



City of Keller

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Legislation Text

File #: 18-279, **Version:** 1

To: Mark R. Hafner, City Manager

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

Subject:

Consider a resolution approving Amendment No. 6 to the Construction Management At Risk Services Agreement with Felix Construction Company, of Carrollton, Texas, for the Alta Vista Pump Station Project to set the Guaranteed Maximum Price for construction; and authorizing the City Manager to execute all documents related thereto on behalf of the City of Keller, Texas.

Action

Requested:

Consider a resolution approving Amendment No. 6 to the Construction Management At Risk Services Agreement for the Alta Vista Pump Station Project with Felix Construction Company to set the Guaranteed Maximum Price for construction and authorizing the City Manager to execute all documents related thereto on behalf of the City of Keller, Texas.

Background:

As recommended in the 2006 Water Distribution Master Plan Update and as a result of a 2016 condition assessment, on June 6, 2017, City Council approved Resolution No. 3884 determining the Construction Manager At Risk (CMAR) Method as the best value to replace and increase the capacity of the 40 year old Alta Vista Pump Station (Project). On July 18, 2017, City Council approved Resolution No. 3901 delegating authority to the City Manager to implement the CMAR Method, without further action of the City Council, except for approval of the Guaranteed Maximum Price (GMP) for construction. On November 21, 2017, City Council approved Resolution No. 3956 authorizing a CMAR Services Agreement with Felix Construction Company.

Since approval of the CMAR Services Agreement, design of the Project has been completed and the following Amendments to the CMAR Services Agreement have been executed as authorized by Resolution No. 3901:

- May 31, 2018 - Amendment No. 1: Revised Article 9, GMP, Section 9.02 to allow bidding of the entire project before submitting the GMP.
- June 11, 2018 - Amendment No. 2: Early Work Package No. 1, for the procurement of a long lead 20-inch electromagnetic flow meter.
- July 31, 2018 - Amendment No. 3: Early Work Package No. 2, for the procurement of long lead pumps and motors.

- July 31, 2018 - Amendment No. 4: Early Work Package No. 3, for the procurement of a long lead standby generator (for the Alta Vista Pump Station).

- September 24, 2018 - Amendment No. 5: Early Work Package No. 4, for the procurement of a long lead standby generator for the Katy Road Pump Station which will make-up the delivery of water during construction of the Project.

Felix Construction Company advertised four competitive sealed proposal packages in accordance with the requirements of the Texas Government Code Chapter 2269, subchapter D. Each package represented a component of work necessary to construct the Project, including: Demolition and Civil Work, Building Work, Mechanical Work and Electrical Work. The proposals providing the best value for each package and Early Work Package Nos. 1 through 4, itemized above, were used to set the GMP for construction of the Project by the Felix Construction Company. The GMP was reviewed and negotiated by staff with the support of the engineer of record.

Approval of Amendment No. 6 to the CMAR Services Agreement with Felix Construction Company will set the GMP for construction in the amount of \$6,474,950 and authorizes Felix Construction Company to construct the Project. Construction will begin immediately and be substantially complete by July 2019.

Financial Impact:

The project is included in the Water/Wastewater System Capital Improvement Program Fund with funding provided by the Water Impact Fees Fund and the 2017 Certificates of Obligations.

Citizen Input/Board Review:

Not applicable.

Legal Review:

The City Attorney has reviewed and approved the proposed resolution.

Alternatives:

City Council has the following alternatives:

- Approve as submitted
- Approve with changes
- Denial

Council Action:

Staff recommends approval of the proposed resolution as presented.