



Tittle McFadden Public Safety Center



Project Update Lewisville City Council

JULY 15, 2023



Project Update

- Budget
- Schedule
- Project Status
- Highlights
- What's Next?
- Change Order (GMP)
- Questions?





Budget



TITLE MCFADDEN PUBLIC SAFETY CENTER

Budget Summary

The marketplace has tested all our predictions and we've shed most cost risk to subcontractors. We stayed within predictions made last year, but used all pre-construction + escalation reserves. Several alternates were funded, to include second emergency generator; fuel island; wood soffits; metal detectors; additional EV parking, etc.

● Temporary Facilities (#1955)	\$5MM	Bid Under Budget	Complete
● Parking/Support Building + Site	\$39MM	Bid Under Budget	Committed Now
● PD/FD Admin + Central Fire Station	\$59MM	Bid Within Budget	In Progress
● Total Thos A Byrne Contract	\$103MM	(pending change order)	



Schedule



TITLE MCFADDEN PUBLIC SAFETY CENTER

Schedule for Design & Construction

·Scope and amount of bond determined by City Council	JUL 2021
·Design Team Selected (hiring contingent on bond election)	NOV 2021
·Bond Election	NOV 2021
·Design Team Hired	DEC 2021
·PPV Hired	DEC 2021
·DAG Fine Tuning of Needs/Design	ON-GOING
·Contractor Selection Committee Review CMAR	FEB 2022
·Contractor (CMAR) Hired	APR 2022
·First 2 bid packages released	JUNE 2022
·2 Additional bid packages released	JUN 2022
·PNC Bank Site Condemnation Hearing	SEP 2022
·Renovation/Construction of Temporary Sites Begins	OCT 2022
·Construction Starts on the Existing Site	NOV 2022
·Relocation of Fire & Police Off Site Complete	MAR 2023
·Council Consideration of Final GMP Amendment (NTP#5)	APR 2023
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· Lease Extension (1955) & Change Order 1	JUL 2024
· Projected Construction Completion (weather delays)	Q3 4th Qtr 2024
· Projected Relocation of Police & Fire to LPSC	Q4 2024 1st Qtr 2025



