



Legislation Details (With Text)

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On agenda: 11/21/2017 **Final action:**

Title: Consider a resolution approving a Construction Manager At Risk (CMAR) Services Agreement for preconstruction and procurement services with Felix Construction Company, Inc., of Carrollton, Texas, for the Alta Vista Pump Station Project (Project No. 601201), and establishing the CMAR fee, and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller.

Attachments: 1. 112117 AVPS CMAR Proposed Resolution

Date	Ver.	Action By	Action	Result
11/21/2017	1	City Council		

To: Mark R. Hafner, City Manager

From: Alonzo Liñán, P.E., Director of Public Works

Subject:

Consider a resolution approving a Construction Manager At Risk (CMAR) Services Agreement for preconstruction and procurement services with Felix Construction Company, Inc., of Carrollton, Texas, for the Alta Vista Pump Station Project (Project No. 601201), and establishing the CMAR fee, and authorizing the City Manager to execute all contract documents relating thereto on behalf of the City of Keller.

Action Requested:

Consider a resolution approving a Construction Manager At Risk (CMAR) Services Agreement for preconstruction and procurement services and establishes the CMAR fee with Felix Construction Company, Inc. for the Alta Vista Pump Station Project (Project No. 601201).

Background:

On June 6, 2017, City Council approved Resolution No. 3884 determining the Construction Manager-At-Risk (CMAR) Method as the best value for the Alta Vista Pump Station. On July 18, 2017, Council approved Resolution No. 3901 delegating authority to implement the Construction Manager At Risk method for the Alta Vista Pump Station as allowed under Texas Government Code Chapter 2269, Subchapter F. This delegation authorized the City Manager to implement the CMAR Method for the Alta Vista Pump Station without further action of the City Council except for approval of CMAR services agreements.

Following a two-step process, four statements of qualifications (SOQs) were received on August 23, 2017 from Archer Western Construction, Inc., Felix Construction Company, Kiewit Infrastructure South Company and Pepper Lawson Waterworks. The SOQs were evaluated and ranked in relation to the criteria set forth in the request for SOQs. Only the two highest qualified respondents were invited to submit technical/cost proposals which were received on October 16, 2017 from Archer Western Construction, Inc. and Felix Construction Company. As part of the proposal process, each

firm was interviewed on October 25, 2017. The technical/cost proposals and interviews were evaluated and ranked in relation to the criteria set forth in the Request for Proposals. Felix Construction Company's proposal and interview resulted in the best value.

Approval of this item is for a CMAR Services Agreement with Felix Construction Company, Inc. in the amount of \$57,400 for preconstruction services and \$37,600 for procurement services for a total amount of \$95,000 and establishes the CMAR construction management fee at 7.5% of the cost of the work. This Agreement will be amended in the future to include the CMAR fee and construction costs for the project once negotiated.

Budget Impact:

The cost of the proposed CMAR Services Agreement for preconstruction and procurement services is \$95,000.00. The current project budget is \$2,408,505.

Financial Considerations:

Bonding Capacity has been verified and the project is included in the Water System Capital Improvement Project fund. Funding for the project is provided by the 2017 Certificates of Obligations and water impact fees.

Citizen Input/Board Review:

Not applicable.

Legal Review:

The proposed agreement was reviewed by the City Attorney.

Alternatives:

City Council has the following alternatives:

- Approve as submitted
- Approve with changes
- Denial

Council Action:

Approve the proposed agreement as presented.