

maximum bonus is capped at \$30,000 (30 days).

FINANCIAL IMPLICATIONS:

Construction services for this project have been selected through competitive sealed proposals in accordance with Chapter 2267 of the Texas Local Government Code. The City evaluated and ranked each proposed contractor based on the following selection criteria: 60% proposed price; 35% contractor qualifications; and 5% proposed construction time. The City then selected the contractor that offered the best value as determined by the selection criteria and ranking evaluation.

Five proposals were received on October 13, 2015, and ranged from \$419,941.00 to \$497,083.00 for construction of the parking lot with total construction periods ranging 50 to 60 days. In evaluation of both proposal amounts, the firm of Turner Construction Company submitted the lowest total bid of \$419,941 with a construction time of 60 calendar days.

In addition to monetary and time considerations, State Law further requires evaluation of all selection criteria, including contractor qualifications. In review of the five respondents, it was the unanimous consensus of Staff and the design architect that Turner Construction Company possesses adequate experience to successfully deliver a quality construction product. References comprised of previous and current facility owners, design professionals, suppliers and credit references were all positive. Furthermore, Turner Construction Company was recently approved for the construction manager-at-risk (CMAR) contract for the main headquarters facility. Therefore, while Turner offered the lowest price and exhibited high qualifications, a clear additional advantage exists by allowing the firm to control the schedule for all work associated with the total police facility development. Upon incorporation of all selection criteria based on price, time and qualifications, Turner Construction Company is concluded to be the most qualified contractor for this project and offers the best overall value to the City.

Funding is available for all construction from general obligation/public safety bond funds.

IMPACT ON COMMUNITY SUSTAINABILITY:

This project will contribute to community sustainability by providing adequate short-term police facilities during construction of the headquarters building and provide the long-term benefit of overflow parking for the entire Carrollton Municipal Complex.

STAFF RECOMMENDATION/ACTION DESIRED:

Staff recommends authorizing the City Manager to approve a construction contract agreement with Turner Construction Company for the construction of a new Police Overflow Parking Lot in an amount not to exceed \$449,941 (\$419,941.00 base bid and \$30,000 maximum potential bonus).