

Item H-2

Keller Senior Activity Center Project

Byrne Construction-Manager-at-Risk Agreement

Item H-2 Brief History

- **September 2015** - Seniors requested, via petition, an improved and larger Senior Activities Center
- **February 2017** – City Council authorized Needs Study with Brinkley Sargent Wiginton (BSW)
- **June – August 2017** – Meetings held with seniors, public, staff, and Parks and Recreation Advisory Board
- **Sept. 2017 – March 2018** – Reviewed findings with City Council and discussed next steps
- **March 2018** – City Council toured three comparable senior centers
- **June – July 2018** – Meetings held with City Council to discuss design options, size and budget
- **August 2018** – City Council called a bond election in an amount not to exceed \$8 million, without an associated tax rate increase, for a new Senior Activities Center at Johnson Road Park
- **September 2018** – City Council approved the FY2018/19 Budget, which included \$1.6 million in cash from the General Fund as seed money, bringing the total budget to \$9.6 million
- **February 19, 2019** – City Council authorized Brinkley Sargent Wiginton as the Architect of Record and directed staff to pursue a construction manager at risk

TARRANT COUNTY, TEXAS

SUMMARY

PRECINCTS REPORTING

VOTER TURNOUT

FILTERS

Reports



Registered Voters: 1,134,484

Ballots Cast: 632,587

Voter Turnout: 55.76%



OFFICIAL RESULTS

[CLICK HERE FOR CUMULATIVE REPORT PDF FILE](#)[CLICK HERE FOR PRECINCT REPORT PDF FILE](#)[Customize My Search \(1 of 107\)](#)

CITY OF KELLER PROPOSITION A (VOTE FOR 1)

16 of 16 Precincts Reporting

[Detail](#)[Map](#)

Choice

Votes

Percent

For

12,288

67.84%

Against

5,825

32.16%

Total

18,113

Item H-2 Construction Manager At Risk (CMAR)

- State purchasing laws allow a government entity to pursue a qualified construction management company to manage costs during design and migrate into the contractor role
- The two-part process requires selection to be based upon point scores across several disciplines (as opposed to fee). Once selected based upon point score, a separate sealed envelope is opened containing a fee proposal.
- Staff advertised a Request for Qualifications and eight companies responded. Byrne Construction Services was unanimously selected by the five-member staff evaluation team

Item H-2 Byrne Construction Services

- BCS has built numerous municipal facilities in the DFW Metroplex, including The Keller Pointe, Plano Senior Center Expansion, the Link Event Center of Richland Hills and the East Arlington Recreation Center and Library
- If this contract is approved, BCS will become deeply involved in managing the construction cost through design/cost tradeoffs commonly known as value engineering
- BCS's job is to establish and cost-manage a Guaranteed Maximum Price that meets or beats their assigned budget



The Keller Pointe - 90,000 sf

The Link at Richland Hills – 26,400 sf



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East Arlington Recreation Center & Library – 47,249 sf



Plano Senior Center – 35,000 sf



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Thrive Recreation Center at Lewisville – 87,948 sf

NRH Centre – 84,963 sf



Item H-2 Budget Recap & Fees

- The original Senior Activities Center estimate (with staff assuming that cost savings would bring it below the established cap), was \$9,671,267
 - That estimate has already been reduced by \$99,300 — down to \$9,571,967 — following negotiations with the architect
 - Options to realign space, reducing the building square footage by ~1,000 sq. ft., should also result in additional savings
- Of the current project estimate, the components BCS is responsible for will be approximately \$8,520,440 (assigned budget)
- BCS' ***design management fee*** was proposed at 3.15% of the assigned budget, plus \$25,000 for preconstruction services: $\$268,394 + \$25,000 = \textbf{\$293,394 total}$
- BCS' ***construction fee*** will be negotiated as part of the Guaranteed Maximum Price, which will come to City Council for separate approval around the end of the year

Item H-2 Contract Details

- The contract also includes a cost-reduction incentive that stipulates any amount saved below the assigned budget shall be split between the City and BCS. Note: This does *not* include the savings already established through architect negotiations or the ~1,000 square-foot reduction of space.
 - 75% to the City of Keller
 - 25% to BCS
- Once the Guaranteed Maximum Price is established and approved by City Council, any further savings would be shared via the same formula
- Any amounts above the GMP at the conclusion of the project are the responsibility of BCS

