



**Board of School Trustees
Mansfield Independent School District**

TITLE: Consideration and Approval of Construction Manager at Risk for the 2024 Bond Phase 1 Project – (P14) Transportation Buildings & Capital Renovations

DATE: February 11, 2025

ACTION

BACKGROUND:

On July 29, 2024, Construction Management at Risk (CMaR) RFP #25-005 for the 2024 Bond Phase 1 Projects was issued and advertised. Phase 1 includes a New Early Learners Academy, New Safety Security & Police Building, Ben Barber CTE Addition and Renovations, Middle School Orchestra Additions and Renovations, High School Baseball & Softball Turf and Covered Batting Cages. Eleven (11) proposals with were received on August 29, 2024.

A committee consisting of Jeffrey Brogden, Associate Superintendent, Cody Cannon, Director of Purchasing, Gina Rietfors, Risk Manager, Marinda Bramlett, