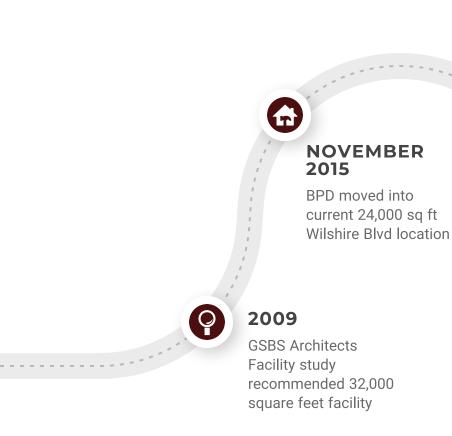
POLICE HEADQUARTERS EXPANSION UPDATE & DESIGN CONTRACT AWARD

City Council Special Session January 18, 2023





NOVEMBER 2021

BRW Architects study: 53,000 - 69,000 sq ft needed in 15 yrs

DECEMBER 2021

Citizens Advisory Bond Committee recommended project



JANUARY 2023

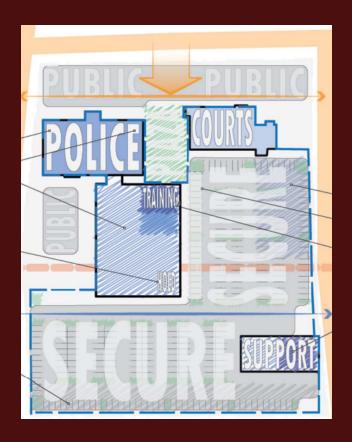
City Council consideration of design contract

MAY 2022

Burleson voters approved \$36.4m expansion project

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

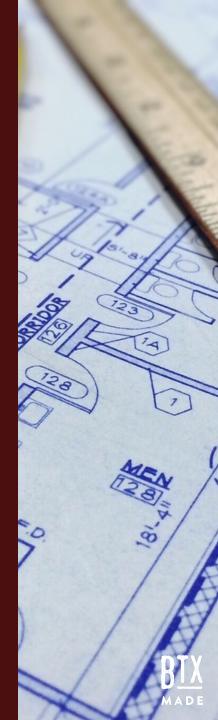
- Grand Prairie, TX
- Longview, TX
- Mesquite, TX
- North Richland Hills, TX
- Round Rock, TX

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

GAS LINE RELOCATION AGREEMENT WINTER 2023

BUILDING PROGRAM VERIFICATION SPRING 2023

The building program developed in the Nov 2021 study and incorporated into the G.O. Bond program will be reviewed and confirmed by design architect. This allows an additional opportunity for Council input and confirmation of the project.

JAN 2023

HIRE CMAR SPRING 2023

CMAR will provide valuable support to Burleson by participating in the verification and review of the building program and the two critical design review milestones on the next slide

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



JULY

2023

ADDITIONAL COUNCIL REVIEW AND INPUT: MID THROUGH LATE 2023

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

COMPLETE GAS LINE RELOCATION SUMMER 2023

REVIEW DESIGN
DEVELOPMENT STAGE
PLANS & COST
ESTIMATE LATE 2023

Design Development includes a draft project specifications and more detailed civil engineering, structural, and landscape architecture drawings as well as elevations, details, and draft finish schedules for various building and materials

AUG 2023

> REVIEW SCHEMATIC DESIGN & COST ESTIMATE FALL 2023

Schematic Design includes initial site plan, floor plans, building elevations or views from different angles, and narratives or basic drawings for structural, mechanical, plumbing, and electrical elements

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



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



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

RECOMMENDATION



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



DISCUSSION/ QUESTIONS?

