



# City of Denton

City Hall  
215 E. McKinney Street  
Denton, Texas  
[www.cityofdenton.com](http://www.cityofdenton.com)

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## AGENDA INFORMATION SHEET

**DEPARTMENT:** Procurement  
**ACM:** Christine Taylor  
**DATE:** July 22, 2025

### **SUBJECT**

Consider adoption of an ordinance of the City of Denton, a Texas home-rule municipal corporation, authorizing the City Manager to execute a Construction Manager at Risk contract with Core Construction Services of Texas, Inc., for construction phase services for the Fire Stations 5 & 6 Project for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8559 – awarded to Core Construction Services of Texas, Inc., including the Guaranteed Maximum Price in the not-to-exceed amount of \$23,730,000.00).

### **STRATEGIC ALIGNMENT**

This action supports Key Focus Area: Enhance Infrastructure and Mobility.

### **INFORMATION/BACKGROUND**

Fire Stations 5 & 6 were approved as part of the 2023 Bond Program. The new Fire Station #5 will replace an aging building at the same location while also increasing the capacity of the station to hold the City's swift water rescue team, which was relocated from Fire Station #2. During construction, temporary operations will be set up in the adjacent field, using living quarters obtained through an interlocal agreement (ILA) with Pflugerville and a Sprung Structure to house the apparatus. Fire Station #6 will be built on a new site located off of Hunters Creek Road and FM 2181. The new location will address extended response times and provide better operational efficiency to its service area.

The City utilized a one-step Construction Manager at Risk (CMAR) selection process to award Core Construction Services of Texas, Inc., a CMAR Agreement authorizing them to provide pre-construction services for the total not-to-exceed amount of \$40,000.

The CMAR process incorporates the contractor through the design process to provide items such as cost estimates, constructability reviews, scheduling, value engineering, and a guaranteed maximum price (GMP). During the preconstruction phase, Core Construction provided a cost model followed by competitively bidding the work based on the 90% design documents to arrive at the GMP proposal. Within the GMP deliverables, Core Construction has also provided a construction management plan, quality control plan, and proposed sequencing schedule for the project. These items are a product of the collaboration between the City, CMAR, and a design professional.

The purpose of this contract is to approve the GMP proposal and begin the construction phase services on the two project sites. The project total cost of \$23,730,000 for Fire Station 5 & 6 construction consists of a

lump sum GMP of \$22,600,000 for construction, and an owner's contingency (5%) of \$1,130,000. The owner contingency is for the sole use of the City and will be subject to written authorization by the City's Project Manager.

**PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)**

On August 20, 2024 City Council approved a Construction Manager at Risk contract for the design phase services with Core Construction Services of Texas, Inc. (Ordinance 24-1567).

**RECOMMENDATION**

Award a Construction Manager at Risk contract with Core Construction Services of Texas, Inc., for construction phase services for the Fire Stations 5 & 6 Project for the Capital Projects Department, in a not-to-exceed amount of \$23,730,000.

**PRINCIPAL PLACE OF BUSINESS**

Core Construction Services of Texas, Inc.  
Frisco, TX

**ESTIMATED SCHEDULE OF PROJECT**

This project will be started upon approval, with a final completion date by April 1, 2027.

**FISCAL INFORMATION**

This contract will be funded from a combination of 2023 Bond Program accounts.

Fire Station #5	250134475.1360.40100	\$9,500,000.00
Fire Station #6	100392475.1360.40100	\$8,500,000.00

Requisition #170933 has been entered into the Purchasing software system in the amount of \$18,000,000. The remainder of the funding will come from future year CIP issuances. The total amount of this contract is \$23,730,000.00.

**EXHIBITS**

- Exhibit 1: Agenda Information Sheet
- Exhibit 2: Ordinance and Pre-Construction Contract
- Exhibit 3: Presentation
- Exhibit 4: Ordinance and Construction Contract

Respectfully submitted:  
Lori Hewell, 940-349-7100  
Purchasing Manager

For information concerning this acquisition, contact: Seth Garcia, 940-349-8938.

Legal point of contact: Marcella Lunn at 940-349-8333.