Project Status



TITTLE MCFADDEN PUBLIC SAFETY CENTER CONSTRUCTION UPDATE

APPROXIMATELY
JUNE 1, 2024
THROUGH
APPROXIMATELY
OCTOBER, 2024

 OFF-SITE PARKING
TEMPORARILY
AVAILABLE TO CITY
STAFF AND/OR PUBLIC

 APPROXIMATE LIMITS
OF CONSTRUCTION
ZONES

 AREAS OF
COMPLETED
CONSTRUCTION

 APPROXIMATE
EXTENTS OF
CONSTRUCTION FENCE

 TEMPORARY
CONSTRUCTION
ZONES

 APPROXIMATE EXTENT
OF CONSTRUCTION
FENCING

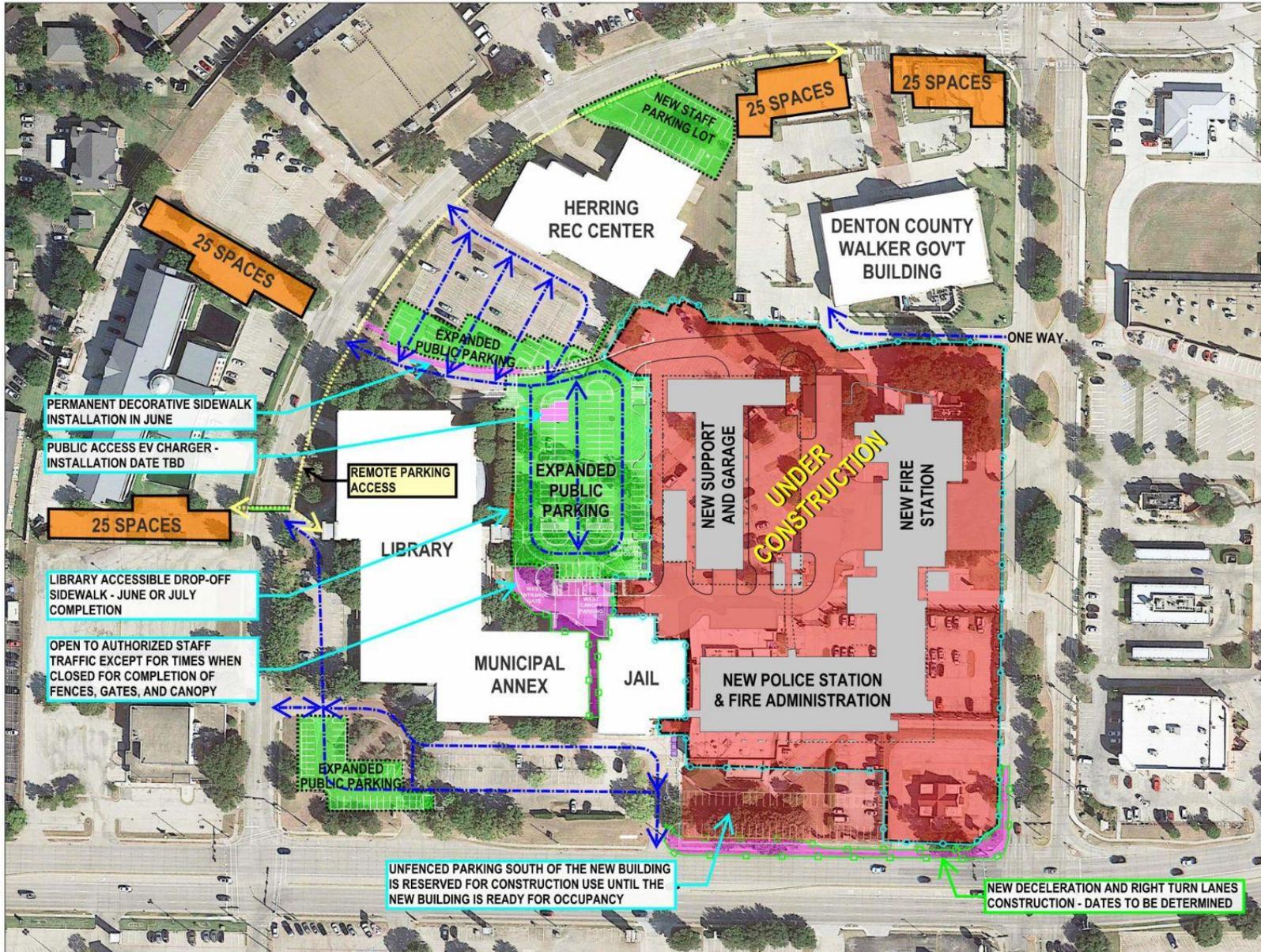
 VEHICULAR PARKING
ACCESS ANTICIPATED
TO BE OPEN TO
PUBLIC

 TEMPORARY
DUMPSTER LOCATION

TEMPORARY FACILITIES:

**POLICE STATION AND
FIRE ADMINISTRATION:**
1955 LAKEWAY DR, LEWISVILLE

FIRE STATION 1:
1250 MCGEE LANE, LEWISVILLE





FIRE STATION & SUPPORT BUILDING / PARKING GARAGE:

- SUBSTANTIAL COMPLETION
- PRE-PUNCH WALK ON 7/9/24
- FINISHING MILLWORK AND PAINTING

MAIN CAMPUS:

- CONTINUING WORK ON ELECTRICAL WIRING, SHEETWORK, AND PLUMBING
- ALL HVAC INSTALLED

TITTLE MCFADDEN PUBLIC SAFETY CENTER UPDATE



Highlights



TITLE MCFADDEN PUBLIC SAFETY CENTER

Overview



Overview



Parking Garage



Bridge





PROJECT PROGRESS UPDATE

This is one of two lanterns that will be illuminated each night for the public to enjoy.



All the rooftop AC units have been installed for the project and are currently being tested.



