



# City of Keller

Keller Town Hall  
1100 Bear Creek Parkway  
Keller, TX 76248  
817-743-4000  
www.cityofkeller.com

## Legislation Text

---

**File #:** 20-518, **Version:** 1

---

**To:** Mark R. Hafner, City Manager

**From:** Cody Maberry, Director of Community Services

**Subject:**

Consider a resolution approving Amendment No. 1 to the Construction Management at Risk (CMAR) Services Agreement with Byrne Construction Services of Fort Worth, Texas, to establish the Guaranteed Maximum Price (GMP) for construction of the Keller Senior Activities Center; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

**Action Requested:**

Consider a resolution approving Amendment No. 1 to the CMAR Services Agreement to establish the GMP for construction of the Keller Senior Activities Center in the amount of \$7,809,956; and authorizing the City Manager to execute all documents relating thereto on behalf of the City of Keller, Texas.

**Background:**

In September of 2015, the City Council received a petition by members of the Keller Senior Activities Center requesting a new and larger senior center. City Council authorized a needs study in February 2017 with Brinkley Sargent Wiginton Architects.

Between February 2017 and July 2018, numerous public input meetings were held, tours were taken of comparable senior centers in the metroplex, and multiple meetings were conducted to discuss design options, size and budget for the proposed facility. It was determined that an approximately 23,000 square foot facility would be needed to meet the current and future needs of the seniors in Keller, with amenities for programming to include various multi-purpose rooms, an arts and crafts room, a formal classroom, a kitchen, a lounge area, a billiards and gaming room, a fitness center and a full size gym.

In August 2018, City Council called for a bond election in an amount not to exceed \$8 million, without an associated tax rate increase, for a new Keller Senior Activities Center at Johnson Road Park. In September 2018, City Council approved the Fiscal Year 2018/19 Budget, which included \$1.6 million in cash from the General Fund as seed money, bringing the total project budget to \$9.6 million.

In November 2018, the Bond Election passed with 67.84% approval. In January 2019, City Council authorized a design contract with Brinkley Sargent Wiginton Architects. During the design phase, the size of the facility was reduced to 21,210 square feet without sacrificing any programming space.

On June 18, 2019, City Council approved Resolution No. 4130 authorizing a CMAR Services Agreement with Byrne Construction Services to manage the design cost and construction of the Keller Senior Activities Center.

Byrne Construction Services advertised a competitive proposal package in accordance with the requirements of the Texas Government Code Chapter 2269, subchapter F. Each package represented a component of work necessary to construct the Project, including: Civil Work, Site Work, Building Work, Mechanical Work and Electrical Work. The proposals providing the best value for each package were used to set the GMP for construction of the new Keller Senior Activities Center by Byrne Construction Services. The GMP was reviewed and negotiated by staff with the support of the architect of record.

Approval of Amendment No. 1 to the CMAR Services Agreement with Byrne Construction Services will set the GMP for construction in the amount of \$7,809,956 and authorizes Byrne Construction Services to construct the new Keller Senior Activities Center. Construction will begin in January 2021 and be substantially complete by February 2022.

**Financial Impact:**

Funding is included in the Fiscal Year 2020-21 Facility Improvement Fund, with funding provided by the Fiscal Year 2018-19 General Fund Budget and 2020 General Obligation Bond Funds.

**Citizen Input/Board Review:**

Multiple public meetings, workshops and presentations on the project have been held since October 2015.

**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