



City Commission Agenda Item

Meeting Date: March 17, 2026
From: Stuart Cassaboom, Fire / EMS Chief
Item: Design-Build Pre-Construction Agreement
(AIA Document A141-2014) – New Fire Station

Motion: A Resolution authorizing the City of Arkansas City to execute a Design-Build Agreement with Crossland Construction Company, Inc. for pre-construction and design services for the new Arkansas City Fire Station, including associated exhibits, with total compensation for design and pre-construction services not to exceed \$472,500, and authorizing the City Manager to take all actions necessary to advance the project to a Guaranteed Maximum Price (GMP) for future Commission consideration. **(Voice Vote)**

Background: The City of Arkansas City has been planning the development of a new Fire Station to replace the City's aging and operationally constrained existing facility. The proposed facility is intended to address current space deficiencies, improve emergency response capabilities, enhance firefighter safety, and support the long-term operational needs of the Fire Department and community.

Following prior Commission direction, staff has pursued a design-build delivery approach utilizing AIA Document A141-2014, which allows the city to engage a single design-builder responsible for coordinating architectural, engineering, and construction services. This approach is intended to streamline project delivery, provide improved cost control, and allow early collaboration between the construction and design teams.

Through the City's design-build selection process, Crossland Construction Company, Inc. has been selected as the design-builder for the project. Crossland's team includes Tessere Architecture and Integrated Consulting Engineers / MKEC Engineering as members of the design team.

The proposed facility is approximately 25,299 square feet and will include apparatus bays, training and operational support spaces, administrative areas, and firefighter living quarters designed to support modern fire service operations.

This agreement authorizes design and pre-construction services only, including schematic design, design development, construction documents, cost estimating, and pre-construction planning. The compensation structure includes:

- Design Phase Services: \$450,000
- Pre-Construction Fee (5%): \$22,500
- Total Design and Pre-Construction Services: \$472,500

Preliminary schematic design and cost modeling indicate an estimated total project cost of approximately \$8.15 million, inclusive of contingencies and professional services.

Approval of this agreement does not authorize construction. Construction services will return to the City Commission for approval in the form of a Guaranteed Maximum Price (GMP) once design and cost development are sufficiently advanced.

Commission Options:

1. Approve the Resolution.
2. Disapprove of the Resolution.
3. Table the Resolution for further discussion.

Fiscal Impact: Amount: 472,500.00

Funding will support architectural, engineering, and pre-construction services necessary to advance the project to the Guaranteed Maximum Price phase for future Commission consideration.

Fund: **43 – Bond & Interest** Department: **100 – General Government** Expense Code: **Payments to Contractors**

Included in budget

Grant

Bonds

Other Not Budgeted

Attachments:

- Resolution
- AIA Document A141-2014 – Design-Build Agreement (Working Draft)
- Exhibit B – Insurance and Bonds
- Exhibit C – Design Team Billing Rates
- Exhibit D – Pre-Construction Schedule
- Exhibit E – Conceptual Budget Summary
- Exhibit F – Tessere Footprint & Floor Plan Design Options

Approved for Agenda by:



Randy Frazer, City Manager