PROJECT PROGRESS UPDATE

This is the sky bridge from the support building to the main building. →

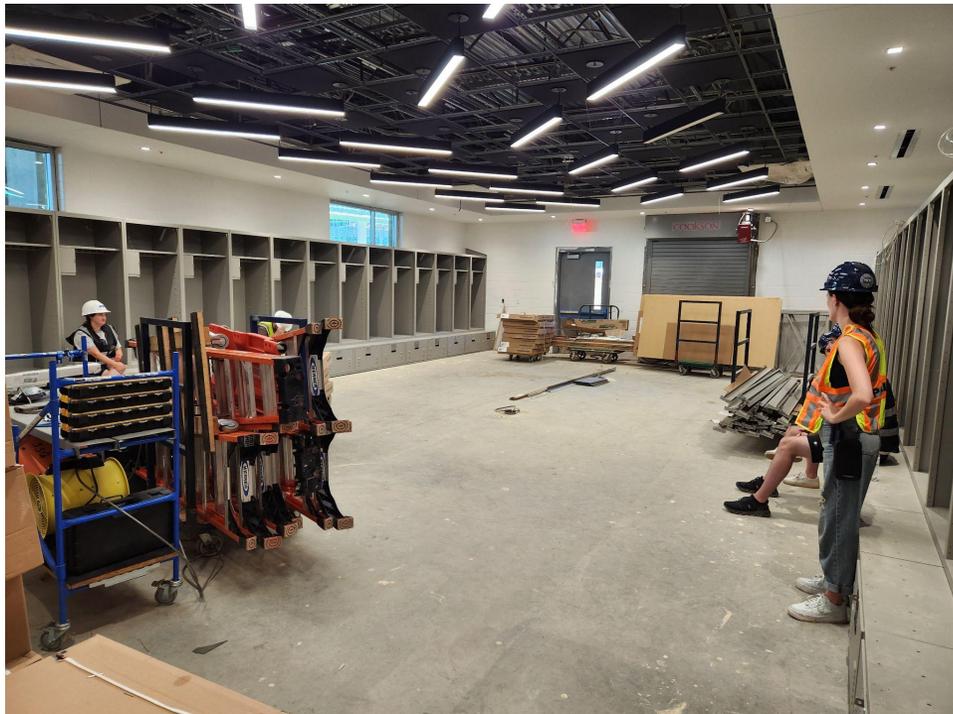


Property and Evidence new shelving in progress!



PROJECT PROGRESS UPDATE

Faraday Enclosure – RF/EMI Cell Phone and Electronic Shielding Room.



