



UNIVERSITY PARK CITY COUNCIL AGENDA MEMO

Meeting Date:
4/15/2025

Item Type:
Consent Agenda

Subject: Consider Award of a Contract for CMAR Services - 5620 Fondren Dr.

Prepared By: Elizabeth Anderson, Purchasing Manager

Background:

The City purchased the vacant building at 5620 Fondren Drive in Dallas in the Fall of 2023. The intent is to convert this 12,600 sq. ft. building into a Police Operations center that includes a gun range and evidence storage space. A capital project has been established and preliminary funding from the SMU Land Sale Fund in the amount of \$3,250,000 for this renovation has been authorized. The committee that oversees the Land Sale Fund indicated that they are open to allocating additional funding once the City has more information regarding the cost of the renovations. In May 2024, Council approved a contract with SSARCO for architectural design services on this project.

Staff posted RFP# 2024-18 in January to find a Construction Manager at Risk (“CMAR”) to oversee the construction. Texas Government Code, Chapter 2269, Section F defines the CMAR construction delivery method as “*a delivery method by which a governmental entity contracts with an architect or engineer for design and construction phase services **and contracts separately** with a construction manager-at-risk to serve as the general contractor and to provide consultation during the design and construction, rehabilitation, alteration, or repair of a facility...A [CMAR] ... **assumes the risk for construction, rehabilitation, alteration, or repair of a facility at the contracted price** as a general contractor and provides consultation to the governmental entity regarding construction during and after the design of the facility. The contracted price may be a guaranteed maximum price.*”

Staff received proposals from two companies. The companies and their financial proposals are as follows:

	PRE- CONSTRUCTION PHASE FEE	CONSTRUCTION PHASE FEE %	GENERAL CONDITIONS %	TOTAL PROPOSAL
CGC GENERAL CONTRACTORS	\$ 9,330.00	3.88%	9.49%	\$ 610,980.00
H.J. RUSSELL & COMPANY	\$ 5,000.00	3.00%	12.64%	\$ 708,800.00

Total amounts are based on the Architect's opinion of probable cost of \$4,500,000.00.

An evaluation committee consisting of staff from Engineering, Public Works, and the Police department read and scored both proposals on additional criteria that included Experience & Qualifications, Schedule & Availability, Project Approach and Financial Stability. **Staff is recommending CGC General Contractors for the award of this contract, at an estimated amount of \$610,980.00.**

CGC General Contractors is based in Haltom City. It has been in business for 32 years and their proposed team has extensive experience with government projects and with the CMAR construction delivery process. Staff was impressed with their thorough project approach and timeline, and their reference feedback was very positive. If Council approves this contract tonight, Staff will authorize CGC General Contractors to begin working with SSARCO on the pre-construction activities. Staff would come back to Council with CGC's proposed Guaranteed Maximum Price in a few months.

Fiscal Impact:

- Not Applicable
- Budget Amendment Required
- Proposed Revenue
- Proposed Expenditure

Funding Source: FY25 budget

Master Plan Goal:

Please check the associated Theme and provide the corresponding action item number.



	Theme	Action Item(s)
<input type="checkbox"/>	Affirming Sense of Place	
<input type="checkbox"/>	Assuring Connectivity	
<input type="checkbox"/>	Innovative Governance	
<input type="checkbox"/>	Technological Integration	
<input checked="" type="checkbox"/>	Preparing for the Future	4.2
<input type="checkbox"/>	Not Applicable	

Recommendation:

Staff recommends that Council approve an award of this contract to CGC General Contractors in an estimated amount of \$610,980.00.

Committee Review (optional):

- Capital Projects Review Committee
- Facility Security Advisory Committee
- Public Safety Advisory Committee
- SMU Land Sale Committee

Attachments:

Rankings are attached