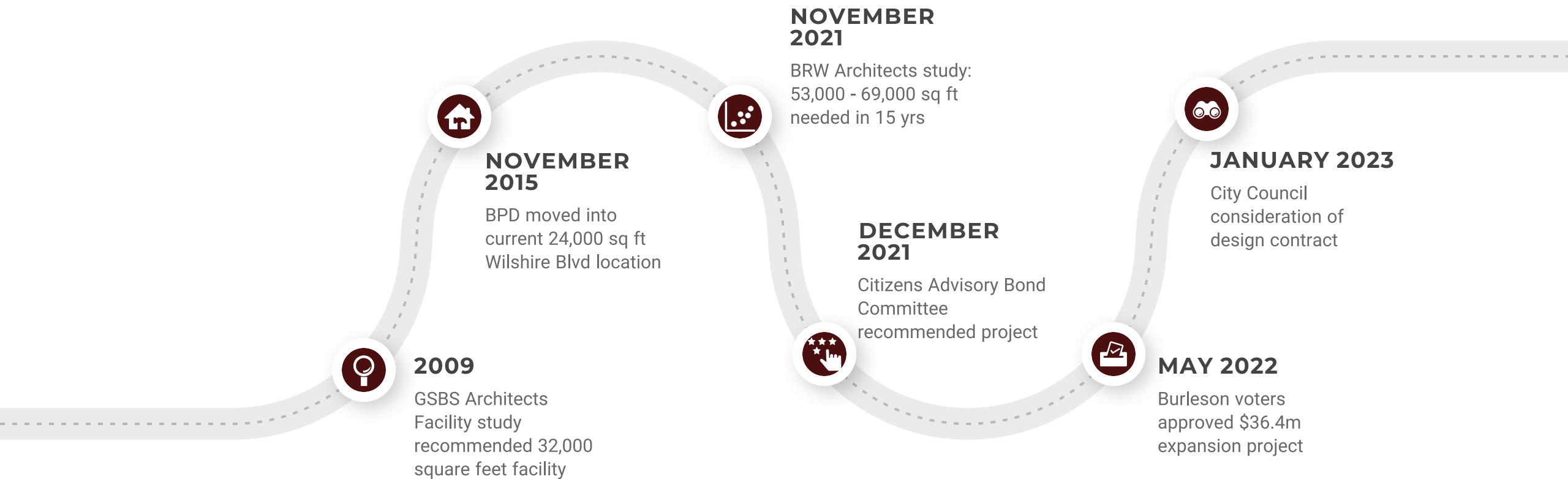


POLICE HEADQUARTERS EXPANSION UPDATE & DESIGN CONTRACT AWARD

City Council Special Session
January 18, 2023

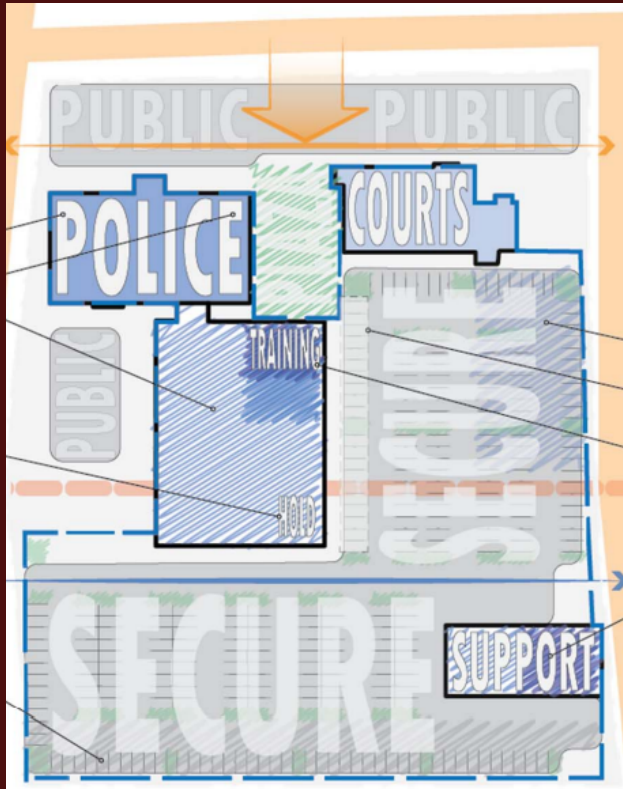




POLICE HEADQUARTERS BACKGROUND

POLICE HEADQUARTERS EXPANSION PROJECT

Below is the Space Program developed by BRW Architects that is the basis of the approved G.O. Bond project. One of the first tasks of the architect hired to design the project will be to confirm the program to be designed including any adjustments based on the Matrix Report or other Council direction.



