

MEMORANDUM

TO: Donna Barron, City Manager

FROM: Stacie Anaya, Director of Parks and Recreation
Hilary Boen, Recreation Manager

DATE: August 24, 2018

SUBJECT: **Approval of a Professional Services Agreement with Ramel Company, LLC, Fort Worth, Texas, for Providing Construction Management Services for the Multigenerational Recreation Center, Thrive, in the Amount of \$256,000; and Authorization for the City Manager to Execute the Agreement.**

BACKGROUND

In November 2015 the residents of Lewisville approved a bond package to build a multigenerational recreation center with an indoor aquatic center, recently named Thrive. Since August 2016, the City worked with the architectural firm Barker Rinker Seacat (BRS) to design Thrive. During this time, the City hosted three public input meetings, along with several additional opportunities for the public to comment on desires for the new Center. Representatives from the 2025 Committee, Parks & Recreation Advisory Board and all City departments have been involved with the design. The City contracted with Byrne Construction to provide pre-construction services beginning April 2017, utilizing the Construction Manager At-Risk (CMAR) process to execute this project. This process provides an opportunity to work closely with a construction company and estimators to keep the budget and overall goals of the project aligned. July 2, 2018 the City Council approved the guaranteed maximum price submitted by Byrne Construction.

Due to the complexity of this project, it is essential to have an advocate regularly onsite to review the project progress and ensure the expectations of the City are met. The determination was made to hire an experienced firm to work alongside City staff and serve as the City's representative.

ANALYSIS

A total of sixty-eight (68) requests for qualifications were downloaded from Bidsync.com. Four (4) statements of qualifications were received and opened March 15, 2018. The statements of qualifications were evaluated using a matrix of 40 points for the firm's qualifications and experience; 30 points for indoor pool experience of proposed staff; 10 points for references; 10 points for evaluation of typical work plan; and 10 points for interview. Ramel Company, LLC was selected based on receiving the highest evaluation score.

During the next 20 months, Ramel will be responsible for observing onsite work performance to ensure conformity with the construction documents, coordinate franchise utilities, review and comment on monthly pay applications, notify City staff of any issues/incidents that may negatively

impact the project, coordinate the punch out list with Byrne and the City, and collect all end of project documents (i.e. manuals, warranties, etc.).

Funding is available in the Thrive capital project.

RECOMMENDATION

That the City Council approve the agreement as set forth in the caption above; and authorize the City Manager to execute the agreement.