



Robert Fite, Fire Chief  
Grand Prairie Fire Department  
1525 Arkansas Lane  
Grand Prairie, TX 75052

Dear Chief Fite,

The City of Irving is preparing to move forward with the bid award for the second phase of the Fire Training Building project. As you recall, the first phase of the project included the award of the pre-engineered burn tower building with Reed Constructors, Inc. in the amount of \$1,365,500.

The second phase of the project will include the site grading, wet utilities, storm drainage, entry drive, concrete skills training pad, security fencing, as well as a 4,000 square foot classroom building. The project is being awarded to JC Commercial, Inc. for the base bid of \$2,641,777. This base bid also includes \$150,000 in owner contingency to address any unknown conditions which may be encountered as part of the construction process.

The foundation for the pre-engineered burn tower will be awarded in the amount of \$192,000 to Reed Constructors through a change order to their existing contract as they were able to provide a low cost for the foundation. There are three training props which will be constructed by City of Irving in-house staff and use of annual contracts which will result in a significant savings over the bid prices for these props. These alternate forms of construction will result in high quality training props at an affordable price and lower the overall cost of the project. The only item we will not be installing as part of the project is the drafting tank, based on your recommendation to defer at this time.

Even through our efforts to pursue value engineering for the project and training props, the overall cost of the project will still exceed the original project budget of \$4,000,000. The total project cost for construction, furniture and equipment is \$4,432,146. This is \$432,146 over the budget or a total of \$216,073 for each entity. I have attached a spread sheet which breaks down the total project cost for the Fire Training Building Project.

Sincerely,

Victor Conley, Fire Chief  
City of Irving