



Legislation Text

File #: 24-6042, **Version:** 1

Resolution - A Resolution of the City Council of the City of Mansfield, Texas, Approving the Award of a Construction Manager at Risk (CMAR) Contract to Moss Construction for the Harvest Point Public Infrastructure Project; Finding that the Meeting at Which this Resolution is Passed is Open to the Public as Required by Law; And Declaring an Effective Date (TIRZ #4)

To Consider the Resolution

To Approve the Resolution

On April 22, 2024, City Council approved Resolution #4194-24 to authorize the use of the Construction Manager at Risk (CMAR) procurement delivery method for the construction of the Public Infrastructure at Harvest Point.

In this delivery method, the city contracts separately with an engineer, in this case, Dunaway Associates, to deliver the design and engineering for the construction of the public infrastructure, and then contracts with a construction manager during that design phase, to ensure price, schedule, and constructability are managed prior to construction commencing.

The construction manager is responsible for construction performance and commits to delivering the process within a defined schedule and price, either a fixed sum or a guaranteed maximum price (GMP). The construction manager provides construction input to the owner and design engineers during the design phase and operates as the general contractor during the construction phase.

The City solicited request for proposals (RFP#2024-41-01-02) for CMAR services and received two proposals from qualified firms. Based on the submittals and pricing breakdowns, staff and Vieste recommend Moss Construction as the best value based on the criteria and scoring of the project.

Between the two proposals, Moss Construction put \$2.7 million more toward bid trades than Sundt Construction which means more money for actual construction of materials and labor.

Future steps in this process include setting a guaranteed maximum price (GMP) which will be brought back to city council as an amendment to the contracts at a future council date.

The Construction Manager at Risk procurement method offers assistance from the general contractor during the design phase to ensure pricing, timing, and constructability are all being considered to protect the city's best interests. Moss Construction provided the overall score and value during the selection process.

TIRZ #4

Jason Moore, Executive Director of Economic Development

