



MEMORANDUM

To: Mayor and City Council

From: Kevin Richardson - Fire Chief

Date: November 13, 2018

Reference: Consider approval of an Agreement between the City of Coppell (Owner) and Byrne Construction Services (Construction Manager) for the construction of Fire Station #4 and Resource Center including Preconstruction Services for \$25,000 and authorizing the City Manager to sign any necessary documents.

General Information:

- The request for proposals for Construction Management Services were advertised October 19th and 26th, 2018.
- Eight firms submitted proposals: Byrne, CORE, EMJ, Key Construction, MDI, Sedalco, Speed Fab-Crete and Steele-Freeman.
- Evaluations and grading were conducted on Nov. 5th and 6th, 2018.
- Byrne Construction Services is recommended as Construction Manager at Risk for Fire Station #4 and Resource Center.
- The same selection process and Agreement was most recently used for The Coppell Arts Center.
- The Contract will be amended by a later Council Action Item to reflect the Guaranteed Maximum Price once it is finalized in Spring of 2019.

Introduction

In October, a Request for Proposals was advertised for the eventual selection of a Construction Manager for Fire Station #4 and Resource Center. Evaluations were held in November 5th and 6th with eight firms competing for the assignment. Based on the evaluation Byrne Construction Services was recommended by staff for eventual approval by the City Council. The terms for the contract include Preconstruction Services, Construction Phase, and the Not-To-Exceed General Conditions Costs, based on an estimated construction cost of \$7.4 million. This Action Item, the master Agreement with Byrne Construction Services is the next step in the process for them to serve as the Construction Manager for Fire Station #4 and Resource Center. Once a Guaranteed Maximum Price is secured, the Council will then consider an amendment to this agreement to authorize the construction of Fire Station #4 and Resource Center.

Analysis:

The agreement puts into place the General Conditions for Byrne Construction Services to engage in the Fire Station #4 and Resource Center construction project. Included in this master agreement is the pricing for Byrne to provide cost analysis and value engineering throughout the design process. General Conditions are also included within the contract, which will be implemented when the Guaranteed Maximum Price (GMP) for the construction portion of the project is established. The GMP will be and presented to Council as an Amendment to this contract at a later date.

Legal Review:

The attached agreement was reviewed by Coppell's Legal Counsel.

Fiscal Impact:

The services included for the agreement with Byrne Construction Services including preconstruction services for Fire Station #4 and Resource Center total \$25,000.

Recommendation:

The Fire Department recommends approval of the agreement with Byrne Construction Services (Construction Manager) including Preconstruction Services in the amount of \$25,000.