



FIRE DEPARTMENT

To: Mayor and Town Council
From: Stuart Blasingame, Fire Chief
Through: Mario Canizares, Town Manager
Re: Subject: Fire Station No. 4 GMP

Town Council Meeting – October 22, 2024

Strategic Visioning Priority: 4. Provide Excellent Municipal Services

Agenda Item:

Consider and act upon approving a Guaranteed Maximum Price (GMP) Amendment between Pogue Construction Co., L.P., and the Town of Prosper, related to the Fire Station 4 project for \$11,610,003 with a total project cost not to exceed \$13,814,000.

Description of Agenda Item:

On June 14, 2022, the Town Council approved the Standard Form of Agreement and related documents with Pogue Construction Co., L.P., for the Construction Manager-At-Risk for Prosper Fire Station No.4. The design is 100% complete and the proposed GMP for construction of the project is \$11,610,003 with a total project cost not to exceed \$13,814,000.

After reviewing 165 bids, the project estimate now stands at \$13,813,957, with \$11,610,003 allocated for construction. This reflects a 1.31% increase, resulting in a shortfall of \$139,852 compared to the programmed budget of \$13,674,105. The budget is spread across four categories: Professional Services, Other Development Costs, Construction, and FF&E.

The Guaranteed Maximum Price (GMP) excludes the extension of the natural gas line, as CoServ plans to begin extending the line down Prosper Trail from Escalante Trail to Coit Road in February 2025, which reduces our overage estimate. We are still carrying an allowance for boring under Prosper Trail if the line is constructed on the north side of the road. Should CoServ not complete the gas line as planned, the additional costs will be covered under Other Development Costs.

Budget Impact:

Capital improvements for Fire Station #4 will be accounted for in the Governmental Capital Projects Fund to accounts 20010762-56700 and 20010762-61900 for projects FC 202137- Fire Station #4 Design and FC202205 – Fire Station #4 Construction. The Guaranteed Maximum Price (GMP) is \$11,610,003 with a total project cost not to exceed \$13,814,000.

Legal Obligations and Review:

Terrence Welch of Brown & Hofmeister, L.L.P., has approved the attached documents as to form and legality.

Attached Documents:

1. GMP Amendment
2. Town of Prosper Budget Summary
3. Town Attorney Approval

Town Staff Recommendation:

Town Staff recommends the Town Council approve a Guaranteed Maximum Price (GMP) Amendment between Pogue Construction Co., L.P., and the Town of Prosper, related to the Fire Station 4 project for \$11,610,003 with a total project cost not to exceed \$13,814,000.

Proposed Motion:

I move to approve a Guaranteed Maximum Price (GMP) Amendment between Pogue Construction Co., L.P., and the Town of Prosper, related to the Fire Station 4 project for \$11,610,003 with a total project cost not to exceed \$13,814,000.