



City of Denton

City Hall
215 E. McKinney Street
Denton, Texas
www.cityofdenton.com

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement

DCM: David Gaines

DATE: June 28, 2022

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 pre-construction services for the construction of Fire Station No. 9 for the Facilities Management Department; providing for the expenditure of funds therefor; and providing an effective date (RFQ 7967 - awarded to CORE Construction Services Of Texas, Inc., in the not-to-exceed amount of \$25,000.00 for pre-construction services).

INFORMATION/BACKGROUND

The Fire Department continues to see an increase in the overall call for service volume, specifically in the northwest portion of the City. Data and response trends allow staff to conservatively predict the workload for future years. Staff ran a response analysis and compared call response times based on National Fire Protection Association Standard 1710, Standard for the Organization and Deployment of Fire Suppression Operations, Emergency Medical Operations, and Special Operations to the Public by Career Fire Departments. A proposed Airport/Fire Station 9, when constructed, will reduce extended response times west of Interstate 35 including Denton Enterprise Airport and the industrial area, as well as assist with the coverage of the western portion of the City. On August 2, 2021, staff requested direction regarding Fire Station 9 from City Council and were directed to proceed as presented.

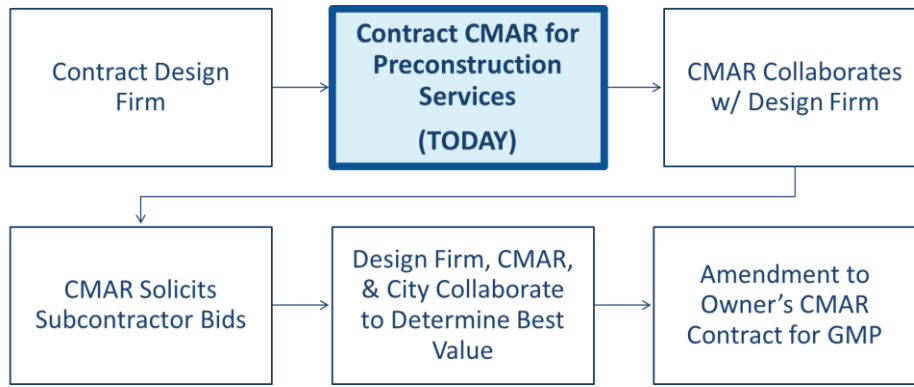
Certificate of Obligation Bonds were issued under the Fiscal Year 2021-2022 Reimbursement Ordinance in the amount of \$750,000 to provide the initial site surveying and design costs. Staff has requested \$13,100,000 in the Fiscal Year 2022-2023 capital budget for construction.

Construction Manager at Risk (CMAR)

The Construction Manager at Risk (CMAR) is a delivery method that entails a commitment by the Construction Manager (CM) to deliver the project within a Guaranteed Maximum Price (GMP) which is based on the construction documents and specifications.

Construction Manager at Risk Advantages:

- More collaborative construction delivery process
- Assists with value engineering cost estimating, and constructability review
- Method assists with the acceleration of the construction schedule
- The design firm & CMAR collaborate to select best value subcontractors
- Provides cost certainty with Guaranteed Maximum Price (GMP)



Project Team

The approval of the Construction Manager at Risk contract will finalize the project team.

- Owner: City of Denton
- Architect: Parkhill, Smith & Cooper, Inc.
- CMAR: CORE Construction Services of Texas, Inc.
- Project Management Consultant: Peak Performance Value, LLC

Request for Qualifications (RFQ) for professional surveying services was sent to 751 prospective firms for these services. In addition, the RFQ was placed on the Procurement website for prospective respondents to download and advertised in the local newspaper. Five (5) statements of qualifications (SOQ) were received. The SOQs were evaluated based on published criteria including qualifications of the firm, proven project success, and firm’s stability. Based upon this evaluation, the recommended award is to CORE Construction Services of Texas, Inc., and is determined to be the most qualified firm for the City.

NIGP Code Used for Solicitation:	912 -(Service Only)-Construction Services, General (Incl. Maintenance & Repair Services) & 913 -(Service Only)-Construction Services, Heavy (Incl. Maintenance & Repair Services)
Notifications sent for Solicitation sent in IonWave:	751
Number of Suppliers that viewed Solicitation in IonWave:	17
HUB-Historically Underutilized Business Invitations sent out:	72
SBE-Small Business Enterprise Invitations sent out:	272
Responses from Solicitation:	5

PRIOR ACTION/REVIEW (COUNCIL, BOARDS, COMMISSIONS)

On August 2, 2021, Council received a report and gave staff direction to proceed as presented regarding Fire Station 9.

On January 11, 2022, Council approved RFQ 7818-002 awarded to Parkhill, Smith & Cooper, Inc., in the not-to-exceed amount of \$1,011,665.00 for professional design services (Ordinance 22-078).

On May 22, 2022, Airport Advisory Board received a presentation and update for the Fire Station 9 project.

RECOMMENDATION

Award a contract with CORE Construction Services of Texas, Inc., for pre-construction services for Fire Station No. 9 for the Facilities Management Department, in a not-to-exceed amount of \$25,000.

SUSTAINABILITY MEASURES

New building construction and renovations focus on Energy Conservation and Efficiency including the pursuit of renewable technologies, energy conservation, and adherence to the International Energy Conservation Code (IECC).

PRINCIPAL PLACE OF BUSINESS

CORE Construction Services of Texas, Inc.
Frisco, TX

ESTIMATED SCHEDULE OF PROJECT

June 29, 2022 – Bid Package 1 - Long Lead Items provided to CMAR
September 9, 2022 – Bid Package 2 – Building & Site provided to CMAR
November 15, 2022 – Notice to Proceed for Construction
Quarter 1 2024 – Fire Station Fully Operational

FISCAL INFORMATION

These services will be funded from Fire Station 9 account 100318409.1360.40100 using Certificates of Obligation Funds. Requisition #156148 has been entered into the Purchasing software system in the amount of \$25,000. The budgeted amount for this item is \$25,000.

EXHIBITS

Exhibit 1: Agenda Information Sheet
Exhibit 2: Evaluation Sheet
Exhibit 3: Ordinance and Contract

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

For information concerning this acquisition, contact: Scott Gray, 940-349-7744.

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