



Legislation Text

File #: 18-2951, **Version:** 1

Resolution - A Resolution Determining the Construction Manager-at-Risk Method as Providing the Best Value for the Restoration of the Ralph S. Man Homestead and Barn at 604 West Broad Street

Consider and select a construction delivery method awarding a construction contract for the Ralph S. Man House at 604 W. Broad Street

Approve Resolution

The City and Mansfield Park Facilities Development Corporation (MPFDC) purchased the property in 2013. The City purchased the front part of the property that includes the Man House, the historic barn and other structures. The MPFDC purchased the back portion of the property for a public park. The house was initially constructed by Ralph Sandiford Man, one of the City's founders. As the oldest documented house in Mansfield, and the residence of a person of great importance in the City's history, the Ralph S. Man House has been listed on the National Register. Additionally, the Man House is listed as a high priority on the City's Historic Resources Survey.

Due to its importance, the City Council directed that the house be preserved and that restoration efforts be made with a vision of converting the house and the original log barn into a museum and education center. The 12 acres behind the house and barn that are owned by the MPFDC has been identified as the site for Mansfield's first dog park. The house and original barn are slated to be rehabilitated in conjunction with the building of the dog park so that both are completed at the same time.

The Man Homestead will offer visitors an opportunity to learn about early life in Mansfield, from Ralph Man's original log cabin inside the house to the original barn, which was constructed in the fashion of the time (for example, the use of wood pegs rather than nails).

TMA-CHA Architects were selected by the City to prepare a Master Plan for the restoration of the historic house and barn. TMA-CHA presented the Master Plan to City Council during a work-session on July 23, 2018. Council directed staff to move forward with design and construction plans that include dimensioned site plans, floor plans, perspective renderings for approval, and construction documents necessary for bidding.

H.B. 628, effective September 1, 2011 requires a City to determine a delivery method that provides the best value to the City before advertising for bids from a contractor if using one of the following options: 1) competitive sealed proposals; 2) design/build contract; 3) a construction manager-agent; 4) a construction manager-at risk; or 5) a job order contract for the minor repair, rehabilitation, or alteration of a facility.

It is important to select the Construction Manager-at Risk (CMAR) delivery method before the project is advertised for bid. The CMAR will be able to provide valuable input into the design and construction.

Once the CMAR delivery method is approved, Staff will seek out Request for Qualifications from construction companies qualified to perform the construction. The selection and approval of the recommended, qualified construction company will be scheduled for a future City Council agenda.

Not applicable

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