



Fire Station No. 9

Amendment to Owner- CMAR Agreement

City Council – October 28, 2022

File ID 22-2313



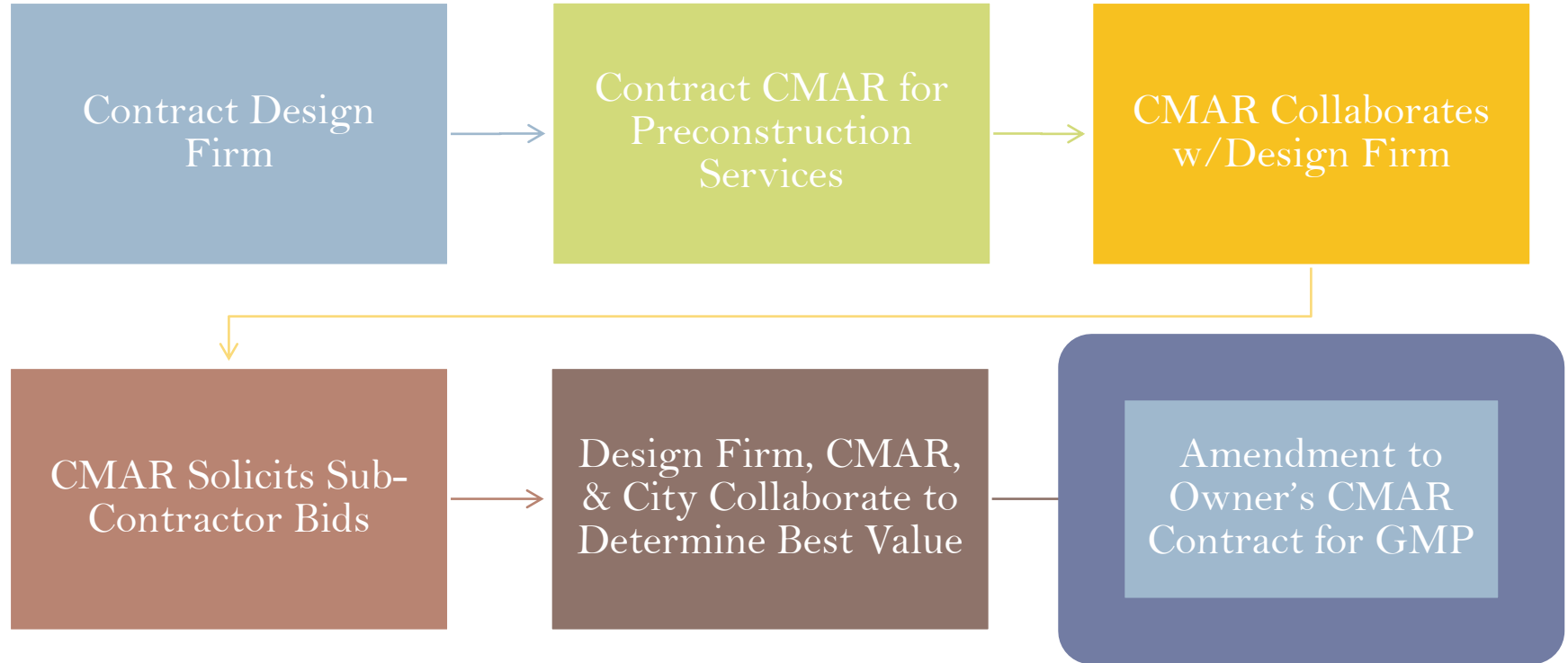
Project Scope

- ▶ This project will add Fire Station No. 9 at the Airport to the City's Public Safety facilities network.
- ▶ It meets FAA's unique requirements for a Aircraft Rescue & Fire Fighting (ARFF) station.

Construction Manager at Risk

- ▶ The Construction Manager at Risk (CMAR) is a delivery method which 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.
- ▶ Advantages:
 - ✓ More collaborative construction delivery process
 - ✓ Assists with value engineering, cost estimating and constructability review
 - ✓ Method assists with acceleration of the construction schedule
 - ✓ Design firm & CMAR collaborate to select best value sub-contractors
 - ✓ Provides much more cost certainty with a GMP in place

CMAR Process



Project Construction Budget

Construction Costs	
GMP # 1 – Critical Procurement Items + Sitework	\$ 4,550,786
GMP # 2– Balance of Project Scope	7,503,562
Owners Contingency (Inside the GMP)	w/ Above
Add Alternate – Airport Terminal Building Improvements	Not Requested
GMP Total (Amendment Request)	\$ 12,054,348
Soft Costs (Furnishings, Equip, IT, AV, Security, Fiber, etc.)	572,523
Owner's Contingency (Outside the GMP)	w/ Above
Other Costs	\$ 572,523
Total Construction Cost	\$ 12,626,871

Proposed Schedule

- Notice to Proceed November 2022
- Fire Station No. 9 Substantial Completion Q1 2024
- Fire Station No. 9 Fully Operational Q2 2024

Staff Recommendation

- Award a contract GMP amendment with CORE Construction Services of Texas, Inc., for the construction of the Fire Station 9 project, in an amount of \$12,054,348, which together with the \$25,000 previously authorized brings their total not-to-exceed amount to \$12,079,348.00.