



Wylie City Council

AGENDA REPORT

Department: Purchasing **Account Code:** 133-5643-56040/461-5461-58910
Prepared By: Glenna Hayes

Subject

Consider, and act upon, the award of RFP #W2020-74-B for Construction Manager At Risk – Guaranteed Maximum Price Construction Agreement to Pogue Construction LLC, for the City of Wylie Fire Station No. 4 in the amount of \$7,074,843.00 and authorizing the City Manager to execute any and all necessary documents.

Recommendation

A motion to award RFP #W2020-74-B for Construction Manager At Risk – Guaranteed Maximum Price Construction Agreement to Pogue Construction LLC, for the City of Wylie Fire Station No. 4 in the amount of \$7,074,843.00 and authorizing the City Manager to execute any and all necessary documents.

Discussion

Contracting and delivery procedures for construction projects are governed by Section 2269 of the Government Code. Staff reviewed the various methodologies within this code and determined that the Construction Manager At Risk (CMAR) methodology as outlined in Subchapter F to be the most advantageous to the City for the construction of the City of Wylie Fire Station No. 4. CMAR is a delivery method by which the City contracts separately with a construction manager to serve as the general contractor. The CMAR provides pre-construction services to the architects and City during the design phase; consulting on construction methodologies and product selections. Once the construction plans and materials are finalized and the Guaranteed Maximum Price (GMP) is agreed upon, the CMAR will enter into a second contract (Phase 2) for the construction phase and assume all responsibility for completing the project on time and within budget.

The City issued a sealed One-Step Request for Proposals (RFP) #W2020-74-B for a CMAR for the Construction of Wylie Fire Station No. 4. The City received fifteen (15) proposals in which firms submitted their qualifications, work history, staff resumes, and project fees. The evaluation team completed an initial review (independent of pricing) of all fifteen (15) firms and finalized their technical scores, and firms scoring a minimum technical score (3.0 meets the requirements; adjusted by the weighted percentages) moved forward in the evaluation process. Price scores were added, and the final rankings determined. Based on the reviews, the Evaluation Team awarded an initial Pre-Construction Design Services agreement to Pogue Construction LLC in the amount of \$30,000.00. With the finalization of the design and material selections, Pogue Construction completed a construction bid, and reviewed the submissions for vendor qualifications and pricing with the selected Architect (BRW) and City staff. The construction total of \$7,074,843.00 is comprised of \$6,494,285.00 for construction (including a 5% Owner and a 2% Construction contingency fee), and the Construction Manager fixed costs (project management, bonds/insurance, construction utilities and office expenses) of \$580,558.00.

Based on the reviews, Staff recommends the award of the Guaranteed Maximum Price Construction Agreement to Pogue Construction LLC in the amount of \$7,074,843.00.

<u>Account Code</u>	<u>Budget</u>	<u>Expense</u>
133-5643-56040	\$ 600,000.00	\$ 580,558.00
461-5461-58910	\$6,500,000.00	\$6,494,285.00