

Memorandum

To: Mayor and City Council Members
Steve Parker, City Manager

From: Randy Kell, Director of Facilities

Subject: Resolution authorizing the City Manager to enter into a Design-Build agreement with Koehler Construction for a new 5 Bay Apparatus Enclosure at Station 2; and declaring an effective date

Date: 3/9/2026

Historical Background

The City of Seguin Fire Department needs a new 100' x 60', 5 bay apparatus enclosure at Fire Station #2 located at 650 Hwy 46 S. Seguin, Texas, 78155. The city has recently purchased two additional apparatuses for the fire department. As of now, we already have several pieces of equipment left out in the elements. This new building will serve as protection for existing equipment as well as new equipment purchased. This space will also include a supply room, storage room, and gym.

Action Requested

Consider a resolution authorizing City Manager to enter into a professional service agreement with Koehler Construction for the design and buildout of a new 5 Bay Apparatus Enclosure with a not to exceed amount of \$1,777,500.

Procurement Methodology & Funding Source

RFQ No. AF-2026-01 was advertised and open to the public. Seventeen companies submitted RFQ's and four were called in for second interviews including their architects. During second interviews, we discussed budgets as well. Koehler Construction is our recommendation based on qualifications and discussed budget. Until design is finished, we will not have an exact cost. It is recommended that the Facility Director be authorized to expend up to \$1,777,500.

Bonds were issued in FY25 for this project, but additional funding will be needed to complete the project. The additional funding needed will come from the bonds being issued for the new fire station this fiscal year. Once construction starts for the new fire station in FY27, the bonds issued during that fiscal year will include the amount needed to replace the funding.

Staff Recommendation

It is recommended we enter into a design-build agreement with Koehler Construction, at a cost not to exceed \$1,777,500 for the new apparatus enclosure.

ATTACHMENTS

1. Resolution – Authorization allowing the City Manager to enter into design build agreement with Koehler Construction for the New 5 Bay Apparatus Enclosure
2. RFQ AF-2026-01

Facilities



3. RFQ Evaluation Matrix
4. #25029 Professional Services agreement for Design Build of 5 Bay Apparatus Enclosure
Koehler Construction

It's real.