

## MEMORANDUM

**TO:** Claire Powell, City Manager

**FROM:** Mark McNeal, Fire Chief

**DATE:** September 12, 2022

**SUBJECT:** **Approval of an AIA Agreement for Construction Services for the Fire Training Facility Located at 701 E Valley Ridge Blvd. to Core Pre-Construction in the Amount of \$336,000; and Authorization for the City Manager, or Her Designee, to Execute the Agreement.**

### BACKGROUND

The City has an existing training facility that is over 25 years old. This facility has reached a state of disrepair and is unable to serve the fire department. As such, the fire department currently performs live burn training outside of the City of Lewisville. Being required to use fire-fighting training facilities owned by others requires travel time that results in lost in-service hours, requires the City's fire department to schedule training at times subject to the schedules of others which may not be the most convenient for the City, and inhibits the ability of the City to conduct joint training with neighboring cities to facilitate their ability to provide mutual aid assistance.

In an attempt to partner with neighboring cities to enhance operational abilities as well as to share costs, the City entered an Interlocal Agreement (ILA) with Highland Village and the Town of Flower Mound on 10/21/2021 to construct a new fire training facility located in the same general area as the current training facility at the Jerry R. Galler Public Safety Training Center at 701 E Valley Ridge Blvd. The agreement specified that all three cities would jointly (i) select one or more professionals to design and prepare the plans and specifications for the construction of the Facility; (ii) approve the design and specifications for the Facility, and (iii) select a contractor to construct the Facility.

The agreement also stated that Lewisville would solicit bids and/or proposals, prepare and execute the necessary contractual agreements, and otherwise take such additional actions necessary to obtain the design and complete the construction of the Facility. Each city will share in the use and cost of the facility.

## **ANALYSIS**

Since approval of the ILA, each city has participated in the design phase of the Fire Training Facility. The new training field will provide state of the art training environment for all three agencies. The new training props will be clean-burning propane props thus eliminating the environmental impacts of live fire training.

Currently the design team has recommended building two separate structures to accurately represent the common fire scenarios all three agencies encounter. The first structure will be a three and half story commercial building that will simulate fires in commercial settings and various apartment configurations for multi family simulation. The second building will be a two-story residential property that will simulate residential fire scenarios. The design team feels that the current funding support both projects.

All three agencies also participated in the evaluation process for construction services. On July 19, 2022, Core Construction was chosen as the general contractor.

Total cost of the preconstruction bid is \$336,000. In the ILA previously mentioned, the three cities agreed to share capital costs for the initial design, construction, and equipping of the facility. This share is allocated as follows: Lewisville 51.6%, Flower Mound 40.6%, and Highland Village 7.8%. Funding contributions have been received from Flower Mound in the amount of \$2,013,494 and from Highland Village in the amount of \$386,591. All funding, including the City of Lewisville's portion of the construction cost, is available in the Training Facility capital project. On-going maintenance costs of the facility will be shared based on the same allocation percentages.

The proposed agreement will allow Core Construction to begin work now with an estimated completion of 14 months from the start date.

## **CITY STAFF'S RECOMMENDATION**

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