



CITY OF GRAND PRAIRIE COMMUNICATION

MEETING DATE: 03/04/2025

PRESENTER: Ray Cerda, Director of Parks, Art and Recreation

TITLE: Construction Manager at Risk (CMAR) Contract with Fransen-Pittman Construction Co., Inc. for Initial Pre-Construction Services regarding City Hall West Open Space Stage in the amount of \$5,500.00; Approval of a Construction Manager's Fee of 2.9% of the Cost of Work, which will be determined after the Work is competitively bid and prior to construction

REVIEWING COMMITTEE: (Reviewed by the Finance & Government Committee on 03/04/2025)

SUMMARY:

<i>Vendor Name</i>

Fransen-Pittman Construction Co., Inc.
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PURPOSE OF REQUEST:

Approval of a Construction Manager at Risk (CMAR) Contract with Fransen-Pittman Construction Co., Inc. for initial pre-construction services regarding City Hall West Open Space Stage in the amount of \$5,500. In addition, staff is requesting approval of a Construction Manager's Fee of 2.9% to be applied to the actual costs of construction for the finalized work, which will be competitively bid later and brought back to the City Council for approval of a contract amendment prior to construction beginning.

Request for Proposal (RFP) 25066 solicitation was advertised by the City in accordance with State law with respondents to the RFP required to submit their proposals no later than February 4, 2025. The City notified 830 vendors, 710 of which were HUB/MWBE Vendors, and 38 of which were Local Vendors.

Ten (10) companies responded to the RFP. All proposals were reviewed by the selection committee, and it was determined unanimously that Fransen-Pittman Construction Co., Inc. would be recommended for the CMAR contract award for the City Hall West Open Space Stage.

Pending determination of a final project construction cost within the planned overall budget, a subsequent contract award shall be comprised of Fransen-Pittman Construction Co., Inc. estimated field and office staff (\$230,439), approximate General Conditions (\$196,085), and Construction Manager's Fee amount based on a 2.9% fee applied to the actual competitively bid construction cost.

Should the City Council approve Fransen-Pittman Construction Co., Inc. for the CMAR contract award as recommended, City staff will begin working with Fransen-Pittman Construction Co., Inc. and Gaylen Howard Laing Architect, Inc. (Architect) to finalize design items and begin the process of obtaining bids from Subcontractors. The CMAR pre-construction services role also involves the development of conceptual project estimates, preliminary construction schedules, value engineering considerations, and constructability review.

Once available, the final overall project construction cost will be presented to the City Council for consideration and approval as an amendment to the initial contract.

PROCUREMENT DETAILS:

Procurement Method: ☒ RFP ☒ HUB Vendor

Number of Responses: Ten (10)

RFP #: 25066 Selection Details: ☒ Best Value

FINANCIAL CONSIDERATION:

Budgeted?	<input checked="" type="checkbox"/>	Fund Name:	MFAC CIP Fund
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If Capital Improvement:					
Total Project Budget	\$6,000,000	Proposed New Funding:	\$	Remaining Funding:	\$5,520,000

ATTACHMENTS / SUPPORTING DOCUMENTS: -

1. Selection Committee Scorecard
2. Request for Proposal Tabulation Summary (Bid Tab)