

REPORT TO THE BOARD OF MAYOR & ALDERMEN

DATE: January 26, 2026

FROM: Gary Vanderheyden, Chief Technology Officer

SUBJECT: Award of Contract for Architectural and Engineering Services for Future Information Technology Data Centers

INTRODUCTION:

The purpose of this agenda item is to request the Board of Mayor and Aldermen's approval of the contract with Gresham Smith to provide Architectural & Engineering Services for the Town's future Information Technology Data Centers in the amount of \$411,498.00.

BACKGROUND:

The Town's IT infrastructure modernization project aims to improve resiliency, security, and efficiency through the construction of two new, stand-alone municipal data centers. These facilities are to be located on Town property at 260 Progress Road and 350 West Powell Road. Each data center is designed to be approximately 875 square feet and will meet FEMA 361 and ICC 500 guidance for hardening and resiliency.

Town staff solicited a Request for Statement of Qualifications (RFSOQ) for Architectural & Engineering Services for these facilities. The Town received responses from nine (9) organizations. Following an initial review, the Evaluation Committee selected three (3) finalists to provide oral presentations:

- ANF Architects
- OHM
- Gresham Smith

After the presentations and final evaluation, the committee selected Gresham Smith as the most qualified firm.

DISCUSSION:

Gresham Smith has submitted a proposal to provide comprehensive design and engineering services.

The scope of work includes:

- **Architectural & Structural Design:** Facility layout including white space, electrical rooms, and office space designed for progressive collapse resistance and seismic bracing.
- **Mechanical & Electrical Engineering:** Redundant N+1 cooling design, normal and standby power architecture (UPS and diesel-generator backup), and arc flash hazard studies.
- **Civil Engineering & Landscape:** Grading and utility plans for both sites, alongside security-aware landscape architecture for screening equipment.
- **Commissioning:** Preparation of pre-functional checklists, functional performance testing, and final commissioning reports for mechanical and electrical systems.

- **Construction Administration:** Submittal reviews, RFI support, and monthly on-site meetings during the construction phase.

Schedule: The project schedule anticipates a Notice to Proceed on February 2, 2026, with a construction start date of August 21, 2026, and final construction completion by July 21, 2027.

Fee Structure: The total lump sum fee for the project is \$411,498.00, broken down as follows:

- Data Center Facility Design: \$266,912.00
- Site Survey: \$14,970.00
- Construction Contract Administration: \$65,208.00
- Landscape Architecture: \$7,390.00
- Arc Flash Study & Protective Coordination: \$9,806.00
- Engineered System Commissioning: \$47,212.00

BUDGET IMPACT:

CIP

Fund	Dept.	Obj. Code	Description	Approved Line Item Budget	Previous Expenses	Proposed Expense	Balance	Budget Impact
321	41640	922-202601	Network Infrastructure - Data Centers	\$1,250,000.00	\$0.00	\$411,498.00	\$838,502.00	N/A

ATTACHMENTS:

[GS-26-01571 Town Wide Data Centers-Design Phase.pdf](#)

PROPOSED MOTION:

To award a contract for Architectural & Engineering Services for Town-wide Data Centers to Gresham Smith in the amount of \$411,498.00.

Board Action: Motion By _____ Seconded By _____

Vote Total	Hall	Jordan	Robbins	Marshall	Stamps	Fraser
Yes						
No						
Abstain						