



Legislation Details (With Text)

File #: Res. 2019-222R **Version:** 1 **Name:**

Type: Resolution **Status:** Individual Consideration

File created: 10/8/2019 **In control:** City Council

On agenda: 11/6/2019 **Final action:**

Title: Consider approval of Resolution 2019-222R, approving the first amendment to the design-build agreement between the City and Flintco, LLC setting the final guaranteed maximum price for the construction of the new Fire Station No. 2 in the amount of \$5,367,405.00; authorizing the City Manager or his designee to execute the amendment on behalf of the City; and declaring an effective date.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Resolution - Guaranteed Maximum Price for Fire Station No. 2.pdf, 2. San Marcos Fire Station #2 - Final GMP

| Date | Ver. | Action By | Action | Result |
|-----------|------|--------------|--------|--------|
| 11/6/2019 | 1 | City Council | | |

AGENDA CAPTION:

Consider approval of Resolution 2019-222R, approving the first amendment to the design-build agreement between the City and Flintco, LLC setting the final guaranteed maximum price for the construction of the new Fire Station No. 2 in the amount of \$5,367,405.00; authorizing the City Manager or his designee to execute the amendment on behalf of the City; and declaring an effective date.

Meeting date: November 6, 2019

Department: San Marcos Fire Department- Les Stephens, Fire Chief (by Lynda Williams, Purchasing Manager)

Amount & Source of Funding

Funds Required: \$5,367,405

Account Number: G72-General-Design 50036067-70200

Funds Available: \$5,367,405

Account Name: 2017 Bond Project-Fire Station #2 Relocation

Fiscal Note:

Prior Council Action: August 21, 2018: Approval of Design Build procurement and delivery method for Fire Station 2. May 21, 2019: Approved Design Build Agreement with Flintco, LLC, for preconstruction phase services in the amount of \$359,357.00.

City Council Strategic Initiative: [Please select from the dropdown menu below]

City Facilities

Choose an item.

Choose an item.

Comprehensive Plan Element (s): [Please select the Plan element(s) and Goal # from dropdown menu below]

- ☐ Economic Development - Choose an item.
- ☐ Environment & Resource Protection - Choose an item.
- ☐ Land Use - Choose an item.
- ☐ Neighborhoods & Housing - Choose an item.
- ☐ Parks, Public Spaces & Facilities - Choose an item.
- ☐ Transportation - Choose an item.
- ☐ Not Applicable

Master Plan: [Please select the corresponding Master Plan from the dropdown menu below (if applicable)]

Choose an item.

Background Information:

The proposed design build agreement for the new Fire Station No. 2 was the second contract award of the 2017 Bond initiatives for City Council approval. The development of the new fire station is located off Centerpoint Road and will provide greater support and service to the southwest area of the City.

Under the guidance of the City's Bond Program Manager, Jacobs Project Management Company (Jacobs), the City issued a Request for Qualifications (RFQ) for the selection of a qualified Design Build firm to design and construct the new Fire Station No. 2. The Evaluation Committees' final scores resulted in the top-ranked firm, Flintco, LLC, Austin, Texas. Following, contract negotiations lead by Jacobs, the Evaluation Committee recommended and council approved the Design Build Agreement with Flintco for preconstruction phase services in the amount of \$359,357.00.

Preconstruction Phase services which includes design development, constructability reviews, cost estimating/budgeting, and development of trade packages is nearing completion in preparation for the construction phase services. The Design Builder, Flintco, submitted its Guaranteed Maximum Price (GMP) Proposal for the total cost of all construction work based on the design development set of deliverables as

required per the contract. The GMP is the total cost of work for the new fire station including hard construction costs, general conditions costs, design builder fee, and owner contingency. GMP Proposal negotiations were lead by the City's Bond Program Manager, Jacobs Project Management Company (Jacobs).

Resulting from inflation over the past few years and additional site development costs, there is a cost overrun from the initial 2017 bond approved project budget. With the input of the Fire Chief Les Stephens, a list of non-program related scope items and design features were pulled from the project to reduce the GMP and help mitigate the cost overrun. The design team reduced the 2nd floor space by about 2,000 sq ft, adjusted the preferred building footprint, and reduced the driveway footprint to save on earthwork and concrete costs. The design team also identified building finishes that were overdesigned on the prototype station such as door hardware and storefront framing and replaced those finishes with other options that maintained functionality at a reduced price. In addition to the cost saving design changes, Flintco presented a final GMP proposal with zero design-build contingency and reduced their prior approved general condition fee by \$107,814. The City's Finance Department has identified additional funds to supplement the project without having to further reprioritize the City's Capital Improvement Program. Jacobs and City staff recommend City Council approval of an amendment for the GMP in the amount of \$5,369,405 for a total Design Build contract amount of \$5,728,762. Additional detail about the GMP proposal can be found on Attachment A of Amendment No.1.

Construction is anticipated to begin in December after City and TCEQ approval of the sitework design. The revised schedule included in Attachment A of Amendment No.1 anticipates the completion of the fire station in October 2020.

Council Committee, Board/Commission Action:

Click or tap here to enter text.

Alternatives:

Click or tap here to enter text.

Recommendation:

Staff recommends approval of GMP Amendment to Flintco, LLC in the amount of \$5,369,405.