



# Linda McNatt Animal Care & Adoption Center

## Construction Manager at Risk Contract

ID 26-0751

May 19, 2026

# Project Scope

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- Facility Expansion
- Relocation of Animals Within Facility
- Veterinary Clinic expansion
- HVAC System Upgrades
- Additional Parking
- Additional Play Areas
- Upgraded Staff/Volunteer Space



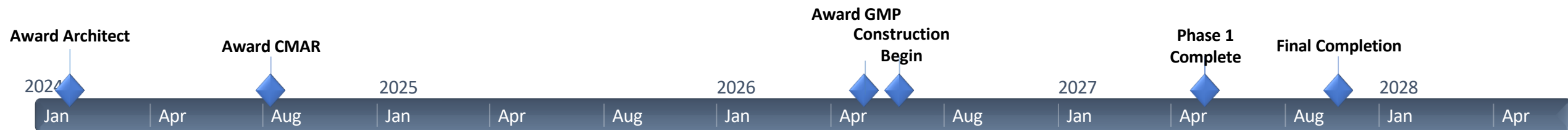
# (CMAR) Construction Cost Summary – GMP1

GMP Summary				AMOUNT
A.	Cost of the Work (Labor, Materials, Equipment, Warranty)			\$13,826,488.00
B.	CM@Risk's Contingency – Base			\$404,998.00
C.	Additional Marketplace Risk Contingency			\$164,405.00
INDIRECT COSTS			RATE	
D.	Construction Fee		4%	\$575,835.00
E.	General Conditions			\$1,633,177.00
	E1	Payment and Performance Bond	\$134,500	0.81%
	E2	Insurance		
		- Builders Risk	\$41,512	0.25%
		- Subcontractor Default Insurance	\$205,229	1.65%
		- General / Excess Liability	\$76,383	0.46%
	E3	Two Year Maintenance Bond	\$28,228	0.17%
F.	Approved Alternates			\$430,977.00
<b>G. TOTAL GMP</b>				<b>\$17,035,880.00</b>
<b>H. Owner's Contingency</b>				<b>\$511,076.00</b>
<b>I. Contract Amount</b>				<b>\$17,546,956</b>



# Project Schedule

- Architect approved April 16<sup>th</sup>, 2024
- CMAR Pre-Con services approved August 20<sup>th</sup>, 2024
- Construction anticipated start May 2026
  - 12 Months Phase 1
  - 6 Months Phases 2 & 3
- Estimated completion November 2027



# Staff Recommendation

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Approval of a contract between the City of Denton and Steele and Freeman, Inc. in the not-to-exceed amount of \$ 17,546,956.00

CMAR GMP Contract	\$17,035,880.00
Owner's Contingency	\$511,076.00
Total Contract NTE Amount	\$17,546,956.00

# Questions?

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