



**City Council  
Agenda Item Summary Report**

Meeting Date: February 7, 2023			
Submitted by: Karl Zook, Assistant City Manager Candy McQuiston, Capital Improvement Program Manager			
Consent X	Discussion Only	Public Hearing	Action/Discussion
Item Title: Consider a Resolution approving a contract with Steele & Freeman, Inc to provide CMAR (Construction Manager at Risk) Services for the Fire Station No. 2 Expansion/Renovations - CIP 225 project and all related issues.			
Attachments: Resolution Contract Proposal Reviewed by Legal Supporting Documentation			

**Item Summary:**

The City seeks to engage Steele & Freeman Inc. to provide professional construction manager at risk services for CIP 225 - Fire Station #2 Expansion/Renovation Project. The CMaR will play a pivotal role in this project.

During the Pre-Construction Phase, they will provide the Architectural Team with constructability reviews, evaluations of means/methods, and current market pricing for labor and materials. In addition, throughout the design process, the CMaR will assist in keeping the project within budget limitations, confirming the scope of work is inclusive of all needed elements and providing value per dollar spent.

During the Construction Phase, the CMaR will provide on-site supervision, sub-contractor work management, quality control, and cost control. The fact this will be a fire station in service requires the CMaR team to have extensive experience in planning and staging work to avoid any interruption of services. The CMaR will also be working with the City services providing coordination of utilities and compliance to zoning and code requirements. The expertise brought to the project by the CMaR's experience, and resources will help make this project successful for the Citizens of Forney, TX.

The project scope consists of master planning and expansion design of the City of Forney's Fire Station No. 2. The intent of the master planning process is to develop viable and flexible concepts that meet all of the current and projected needs of the fire station. The design consultant will also review the current conditions of the facility and site along with the existing documents provided by the City for general master planning purposes.

The expansion includes replacing the existing apparatus room with a full-length drive-thru apparatus bay addition to the south side of the building. A decontamination room, SCBA, lawn

equipment storage, fitness room, and training tower will also be added to the south side. The existing apparatus bay will receive a new epoxy floor coating and striping. In addition, the Consultant will evaluate the compressed air supply, ventilation system, and the facility's HVAC system for effectiveness and provide the recommended improvements.

The interior renovation of the fire station will include closing in the current fitness room to accommodate for six (6) additional dorm rooms. The bathrooms will be reworked to provide separation of functions and privacy while maintaining current fixture counts. Flooring within the facility will be replaced, and all carpet removed. The day room will be redesigned to include a raised row of additional seating. The door leading into the day room from the existing fitness room may be moved depending on code requirements. An above counter water/ice machine will be installed at the end of the counter to address the drainage issue but will remain at Texas Accessibility Standards compliant height. Raise the middle and back island countertop to 36". Some kitchen millwork will be eliminated to add lowers. The existing fence on the southwest side will be removed in order to extend the fire lane. Increase the parking in the front of the building and remove the green island to accommodate more visitor/employee parking. The Consultant will also improve the site grading and redesign of the drainage swale. A privacy screen will be installed, the existing patio will be covered, and an awning will be added over the rear walkways and grass area.

The contract rate is not to exceed \$521,744.00 of the cost of work. Any additional services beyond the original scope of work are subject to review and acceptance by the City Manager before any costs are incurred.

Staff recommends approval of the Resolution.