Item H-2 Project Summary

- *Facility Size:* Approximately 22,000 square feet
- *Amenities:* Large Multi-Purpose Room, Dining/Gaming Area with Warming Kitchen, Fitness Area, Arts and Crafts Space, Quiet Room, “Active” Multi-Purpose Area, Administrative Offices, Bathroom Facilities and Circulation Areas
- *Project Budget:*

Design & Professional Services Not to Exceed	\$832,527 (BSW)
City Budgeted Items (Technology, FF&E, etc.)	\$219,000 (City)
Construction Budget Not-to-Exceed	<u>\$8,520,440 (Byrne)</u>
Total Est. Project Budget	\$9,571,967*

*Does not include savings achieved through square-footage reduction, which are still being established.



1 CONCEPT - PROPOSED SD SITE PLAN
 SCAL 1/40" = 1'-0" (AT 24"X36" SHEET)

KELLER SENIOR CENTER STUDY

BSW: 21705.01 Date: 12/22/2017

SD101 - SITE PLAN

BRINKLEY SARGENT WIGINTON ARCHITECTS

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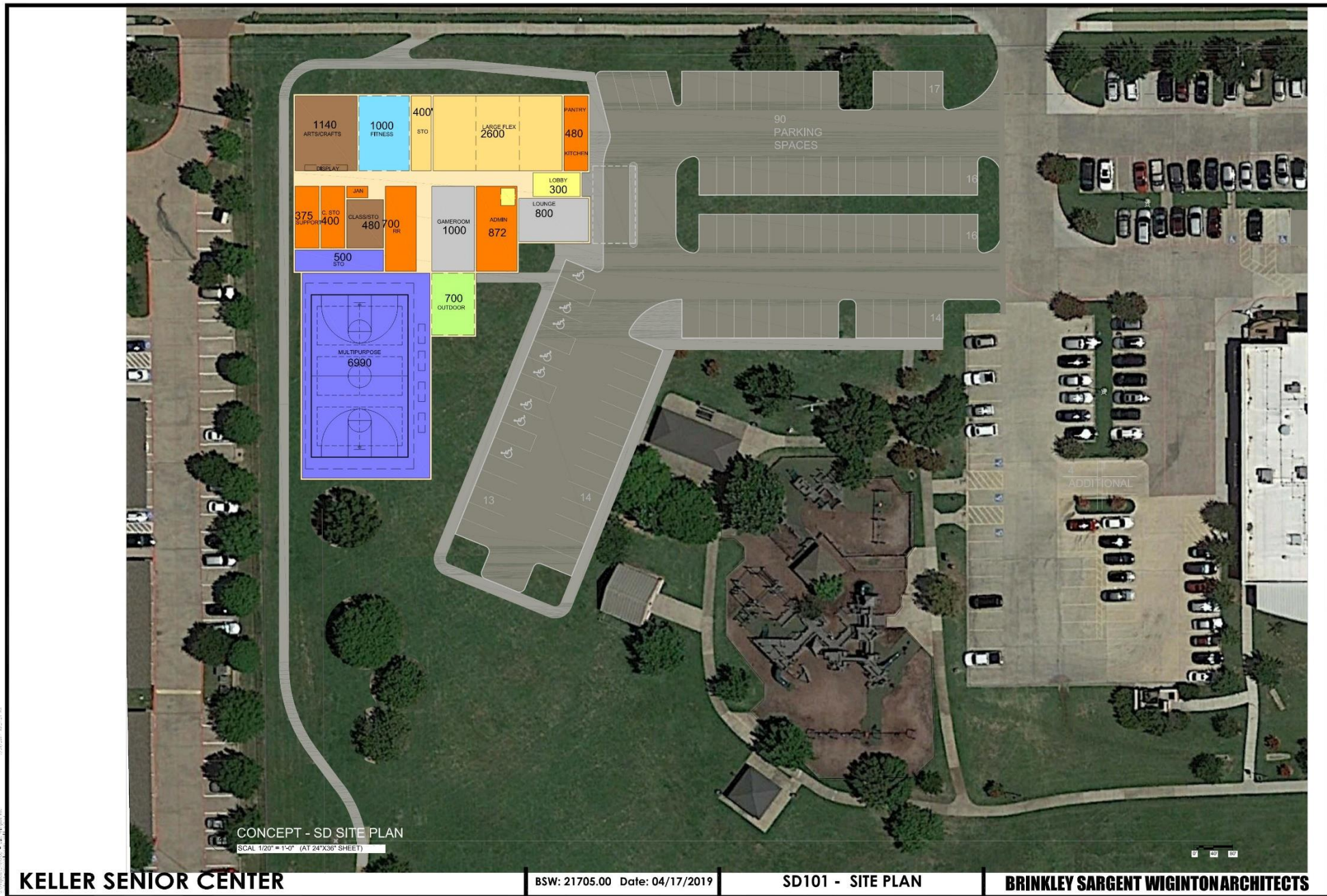
KELLER SENIOR CENTER

