

Fire Stations #5 & #6



Construction Manager at Risk
“CMAR”
Construction Phase Services
Contract
City Council
July 22, 2025

Temp Fire Station#5

- Temporary living quarters for (6) personnel
- Temporary 60'X40' Sprung Structure for Apparatus Bay
- Temporary Station #5 will continue to support the surrounding area

Fire Station #5

- 14,635 SF single story new Fire Station located at 2330 W. Windsor
- 4 Apparatus Bays
- Designated Swift Water Storage
- Living space for (10) personnel including (2) officers

Fire Station #6

- 13,230 SF new Fire Station located at the intersection of Hunters Creek and Teasley LN
- 3 Apparatus Bays
- Living space for (10) personnel

Construction Manager at Risk (CMAR) GMP Process

1. GMP Proposal consists of three packages (Fire Station 5 Demo and Construction, Temporary Fire Station 5, and Fire Station 6)
2. CMAR competitively bid the different scopes of work to arrive at a Guaranteed Maximum Price (GMP).
3. In an effort to reduce the construction cost and upon negotiations, the Guaranteed Maximum Price proposal was converted to a Stipulated Lump Sum Proposal. The cost includes all direct and indirect costs associated with the construction of the Fire Stations 5 & 6.

CMAR Construction Cost Summary

Work Category	General Contractor	Unit	Total Cost
Fire Station#5	CORE Construction	1	\$ 10,846,436.00
Temp Fire Station #5	CORE Construction	1	\$ 10,320,692.00
Fire Station #6	CORE Construction	1	\$ 1,432,872.00
Total			\$ 22,600,000.00
City of Denton Contingency (5%)			\$ 1,130,000.00
TOTAL			\$ 23,730,000.00

ALLOWANCES INCLUDED IN GMP			
Fire Station #5 Allowances			
City/TAS Comments			\$ 5,000.00
Station Alerting System			\$ 150,000.00
ERRS			\$ 29,270.00
Cell Booster			\$ 14,635.00
Graphics			\$ 12,500.00
Infrared Sauna			\$ 12,000.00
Pier Casing			\$ 87,500.00
SCBA Fill/Wash Station and Air Compressor			\$ 150,000.00
Fire Station #6 Allowances			
City/TAS Comments			\$ 5,000.00
Station Alerting System			\$ 150,000.00
ERRS			\$ 26,462.00
Cell Booster			\$ 13,231.00
Graphics			\$ 12,500.00
Infrared Sauna			\$ 12,000.00
Pier Casing			\$ 102,500.00
SCBA Fill/Wash Station and Air Compressor			\$ 150,000.00
Temp Fire Station #5 Allowances			
City/TAS Comments			\$ 5,000.00
Station Alerting System			\$ 15,000.00
Shed for Fire Riser and Foundation			\$ 3,500.00
New Sprinkler Piping and Heads			\$ 15,000.00
Trailer Plumbing Connections			\$ 10,000.00
HVAC for Trailer and Heater for Shed			\$ 20,000.00
Temporary Services During Operation			\$ 60,000.00
Setup Charges for Living Quarters			\$ 20,000.00
Electrical Salvaging			\$ 30,000.00
Generator Relocation and Misc Items			\$ 20,000.00

Project Schedule

- Design Approval March 18, 2024
- CMAR Pre-Con services approved July 24, 2024
- Construction contract approval July 22nd, 2025
- Construction begin August 2025
- Estimated construction completion
 - Fire Station #5 April 2027
 - Fire Station #6 November 2026



Staff Recommendation

Approval of a contract between the City of Denton and Core Construction, Inc. in the not-to-exceed amount of \$ 23,730,000.00

Total CMAR GMP No.1 Amount	\$22,600,000.00
Owner's Contingency	\$1,130,000.00
Total Contract NTE Amount	\$23,730,000.00

Questions?