



6320 Research Rd.
Frisco, TX 75033
T 972.668.9340

Design-Build Proposal

Date: April 2nd, 2026
Owner: City of Sanger
Project: 26-04-021 – City of Sanger – Fire Station 670 Renovation
Procurement: Equalis APDM COG-2132A

CORE Construction Services of Texas, Inc. is pleased to provide you with this proposal package. Enclosed you will find the explanation of professional services.

Professional Services Not to Exceed – \$488,000.00
Construction Services Not to Exceed – \$4,712,000.00
Total Proposal Not to Exceed – \$5,200,000.00

We look forward to a successful and enjoyable project together. Thank you for this opportunity, please do not hesitate to contact me directly with any questions or comments.

Respectfully submitted,

Sam Evans

Sam Evans
CORE Construction Services of Texas, Inc.

Contingency

CORE has included a Design Contingency of \$20,000 to be used as needed upon approval from the City of Sanger.

Schedule

- Start Date: July 20th, 2026
- Major Milestones:
 - Design Meetings
 - Bi-weekly meetings with Owner from Programming through Construction Documents
 - Programming (Beginning with kickoff meeting after Design Notice-to-Proceed)
 - One (1) Week
 - Schematic Design
 - 100% Schematic Design – 4 Weeks
 - Owner Review and Cost Estimating – 1 Week
 - Design Development
 - 100% Design Development – 4 Weeks
 - Owner Review and Cost Estimating – 2 Weeks
 - Construction Documents
 - 50% Construction Documents – 4 Weeks
 - Owner Review and Cost Estimating – 2 Weeks
 - 100% Construction Documents – 5 Weeks
 - Permit Plan Review & Sub-Contractor Bidding
 - Submit to City and any other Authority Having Jurisdiction for Permit Plan Review.
 - Compile Issue for Construction Drawings and Specifications, incorporating bid-phase Addenda and City Comments from Permitting Process.
 - Commencement of Construction Administration (CA) Services
 - Upon approval of Construction Contract, Approval of Permit, and Contractor mobilization.
 - CA Services shall include responses to Sub-contractor RFIs, review of product submittals and shop drawings, and onsite field observations during construction.

Scope of Professional Services

Below, we have included a basic outline of the services provided during the preconstruction phase:

Our fee proposal is inclusive of full Architectural and Engineering Services necessary from preliminary design phase to construction administration services during construction. Within the scope of work, we will provide the following services:

Coordination and Review of the following Owner-Provided Scope:

- Construction Materials Testing
- Storm Shelter 3rd Party Peer Review (if required)
- Fire Station Alerting – Coordinate infrastructure rough-in with Fire Department's vendor.
- Building Commissioning (unless provided by Design Team as Supplemental Services).

Provide complete Architectural and Engineering Service Construction Drawings and Specifications to permit, bid and construct the programmed facility through the following disciplines and deliverables:

- Programming
- Project Meetings
 - Owner/Architect to coordinate meetings to discuss and program the project
 - Provide regular updates of progress
 - Provide Site Topographic Survey
- Schematic Design
- Project Meetings
 - Owner/Architect to coordinate meetings for Design Review
 - Provide regular updates of progress
 - Coordinate and Provide Geotechnical Soils Report

Design Development

- Project Meetings
 - Owner/Architect to coordinate meetings for Design Review
 - Provide regular updates of progress
- Sub-Consultant Coordination
 - CORE to work with MA who will coordinate with M/E/P, Technology, Structural, Civil, and Landscape and design sub-consultants to develop details for Design Development phase.
 - Proposed Consultants:
 - Civil Engineering: CEC Engineering
 - Surveying: CEC Engineering
 - Geotechnical Engineering: Raba Kistner
 - Landscape/Irrigation: Evergreen Design Group
 - Structural Engineering: Eikon
 - Mechanical Engineering: UEI Group
 - Plumbing Engineering: UEI Group
 - Electrical Engineering: UEI Group
 - Security/Technology Design: Howell Design Group
 - Interior Design: In-house by Martinez Architects

Construction Documents

- Project Meetings
 - Owner/Architect to coordinate meetings for Design Review.
 - Provide regular updates and progress of construction document completion.



- Landscaping and Irrigation
 - Provide Landscape Plan specifying the treatment of all exterior landscaping areas within the limits of the property boundary. Calculations conforming to the requirements of the authority having jurisdiction.
 - Design Irrigation Plan for a fully operational system. System shall be designed to conserve water and limit operational and maintenance costs.
- Topographical Survey
 - Design Team shall provide a topographical survey in AutoCAD format for the use of engineering and permitting.
- Domestic and Sanitary Utilities
 - Design Team shall coordinate design with existing utilities and provide design for any additional utility taps required.
- Electrical and Gas Utilities
 - Design Team shall coordinate design with existing dry utilities.
- Civil Construction Plans
 - Prepare a dimensioned site plan and prepare construction plans for the following:
 - Grading plan to establish finish floor elevations and to establish paving elevations on driveways and parking areas.
 - Identify storm water calculations for the preparation of construction plans for storm sewer design.
 - Prepare and issue final signed and sealed construction plans for permitting by Civil Engineer licensed by the State of Texas to Authorities having Jurisdiction.
- Building Structure
 - Design Team shall provide site plan, floor plan, elevations, building section, wall sections, interior elevations, schedules, and details.
 - Structural Plans to be provided by a licensed engineer and shall include foundation plans and details (as required for re-built or new addition areas). Structural components to support all components of building including collateral and lateral loads, dead loads, etc.
 - Prepare and issue final signed and sealed construction plans for permitting by Structural Engineer licensed by the State of Texas to Authorities having Jurisdiction.
- Building Systems
 - Design of systems within the facilities including Mechanical, Electrical, Plumbing, Security and Technology systems. Systems shall be coordinated and compatible with existing systems incorporated into city facilities.
 - Prepare and issue final signed and sealed construction plans for permitting by Engineer licensed by the State of Texas to Authorities having Jurisdiction, including Comcheck reports for energy-code compliance.
- Permitting
 - Coordinate ADA/TAS review and inspection of the facility with the State of Texas.
 - Coordinate all permitting submission(s) as required with the Authority having Jurisdiction
 - All Permitting Fees, if required, shall be reimbursed by the Owner.
 - Design shall comply with City's current adopted ICC Codes.
- Building Commissioning



- Owner may desire independent commissioning of building systems beyond the contractual testing & balancing to be performed by the mechanical sub-contractor. If desired, architect will contract for these services as identified below, as supplemental service.
- No LEED Green Building scope of services included.

Bidding

- Design-Build delivery method
- Respond to Contractor Requests for Information during Bidding and issue Addenda as required.

Potential Supplemental Services

- Building Commissioning (Lighting and Mechanical)
- Storm Water Pollution Prevention Plan
- Platting

Professional Services Exclusions

- Building Commissioning
- Storm Water Pollution Prevention Plan
- Amending Plat
- Permitting Fees, TDL&R registration and Inspection Fees
- Physical Models or Professional Photography
- Project Websites
- Additional Site Meetings

Scope of Construction Services

CORE will construct the project according to the plans and specifications generated during the Professional Services portion of the project.

Construction Services Exclusions

- Hazardous Material Abatement
- Costs Associated with Material Testing and/or Special Inspections
- Costs Associated with General Building Inspections
- Any Scope of Work not Specified in the Plans or Specifications Generated During the Professional Services Portion of the Project