



Legislation Text

File #: Res. 2019-98R, **Version:** 1

AGENDA CAPTION:

Consider approval of Resolution 2019-98R, awarding a Design-Build Construction Agreement to JE Dunn-PGAL, Inc (JE Dunn Construction) in the amount of \$786,300.00 for pre-construction phase services for expansion and renovation of the San Marcos Public Library; authorizing the City Manager to execute the agreement on behalf of the City; and declaring an effective date.

Meeting date: June 4, 2019

Department: San Marcos Public Library - Diane Insley, Director (by Lynda Williams, Purchasing Manager)

Amount & Source of Funding

Funds Required: \$786,300

Account Number: G106.general.design

Funds Available: \$786,300

Account Name: 2017 GO Bond-Library Expansion-Design

Fiscal Note:

Prior Council Action: February 2, 2017 (First Reading) and February 15, 2017 (Second Reading): Approved Ordinance 2017-06 calling a Bond Election for Public Safety Facilities in the aggregate amount of \$17,450,000 and Library Improvements in the aggregate amount of \$14,750,000. August 21, 2018: Approval of Design Build procurement and delivery method for Library Expansion and Renovation.

City Council Strategic Initiative: [Please select from the dropdown menu below]

Choose an item.

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

☐ Economic Development - Choose an item.

☐ Environment & Resource Protection - Choose an item.

☐ Land Use - Choose an item.

☐ Neighborhoods & Housing - Choose an item.

- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Not Applicable

Master Plan: *[Please select the corresponding Master Plan from the dropdown menu below (if applicable)]*

Choose an item.

Background Information:

The proposed design build agreement for the Expansion and Renovation of the San Marcos Public Library is the third contract award of the 2017 Bond initiatives presented for City Council approval. The Expansion and Renovation of the Public Library will allow more citizens to benefit from the programs and services offered by the Library.

Under the guidance of the City's Bond Program Manager, Jacobs Project Management Company (Jacobs), the City issued a Request for Qualifications (RFQ) for the selection of a qualified Design Build firm to design and construct the expansion and renovation of the San Marcos Public Library. Six (6) Statements of Qualifications (SOQs) were received and evaluated by an evaluation committee of City staff and Jacobs. Resulting from the evaluations, three firms were shortlisted based on their scores and ranking. The three firms, Flintco, LLC - Lawrence Group; JE Dunn - PGAL, Inc.; and Turner - Page, were invited to respond to Step 2 of the solicitation/evaluation process. In Step 2, the firms provided detailed responses which addressed their recommended plan for the execution of the project including proposed design concepts, a design and construction schedule, quality assurance and quality control plans, budget and costing methodologies, and lastly, JE Dunn Construction and Flintco, LLC were interviewed, with Turner Construction declining to interview and withdrawing their submission. The Evaluation Committees' final scores resulted in the top-ranked firm, JE Dunn Construction, Austin, Texas. Following, contract negotiations lead by Jacobs, the Evaluation Committee recommends award of a Design Build Agreement to JE Dunn Construction (JE Dunn) in the amount of \$786,300.00 for Preconstruction Phase Services to include design development, constructability reviews, cost estimating/budgeting, and the development of construction trade packages leading up to the construction phase.

The Design Builder, JE Dunn has committed to providing the City with a Guaranteed Maximum Price (GMP) proposal for review and negotiation within 90 days of Notice to Proceed. A GMP is the total cost of work comprised of design, design builder fee, construction contingency, and general conditions costs. A negotiated GMP will be presented to City Council for approval at which time the City will execute an amendment to the

Design Build Agreement and construction phase services will begin.

It is anticipated that the completion of the Library Expansion and Renovation will be Spring 2021.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends award of a Design Build Agreement to JE Dunn Construction in the amount of \$786,300 for Preconstruction Phase Services.