SWAT Locker & Class Room





Apparatus Bay will roll up security gates



Dayroom



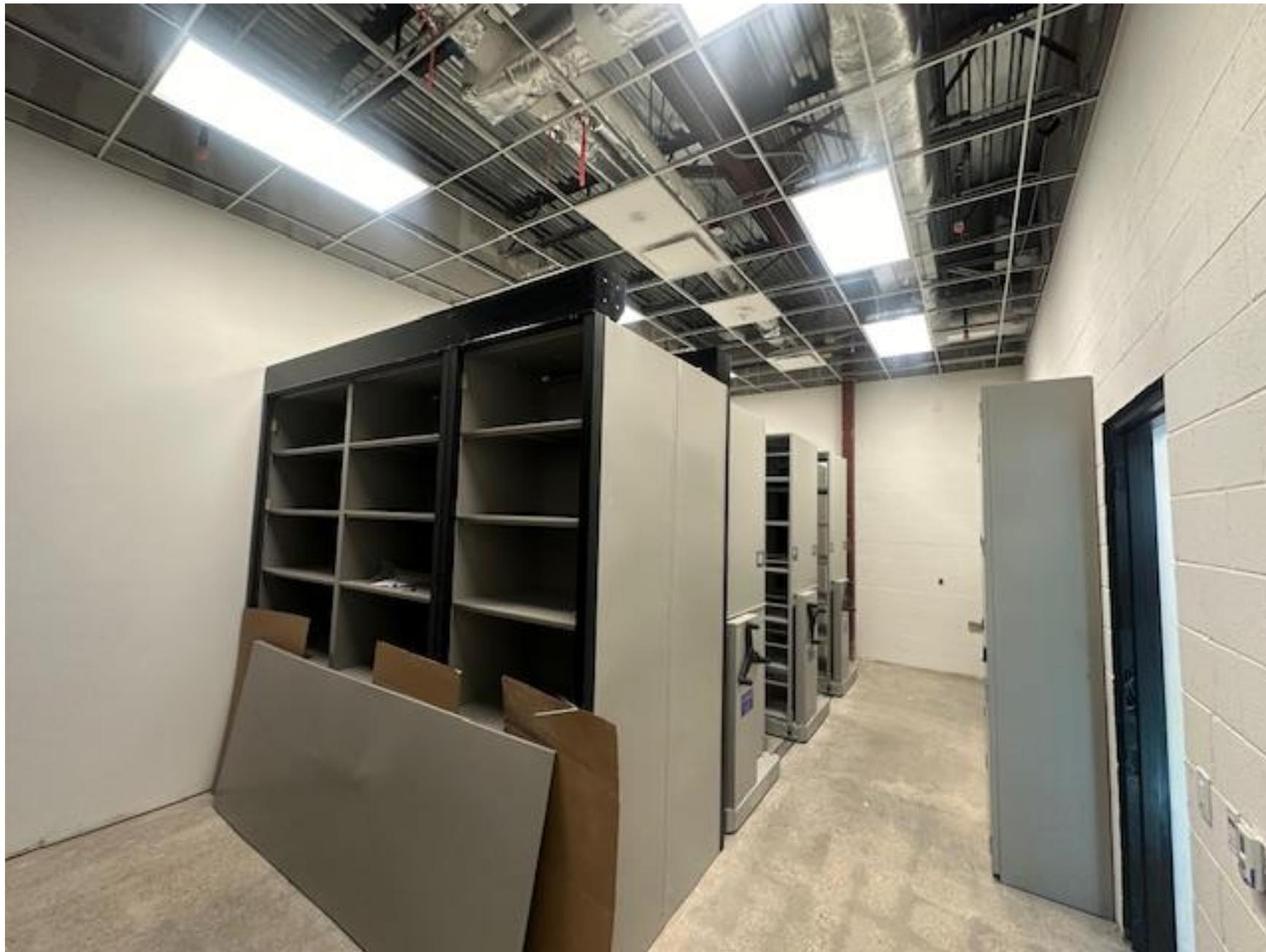
Kitchen and Dining area



Fire Station Bathroom



Firefighter sleeping room



EMS Main Storage

Extractors





Front Apron - Apparatus Bays



Storage

Fly Over... on July 10, 2024

https://drive.google.com/file/d/1014429rIEnvzZIU9jALODibHjJSnNkWJ/view?usp=drive_web