TRAINING CENTER

**HARDENED
COMMUNICATIONS
SPACE**

**PARTIAL SUPPORT
BUILDING**

HEADQUARTERS ADDITION

LIGHT RENOVATION OF EXISTING HEADQUARTERS

PROJECT BUDGET

Complete project comprised of several major components and key contracts - Each presents additional opportunities for Council review and input over the next two plus years

\$36.4M EXPANDED POLICE HEADQUARTERS

DESIGN - \$2.75M (ARCHITECT & OTHER DESIGN PROFESSIONALS)

Includes verification of the final space program, design of the expansion and renovation, technology and audio/visual design, etc.

CONSTRUCTION - \$23.08M (CONSTRUCTION MANAGER-AT-RISK & CONTRACTORS)

Multiple milestones for review and feedback - award of CMAR initial contract and award of Guaranteed Maximum Price (GMP) contract(s) - funding also covers furniture, phones, etc.

OWNER COSTS & ESCALATION - \$10.58M (VARIOUS PARTNERS / CONTRACTORS)

Includes gas line relocation, land surveying, geotechnical analysis, platting, construction materials testing, construction cost escalation, etc.

BRINKLEY SARGENT WIGINTON ARCHITECTS (BSW)

Selected through a formal professional services procurement process from a pool of 11 architectural firms that participated

100+ PUBLIC SAFETY / CIVIC PROJECTS

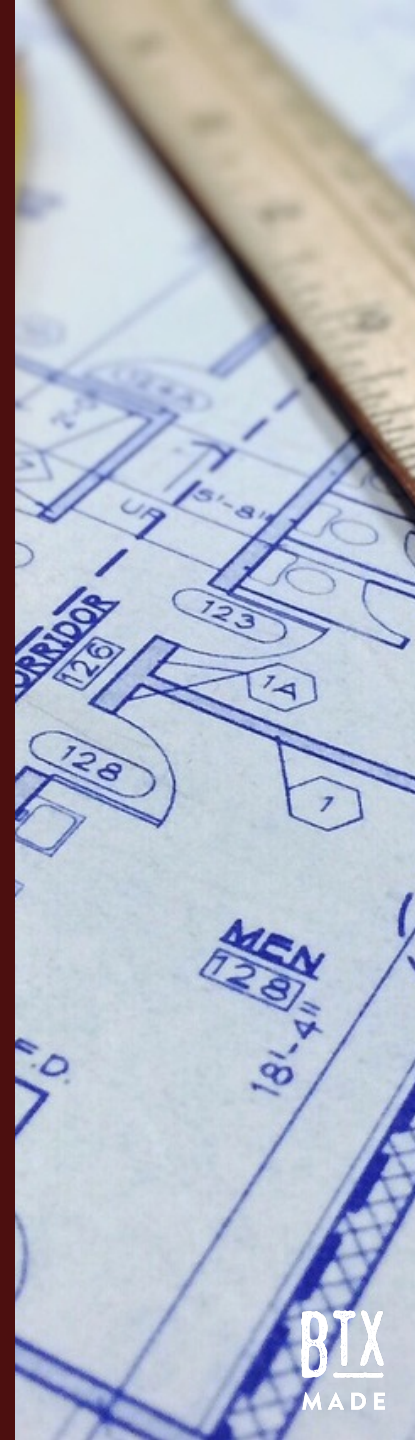
- Grand Prairie, TX
- Longview, TX
- Mesquite, TX
- North Richland Hills, TX
- Round Rock, TX

SIX SUB-CONSULTANTS

- Access By Design (accessibility)
- Carrillo Engineering (civil design)
- Hendrix Consulting Engineers (commissioning)
- Kendall + Landscape Architecture
- LA Fuess Partners (structural design)
- ME Engineers (mechanical, electrical, plumbing, technology and audio-visual)

OVERALL ATTRIBUTES

- Leaders in police facility planning and design
- Construction Manager-At-Risk project delivery experience
- Awareness and understanding of public facility trends



DESIGN CONTRACT

\$2,581,495 Contract is **within the established project budget** and includes:

- **BASIC DESIGN SERVICES - \$1,858,568**
Final fees determined based on construction estimate developed during the Design Development phase (approximately 30% design)
- **SUPPLEMENTAL (SPECIALTY) SERVICES - \$667,927 INCLUDING COMPONENTS SUCH AS**
 - Mechanical, Electrical and Plumbing Design
 - Landscape Design
 - Civil Site and Design
 - Interior Design
- **REIMBURSABLE EXPENSES - \$55,000**
Project expenses such as printing / reproduction, postage, mileage, etc.

