



**TASK AUTHORIZATION #FY**

<b>Client:</b> City of Forney PO Box 826 Forney, TX 75126 Attn: City Manager	<b>City Project No.:</b>
	<b>Consultant Project No: 20214-01</b>
	<b>Date:</b> May 2, 2022

Project Description: Renovations and additions to Forney Fire Station #2

**Description of services:** Professional Project Management services on behalf of City of Forney, TX

Phase 1 – discovery and confirmation of existing conditions

Phase 2 – management and oversight of design and construction per City approved construction documents.

Any cost for Specialty Consultants will be in addition to FDCS fee.  
 Services outlined in attached Exhibit A.

**Compensation shall be as follows:**

**Basic Services – (Lump Sum) to be paid in equal monthly amount as detailed**

**Special Services – (T&M per Hourly Billing Rates)**

Task	Description	Quantity	Unit Price	Total
1	Project management services for Phase 1	4 months	\$7,000	\$28,000
2	Project management services for Phase 2	20 months	\$9,600	\$192,000
		Total Not to Exceed		\$220,000

	<b>Total Contracted Fee</b>	\$220,000
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**Schedule shall be as follows:**

Once the Notice to Proceed (NTP) is received, a formal schedule will be developed and presented. Should the project duration extend past the time stated FDCS will continue to invoice at the stated monthly fee.

**The above-described services shall proceed upon return of this Task Authorization. Services will be billed monthly as they are completed. All other provisions, terms, and conditions of the agreement for services which are not expressly amended shall remain in full force and effect.**

*This Task Authorization will serve as the notice to proceed.*

**CONSULTANT: Jerry Fitzpatrick**

**CITY OF FORNEY:**

**BY:**

\_\_\_\_\_  
 City Manager

\_\_\_\_\_  
 Date

**TITLE: FDCS Managing Partner**

**Date: 05/02/2022**

# Attachment A Scope of Services

## **Project Management Services for the Additions and Renovation of Fire Station #2 Forney, Texas**

Fitzpatrick Design Construction Services Group LLC (FDCS), acting as consultant for the City of Forney, proposes to provide Professional Project Management services for project duration of (24) twenty-four months, as set forth in the following scope of services.

### **PROJECT DESCRIPTION**

FDCS understands the scope of services are to include the renovations and additions to Forney Fire Station #2 located at 980 Reeder Ln. Forney, TX 75126.

Phase I services provide for managing the discovery and confirmation of existing conditions and their effect on structural and environmental status of the site.

Phase II services provide for managing the Architectural Design of additions and corrective efforts. Once approved construction documents have been completed and approved by City Engineering FDCS will manage the construction effort as described below.

### **SCOPE**

#### *Project Planning/Development*

- Assist City partner with development of project scope, preliminary pricing information, and conceptual design for presentation to council along with developing presentations for use in council meeting.

#### *Project Design*

- *Phase I*
  - Work alongside Architectural Design team in evaluating conditions and available options to provide be solution for City
  - Engage various expert consultants as needed for specialize expertise
  - Confirm constructability and cost impact of design recommendations
  - Report to City Partner on status and findings of discovery phase
- *Phase II*
  - Attend all design meetings representing the cities interest and ensuring compliance with the Forney Fire Dept. requirements.
  - Drawing reviews prior to bid issue to confirm accuracy and content.
  - Develop and maintain Responsibility Matrix tracking all aspects of equipment and FF&E helping avoid cost overruns.

# Attachment A

## Scope of Services

### **Project Management Services for the Additions and Renovation of Fire Station #2 Forney, Texas**

#### *Out to Bid*

- Draft RFQ/RFP for general contracting services. Working with Purchasing Dept. to advertise bid opportunity, conducting pre-bid meetings, answering pre-bid RFI's, attending bid opening.
- Assist City partner to assemble a review team. Distributing bid packages to each review team member for review. Developing grading criteria and forms for use.
- Conducting interviews for respondents selected, managing, and documenting the grading process. Sending notice of award to successful firm and notifying those not selected.
- Contact references provided by contractor and providing feedback to City representative prior to contracting.

#### *Pre-Construction*

- Coordinating with City Purchasing Dept. to ensure all contracts, certificates of insurances, bonds, and state required documents are complete.
- Review of all contracts, presenting requested contract verbiage changes to City Attorney, negotiating final form between City and General Contractor.
- Conduct Project Kick-off meeting with General Contractor and primary Sub-Contractors to establish project goals and guidelines.

#### *Construction*

- Conduct weekly Owner/Architect/Contractor (OAC) meeting.
- Coordinate city vendors and contractors.
- Review Schedule of Values/cost breakdown and construction schedule and recommend approval/changes or disapproval.
- Process all invoices and applications for payment and forward for payment.
- Access and evaluate cost/facts related to change orders requested, review and forward for recommended action.
- Work with General Contracting team coordinating information/workflow.
- Monitor work on site as necessary and daily if needed.
- Monitor quality of materials and methods used in construction, reporting all deficiencies.
- Monitor project schedule and budget for compliance throughout process.
- Provide photographs of construction progress throughout project.
- Review special inspection and material testing reports to verify compliance.
- When work is non-conformant to plans and specifications, document the deficiencies and promptly provide notification of the deficiencies to the Owner and Contractor.
- Coordinate and manage procurement of FF&E.
- Keep Master Project Budget updated and available for review.

# Attachment A

## Scope of Services

### **Project Management Services for the Additions and Renovation of Fire Station #2 Forney, Texas**

#### *Project Close Out*

- Manage the substantial completion process
- Schedule inspections by RAS to closeout TDLR registration/requirements
- Schedule and conduct punch-list walk-thru with Architect and General Contractor creating a complete list of existing deficiencies.
- Monitor and confirm completion of all punch-list items prior to sign-off.
- Verify submission of O&M manuals, warranties, guarantees, as built documents, and all other required closeout documents.
- Assist in close out of all contracts, confirming supporting documentation complete.
- Coordination of maintenance agreements, systems start-up, and commissioning.
- Move management, day after support, and ten-month warranty review.