



MEMORANDUM

To: Mayor and City Council

From: Ken Griffin, P.E., Director of Engineering and Public Works

Date: April 11, 2017

Reference: Phase II Service Center Expansion Project

2030: Sustainable City Government, Goal 3
Excellent and Well-maintained City Infrastructure and Facilities

General Information:

- Phase I is complete.
- Phase II will be a continuation of the work constructed in Phase I.
- Phase I focused primarily on paving and foundations, while Phase II focuses primarily on vertical building structures.
- Phase II is budgeted in FY 16/17 for \$1,919,096.41

Introduction:

This agenda item is being presented for approval of a Texas Multiple Award Schedule (TXMAS) proposal for Phase II of the Service Center Construction with SDB Contracting Services in the amount of \$1,919,096.41 as identified in the Water/Sewer Fund (\$625,000.00), General Fund Designated Fund Balance (\$826,665.00), General Fund CIP (\$404,322.00) and Undesignated Fund Balance (\$63,109.41) and authorizing the City Manager to sign any necessary documents.

Analysis:

Phase II was anticipated to be funded in the 16/17 fiscal year budget. As previously planned, upon approval of the budget from Phase I, negotiations began with SDB for Phase II. We anticipate a seamless transition from Phase I to Phase II.

Phase II is a continuation of Phase I of the Service Center Expansion project. Phase I included: relocation of an existing fence, with an additional gate installed for access on the south side of the existing facility; construction of approximately 40,000 square feet of additional parking; expansion and upgrade of the water system in the back of the parking area; replacement of some aging asphalt pavement; and, construction of a secondary drive that also serves the Life Safety Park.

The foundational elements for Phase II structures were constructed in Phase I. This included the vertical dividers for the bulk material storage structure that will be completed in Phase II.

Phase II of the Service Center Expansion includes a cover for the bulk material storage enclosure, a covered vehicle and equipment storage area, and an enclosed auction storage area. These items will improve our operational efficiency, and prolong the life and value of our assets that currently sit unprotected from the elements.

Although it is still in the planning stages, Phase III (the last phase) of the Service Center Expansion project will include expansion of the existing office building and Fleet facility. We anticipate including the Phase III expansion in the upcoming 5-year planning process.

SDB Contracting Services has successfully completed several projects with the City of Coppell using the TXMAS procurement system. Engineering Department staff and the design engineer have been working with SDB for nearly two years establishing plans, specifications, details, and costs associated with this expansion. Involving the contractor early in the process has allowed us to modify the design based on their value engineering. The site plan and Planned Development were approved at the August 11, 2015 Council Meeting. Phase I was approved in the September 8, 2015 Council Meeting for \$1,244,988.81.

Legal Review:

Agenda item did not require legal review.

Fiscal Impact:

The fiscal impact of this Agenda item is \$1,919,096.41. Funding for this work is identified in various funds as previously mentioned.

Recommendation:

The Engineering Department recommends approval of this TXMAS proposal from SDB Contracting Services.