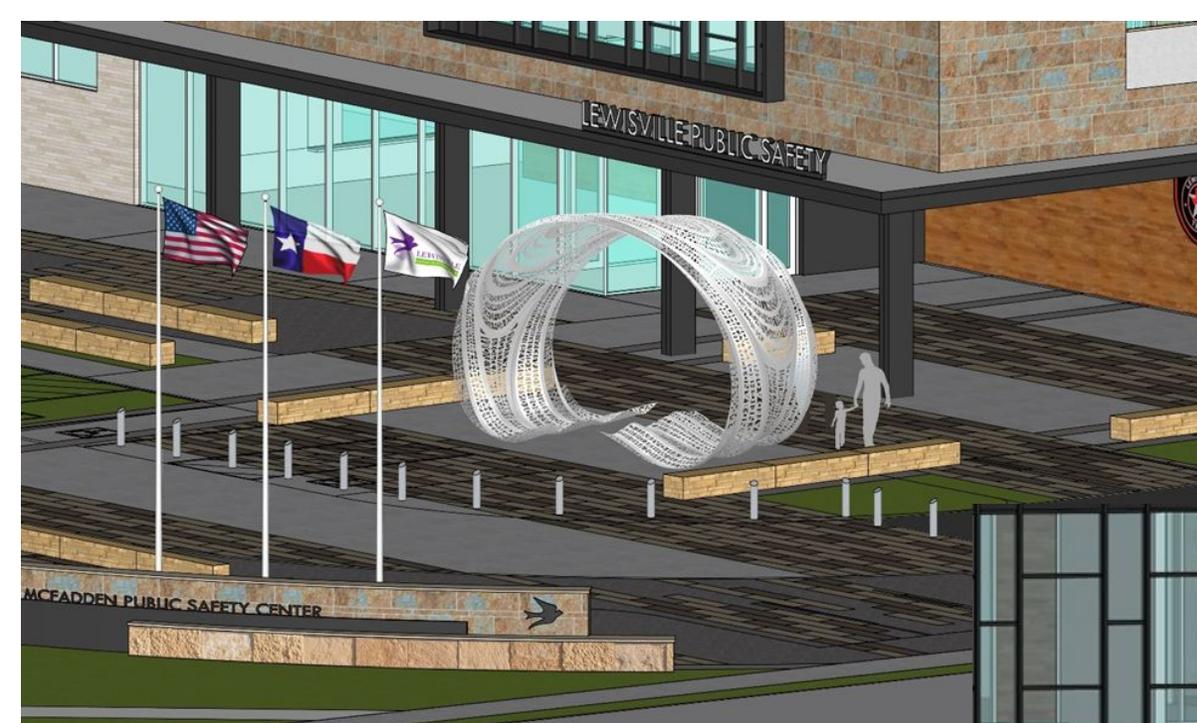




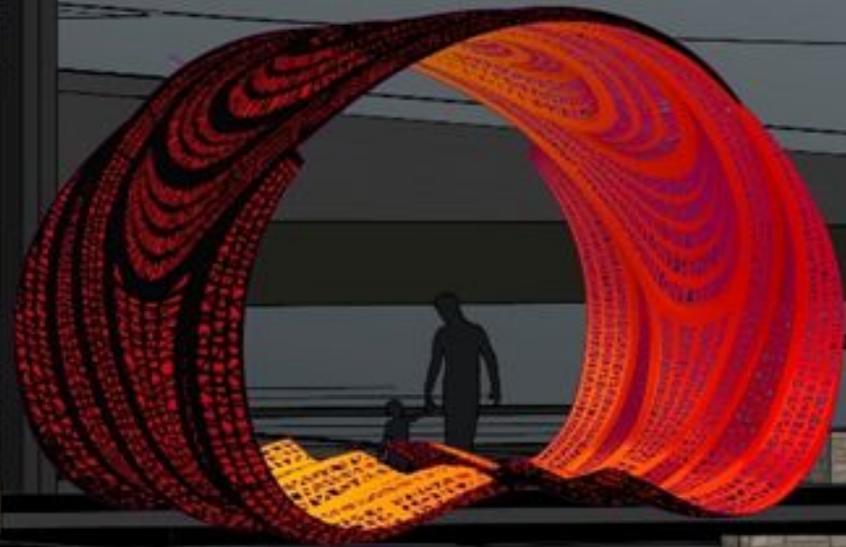
What's Next?



Art Work



LEWISVILLE PUBLIC SAFETY



Remaining Work

- Grading and site work
- Decorative Concrete throughout the site
- Glass in administrative building
- Finish out interior work
 - millwork
 - painting
 - lighting
 - trim
 - floors
 - etc.
- EV Parking
- Art work
- FFE (Furniture, fixtures and equipment)
- Move in
- Decommissioning of 1955



Change Order

(on agenda tonight)



Change Order (Guaranteed Maximum Price)



- Risk of contaminated soils (fuel tanks) at old Central Fire Station avoided
- Risk of major subsurface rock costs (like Thrive) for pier installation did not materialize
- Buyout savings in the GMP totaled \$1MM; reverts 100% to the City
- Buyout savings (subcontractors) + ~ \$500,000 of Owner's Contingency
- Owner's Contingency used to purchase all desired alternates (Generator; fuel island; wood soffits; metal detectors; additional EV parking, etc.)
- **This Change Order reduces the Contract Sum (GMP) by \$1.5MM**
- NOTE: Article 7.2.4 of AIA Contract General Conditions requires City Council approval for changes (over \$50,000.01) to the Guaranteed Max Price (GMP)



Questions?

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