

MEMORANDUM

TO: Claire Powell, City Manager

FROM: Mark McNeal, Fire Chief

DATE: September 18, 2023

SUBJECT: Approval of Design Build Amendment No. 1 to the AIA A141 Owner-Design Builder Agreement for Construction Services for the Lewisville Fire Training Structures to CORE Construction Services of Texas, Inc., in the Amount of \$6,486,352; and Authorization for the City Manager, or Her Designee, to Execute the Amendment.

BACKGROUND

This project is a collaboration with three municipalities to share the costs of constructing and operating a new training facility on a site owned by the City of Lewisville. The new facility will be built on the property where Lewisville's existing training tower is located. This project consists of two buildings: a commercial/multi-family structure to be built on the northeast corner, and a single-family residential structure to be built on the east side of the property. These buildings will provide the ability to train on responses to different occupancy types and will allow for multiple training evolutions to occur at the same time. Although each city will have dedicated training time, the ability to train together is an added benefit that will enhance operations on combined emergency scenes. The interlocal agreement (ILA) between the Cities of Lewisville, Highland Village, and The Town of Flower Mound for sharing these facility costs, and other details of the arrangement has been previously approved by the City Council. An amendment to that ILA to pay for cost escalations is also being considered on this same Council agenda.

Peak Program Value, LLC, (PPV) was hired to aid staff in the development of the solicitation for RFP and to provide technical support to the evaluation team.

The *Texas Government Code Chapter 2269, subchapter "G"* governs the use of the design-build process by municipalities and requires the engagement of an independent representative to assist the City with preparing the design criteria for the facility. G2 Solutions Group, Inc., a nationally recognized expert in this facility type was hired for this assignment. G2 Solutions Group, Inc. worked with representatives of the three fire departments to prepare the design criteria and incorporate their joint requirements.

A Request for Qualifications (RFQ) was created and posted on Bonfire May 22, 2022 as the first step in the two-step solicitation process. The first step is a Request for Qualifications (RFQ) and the second step is a Request for Proposal (RFP). Specifications for the RFQ were also created in accordance with *Texas Government Code Chapter 2269, subchapter "G"*. The voting members of the original evaluation team consisted of representatives from the Cities of Lewisville Fire Department, Highland Village, and the Town of Flower Mound.

The evaluation team scored the qualifications received on June 21, and as a result, two firms were asked for proposals and to attend an interview. This request was made using a formal RFP and Interview Invitation issued in Bonfire to these firms.

At the completion of the interviews, the evaluation team ranked and scored CORE Construction Services as the highest evaluation scorer and was recommended for award.

The City Council previously approved the AIA A141 Design Build Agreement for Preconstruction Services for the Fire Training Structures for CORE Construction Services of Texas, Inc., in the amount of \$336,000 on September 12, 2022.

ANALYSIS

The preconstruction process, including design, entitlements, and permit application, has been completed, and City staff is now returning with a Design Build Amendment containing the final design, as well as associated construction cost and schedule. The substantial completion date for the construction of the facility is currently scheduled for late June 2024. Given a one-month City move in and start up period, plus two months allocated for unusual delays, the facility is anticipated to be fully operational by City staff in September of 2024. Funding is available in the Fire Training Tower Capital Project.

CITY STAFF'S RECOMMENDATION

That the City Council approve Design Build Amendment No. 1 and authorize the City Manager, or her designee, to execute the agreement as set forth in the caption above.