CONSTRUCTION MANAGER-AT-RISK (CMAR)

Alternative Project Delivery Method authorized by Chapter 2267 of the Government Code and generally helps owners with cost control and may generate project savings by engaging the contractor during design

HIRING THE CMAR PROVIDES ANOTHER SPRING 2023 COUNCIL REVIEW & INPUT OPPORTUNITY

- **CMAR ASSUMES RISK FOR CONSTRUCTION AT A GUARANTEED MAXIMUM PRICE (GMP) AND HOLDS ALL CONTRACTS WITH SUBCONTRACTORS**
- **CMAR CONSULTS WITH THE OWNER DURING DESIGN IN AREAS SUCH AS COST ESTIMATING, SCHEDULING, CONSTRUCTABILITY REVIEW, AND CONSTRUCTION MEANS/METHODS**
- **CMAR PROVIDES PRICE PROPOSALS FOR COMPLETING CONSTRUCTION ONCE DESIGN HAS ADVANCED SUFFICIENTLY AND IS AUTHORIZED TO PROCEED AFTER THE OWNER AGREES**
- **COUNCIL WILL RECEIVE ADDITIONAL INFORMATION ON THE CMAR PROCESS AND PROCUREMENT IN THE COMING MONTHS AS THAT IMPORTANT PROCESS ADVANCES**

PROJECT PROGRESS TO DATE

NATURAL GAS TRANSMISSION LINE RELOCATION COORDINATION -
COMPLETION SPRING 2023 (ADDITIONAL COUNCIL REVIEW & INPUT)

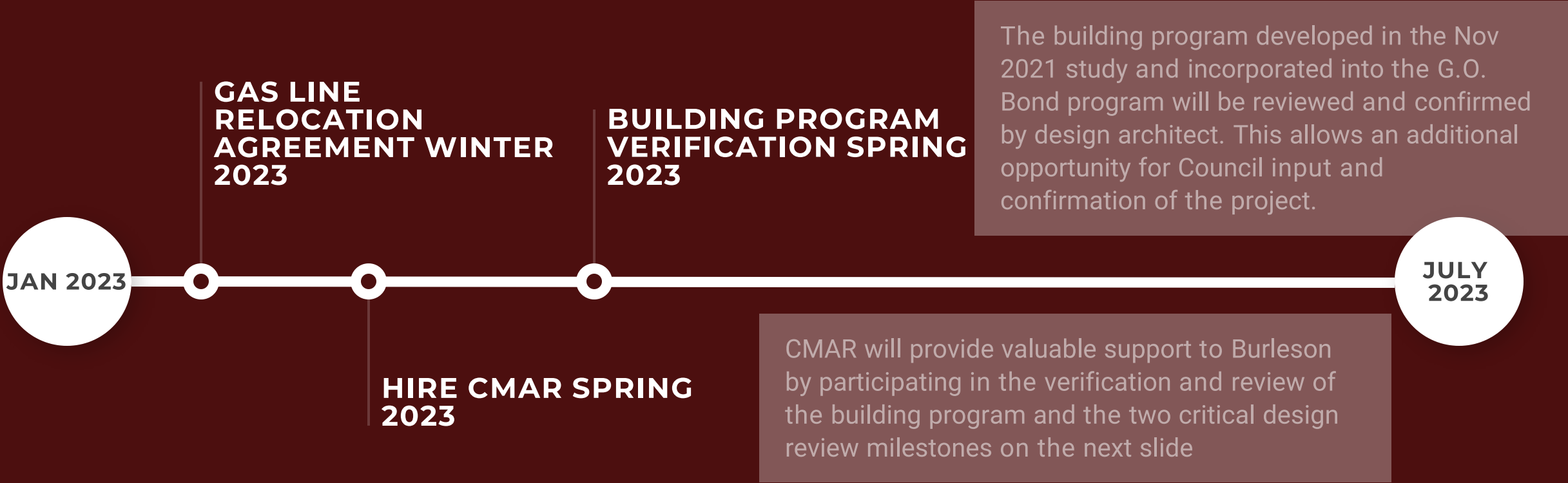
PROCUREMENT OF LAND SURVEY AND GEOTECHNICAL ANALYSIS UNDERWAY

ARCHITECTURAL SERVICES PROCUREMENT - RFQ ISSUED JULY 2022, SELECTION AND CONTRACT
NEGOTIATION THROUGH END OF 2022, CONTRACT AWARD FOR CONSIDERATION TODAY

CONSTRUCTION MANAGER-AT RISK (CMAR) PROCUREMENT IN DEVELOPMENT - SERVICES WILL EXTEND
THROUGH DESIGN AND CONSTRUCTION

SIX-MONTH LOOK AHEAD: ADDITIONAL COUNCIL REVIEW AND INPUT

Estimated Design Schedule January 2023 through July 2024
Estimated Construction Completion December 2025

