



Legislation Text

File #: 20-3446, **Version:** 1

Resolution - A Resolution to Consider Awarding a Contract to Phoenix I Restoration and Construction Ltd. of Farmers Branch, Texas with a Guaranteed Maximum Price (GMP) in the Amount of \$538,339 for the Restoration of the House and Barn at the Man House Residence

Approve a Resolution to Execute a Construction Contract.

Approve Resolution.

The project includes the restoration of the house and barn on the Man property at 604 W. Broad Street, including site work and pathways to allow accessible access to both structures. The residence is to be restored to its 1936 footprint and will include a new roof, along with restoration of the exterior siding, masonry and windows. A stone chimney that was previously on the west side of the home will be reconstructed to resemble the original and will be a highlight of the restoration. Interior finishes, doors, etc. will be restored and refinished to match that of the period. Upon completion of the restoration, the first floor will be furnished and operated by the Mansfield Historical Museum and Heritage Center

Phoenix I Restoration and Construction was hired in July of 2019 as the Construction Manager at Risk (CMAR) to coordinate with the project architect, TMA-CHA Architects, on the scope and planning of the restoration and to eventually serve as Construction Manager for the project. Public proposals were received on January 9, 2020 for the defined sixteen (16) subcontractor packages and reviewed by the CMAR and City staff. A Guaranteed Maximum Price (GMP) of \$538,339 was presented by the CMAR, including allowances, as well as contractor and owner contingencies, which may be deemed necessary to complete the project. Substantial completion is expected to be ninety (90) days after notice to proceed.

Phoenix I was selected as CMAR for this important project as a result of the years of experience on similar projects that this firm has throughout the state and region. Historical restoration is distinctly different from typical new or renovation construction projects and requires different techniques and expertise that this important city project will need. Once completed, the Man House Museum will be a focal point for the Mansfield Historical Museum and Heritage Center and our community.

Wade McLaurin

Director of Building Services