BSW: 21705.00 Date: 04/03/2019

SD101 - SITE PLAN

BRINKLEY SARGENT WIGINTON ARCHITECTS

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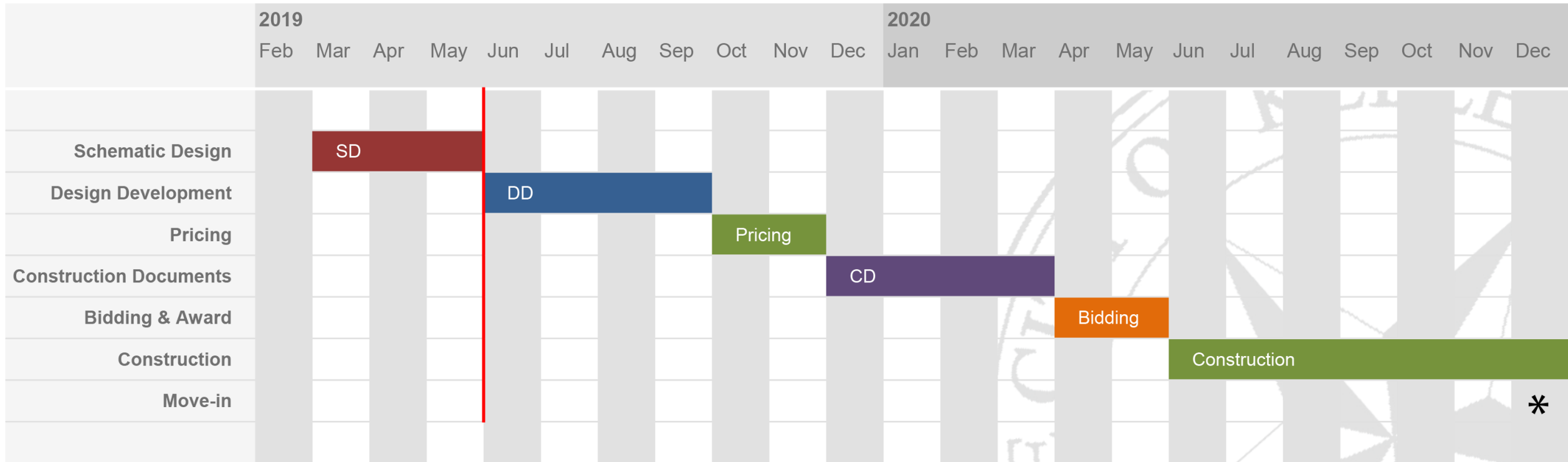


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Keller Senior Activities Center

Project Schedule

May 2019



*Move-in: June 2021

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Item H-2 City Council Action

- Approve Byrne Construction Services (BCS) of Ft. Worth, Texas as the Construction Manager at Risk (CMAR) to manage the design cost and construction of a new Senior Activities Center.
- Approve Contract with Modifications
- Table Item
- Deny





Questions?

Gary Davis, 817-743-4057 or
Cody Maberry, 817-743-4002