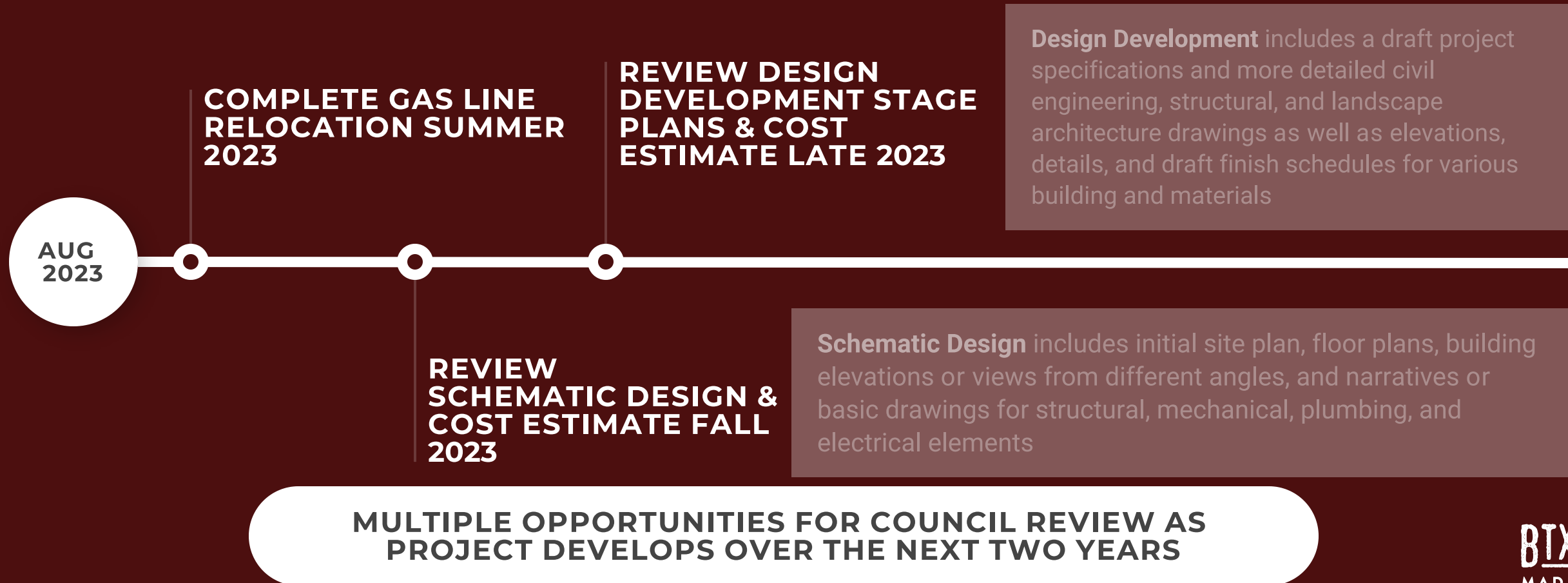


MULTIPLE OPPORTUNITIES FOR COUNCIL REVIEW AS PROJECT DEVELOPS OVER THE NEXT TWO YEARS

ADDITIONAL COUNCIL REVIEW AND INPUT: MID THROUGH LATE 2023

Estimated Design Schedule January 2023 through July 2024

Estimated Construction Completion December 2025



CMAR CONSTRUCTION CONTRACTING

One of the ways the CMAR project delivery method potentially saves construction cost and time is by allowing portions of the overall construction to be contracted as the respective design is sufficiently advanced rather than waiting until final construction drawings are completed for the entire project. Examples of potential “early construction packages” include:

- **FOUNDATION EXCAVATION AND CONSTRUCTION**
- **STRUCTURAL STEEL**
- **HEATING, VENTILATION AND AIR CONDITIONING SYSTEMS**
- **OTHER LONG-LEAD TIME / SUPPLY CHAIN IMPACTED SYSTEMS**

COUNCIL ACTION

Implementing this project will require several actions by Council as the project progresses.

REQUESTED ACTION TODAY:

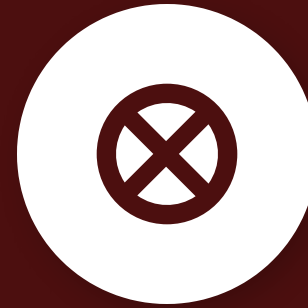
**CONSIDER APPROVAL OF PROFESSIONAL
SERVICES CONTRACT FOR POLICE
HEADQUARTERS EXPANSION PROJECT DESIGN**

OPTIONS AND RECOMMENDATION



APPROVE

Authorize a professional services contract with Brinkley Sargent Wiginton Architects in the amount of \$2,581,495 for design of the Police Headquarters Expansion Project



DENY

Deny a professional services contract with Brinkley Sargent Wiginton Architects in the amount of \$2,581,495 for design of the Police Headquarters Expansion Project

RECOMMENDATION

DISCUSSION / QUESTIONS?

