

RESOLUTION NO. _____

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, APPROVING A CONSTRUCTION MANAGER AT RISK (CMAR) CONTRACT BETWEEN THE CITY OF MANSFIELD AND CORE CONSTRUCTION FOR CONSTRUCTION MANAGER AT RISK SERVICES RELATED TO THE NEW CITY HALL PROJECT (THE “PROJECT”); APPROVING PRECONSTRUCTION SERVICES IN AN AMOUNT NOT TO EXCEED \$45,000.00 RELATED TO THE PROJECT; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO NEGOTIATE, FINALIZE, AND EXECUTE THE CONTRACT; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND DECLARING AN EFFECTIVE DATE

WHEREAS, the City of Mansfield (City) is a home rule municipality operating under and governed by the laws and Constitution of the State of Texas; and,

WHEREAS, the Construction Manager at Risk (CMAR) method has been recognized as a suitable alternative that allows for early contractor involvement during the design phase, thereby enhancing collaboration, cost control, and schedule management; and,

WHEREAS, the CMAR method provides the City with the opportunity to benefit from the expertise of a construction manager who assumes risk for construction performance and costs, ensuring greater accountability and transparency throughout the project lifecycle; and,

WHEREAS, the City Council has reviewed the advantages of the CMAR method and acknowledges its potential to mitigate risks associated with unforeseen conditions and changes in project scope; and,

WHEREAS, the selection of a Construction Manager at Risk for preconstruction services has been deemed advantageous by providing expertise in planning, scheduling, cost estimation, and value engineering to ensure the project meets budgetary and timeline requirements; and,

WHEREAS, funding for this contract is available from the 2024 Certificates of Obligation.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD, TEXAS, THAT:

SECTION 1.

The findings and recitations set out in the preamble are found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes.

SECTION 2.

The Construction Manager at Risk Contract is awarded to CORE Construction. for the New City Hall Project.

SECTION 3.

The Professional Services Contract with CORE Construction, in an amount not to exceed \$45,000 for the preconstruction services related to the Project, is approved.

SECTION 4.

The City Manager, or Designee, is authorized to negotiate, finalize, and execute the contract with CORE Construction.

SECTION 5.

It is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

SECTION 6.

This Resolution shall be effective from and after its passage.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF MANSFIELD THIS 12TH DAY OF AUGUST, 2024.

Michael Evans, Mayor

ATTEST:

Susana Marin, City Secretary