction Manager at Risk for Rolling Oaks Memorial Center Phase II Expansion.
- The same selection process and Agreement were most recently used for The Coppell Arts Center and Fire Station #4.
- The Contract will be amended by a later Council Action Item to reflect the Guaranteed Maximum Price once it is finalized in Summer of 2019.

Introduction:

In November, a Request for Proposals was advertised for the eventual selection of a Construction Manager at Risk for the Rolling Oaks Memorial Center Phase II Expansion. Evaluations were held on December 13th and 14th with three firms competing for the assignment. Based on the evaluation, W.B. Kibler Construction is recommended by staff for proposed approval by the City Council. The terms for the contract include Preconstruction Services, Construction Phase, and the Not-To-Exceed General Conditions Costs, based on an estimated construction cost of \$5.5 million. This Action Item, the master Agreement with W.B. Kibler Construction is the next step in the process for them to serve as the Construction Manager at Risk for the Rolling Oaks Memorial Center Phase II Expansion. Once a Guaranteed Maximum Price is secured, the Council will then be asked to consider an amendment to this agreement to authorize the construction of the Rolling Oaks Memorial Center Phase II Expansion.

Analysis:

The agreement puts into place the General Conditions for W.B. Kibler Construction to engage in the Rolling Oaks Memorial Center Phase II Expansion construction project. Included in this master agreement is the pricing for W.B. Kibler to provide cost analysis and value engineering throughout the design process. General Conditions are also included within the contract, which will be implemented when the Guaranteed Maximum Price (GMP) for the construction portion of the project is established. The GMP will be presented to Council as an Amendment to this contract at a later date.

Legal Review:

The attached agreement was reviewed by Coppel's Legal Counsel.

Fiscal Impact:

The fiscal impact of this Agenda item is \$10,000.

Recommendation:

The Parks and Recreation Department recommends approval of this item.