



CITY COUNCIL MEMORANDUM

FROM: The Office of the City Manager **DATE:** February 13, 2017
SUBJECT: Approve agreement with Dean Electric Inc. dba Dean Construction for Construction Manager at Risk Services for the design and construction of the Northfield Park Renovation in the anticipated amount up to \$3,850,000.00.
PRESENTER: Bill Thornton, Assistant Director of Park and Recreation

SUMMARY:

This item is to award a contract for construction manager at risk services for the design and construction of the renovation of Northfield Park.

GENERAL DESCRIPTION:

The Capital Improvement Program includes funding for the design and construction of the renovation of Northfield Park. The project includes: renovation/construction of three (3) softball fields, concrete parking, roadway construction, hike and bike trails, sports field lighting, picnic pavilion, playground structure, tennis courts, basketball court, sand volleyball court, concession/restroom building, earthwork, utilities, turf establishment and irrigation.

While our consultant, Dunkin Simms Stoffels, has been progressing on the design development phase of the project, selection of the Construction Manager at Risk (CMAR) began with a Request for Qualifications from firms interested in providing CMAR services for the design and construction of the project.

Submittals in response to the Request for Qualifications were received on December 15, 2016 from the following firms:

- C. Green Scaping, LP
- Dean Construction
- Lyness Construction
- WB Kibler Construction

A selection committee was appointed to evaluate the submittals received. Those serving on the committee included Paulette Hartman, Assistant City Manager; Clayton Husband, Principal Planner; Bill Thornton, Assistant Director of Parks and Recreation; Marrk Callier, Management Assistant; Joe Pack, Senior Park Planner; Michael Wilson, Park Planner; and Scott Kendall, Purchasing Manager.



The committee met on January 13, 2017 after reviewing all submitted RFQ documents and considered the qualifications of each firm, their experience and references, similar project experience and financial information. After thorough discussion, the committee selected Dean Construction.

The CMAR contract services and fees are presented in two parts. Part one includes pre-construction services, which will be performed at no cost to the city.

Part two establishes the basis for fees associated with construction services. When subcontractor bids are received, the CMAR contract will be **amended** to reflect a Guaranteed Maximum Price.

The Guaranteed Maximum Price will be the sum of 1) the contractor's fee for providing construction services, plus 2) cost for field and office staff and costs identified for overhead and general conditions.

While the final construction amount has yet to be determined, the proposed contract establishes the following fees for CMAR services with an anticipated total contract amount up to \$3,850,000.00:

Description	CMAR Fees
Pre-Construction Services	\$0
Field and Office/General Conditions	6.60% of cost of work
Construction Services Fee	3.25% of cost of work

Dean Construction is a DFW based construction firm with over 26 years of experience specializing in parks and recreation facilities with extensive municipal experience. Dean Construction's portfolio of relevant recent experience includes Midlothian Community Park, McClendon Park West in Mansfield, Vanston Park in Mesquite, Barlett Park Soccer Complex in Burleson, Roanoke Skate Park and Bicentennial Park in Southlake.

RECOMMENDATION:

Authorize city manager to execute an agreement with Dean Electric Inc. dba Dean Construction for Construction Manager at Risk Services for the design and construction of the Northfield Park Renovation