



City of Denton

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

AGENDA INFORMATION SHEET

DEPARTMENT: Procurement
ACM: Christine Taylor
DATE: May 19, 2026

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 Steele & Freeman, Inc., for construction phase services of the Linda McNatt Animal Care and Adoption Center Project for the Capital Projects Department; providing for the expenditure of funds therefor; and providing an effective date (RFP 8558 – awarded to Steele & Freeman, Inc., including the Guaranteed Maximum Price in the not-to-exceed amount of \$17,546,956.00).

STRATEGIC ALIGNMENT

This action supports Key Focus Area: Support Healthy and Safe Communities

INFORMATION/BACKGROUND

The Linda McNatt Animal Care & Adoption Center opened in 2015 as an 18,000-square-foot facility featuring areas for adoptable dogs and cats, an on-site veterinarian's office, training space, and outdoor socialization and play areas for the animals. This project includes the construction of expanding the current facility, reconfiguring to enhance functionality, and HVAC system upgrades. To deliver the work efficiently, the City is using a Construction Manager at Risk (CMAR) approach, with construction allocated into a single Guaranteed Maximum Price No. 1 (GMP #1) bid package.

On Tuesday, November 7, 2023, City of Denton voters approved Proposition D of the 2023 Bond. Proposition D allocates funding for designing, constructing, purchasing, renovating, improving, updating, enlarging, and demolishing at the Linda McNatt Animal Care and Adoption Center. The renovation will create additional space for animals, improve functionality, increase housing areas, promote shelter disease prevention, and increase the quality of customer experience and quality of life for the animals and staff.

Steele & Freeman serves as the CMAR and will manage subcontractors, maintain the project schedule, and deliver all bid package work categories throughout construction. During the preconstruction phase, Steele & Freeman developed a cost model and competitively bid the work based on the design documents to prepare the GMP #1 proposal. Within the GMP deliverable, Steele & Freeman also provided a construction management plan, a quality control plan, and a proposed sequencing schedule for the project. These items are a product of the collaboration of the City, CMAR, and the design engineer.

The City selected Steele & Freeman through a one-step CMAR procurement process and awarded a preconstruction services agreement in the amount of \$20,000.

The Linda McNatt Animal Care and Adoption Center Expansion project has a total estimated cost of \$17,546,956. This estimate includes a lump sum GMP of \$17,035,880 and an owner’s contingency of \$511,076. The owner contingency allowance 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 CMAR pre-construction phase contract with Steele & Freeman, Inc., in the not-to-exceed amount of \$20,000 (Ordinance 24-1618).

RECOMMENDATION

Award a Construction Manager at Risk contract with Steele & Freeman, Inc., for construction phase services of the Linda McNatt Animal Care and Adoption Center Project for the Capital Projects Department, in a not-to-exceed amount of \$17,546,956.

PRINCIPAL PLACE OF BUSINESS

Steele & Freeman, Inc.
Fort Worth, TX

ESTIMATED SCHEDULE OF PROJECT

This project will take 18 months and will be started upon approval, with a projected completion date of Q4 2027.

FISCAL INFORMATION

These services will be funded from a combination of the accounts listed below.

2023 Bond - Linda McNatt Animal Shelter	250132475.1360.40100	\$13,717,204.00
Linda McNatt Animal Shelter Construction	100490409.1360.40100	\$3,318,676.00

Requisition #175184 has been entered into the Purchasing software system in the amount of \$17,035,880. The budgeted amount for this item is \$17,546,956.

EXHIBITS

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

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

For information concerning this acquisition, contact: Kristine Stewart, 210-844-3744.

Legal point of contact: Leah Bush at 940-349-8333.