

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Stacie Anaya, Director of Parks and Recreation

DATE: June 15, 2026

SUBJECT: **Approval of a Professional Services Agreement with Ramel Company, LLC, for Providing Project Control Services During the Construction of the Lewisville Nature Center, in the Amount of \$371,000 and Authorization for the City Manager, or Her Designee, to Execute the Contracts.**

BACKGROUND

In August 2025, the City issued a Request for Qualifications (RFQ) to identify a qualified architectural firm for the design of the Lewisville Nature Center. The RFQ outlined a scope of work aligned with the City's expectations for design and construction, including design priorities, community impact, and budget considerations. Following the evaluation process, the City identified GFF as the most qualified firm. An American Institute of Architects (AIA) agreement with GFF was approved by City Council at the June 1, 2026, meeting.

The City will utilize a Construction Manager at Risk (CMAR) delivery method for construction of the Nature Center. Due to the complexity of the CMAR process and coordination requirements with the U.S. Army Corps of Engineers (USACE), the City solicited a proposal from Ramel Company, LLC to serve as Owner's Representative.

ANALYSIS

In this role, Ramel Company, LLC will expand its traditional role in project management for the City by assisting with procurement of the CMAR and provide independent cost validation and cost control oversight throughout the project.

Ramel Company, LLC is recommended for award based on its extensive experience providing construction management for numerous City projects, including Thrive, Hedrick House, the Fleet Maintenance Facility, Old Town Splash Park, and the Public Safety Complex.

Funding for these services is available within the Nature Center capital project.

CITY STAFF'S RECOMMENDATION

PSA with Ramel Company, LLC, for the Lewisville Nature Center

June 1, 2026

Page 2 of 2

That the City Council approve the award and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption above.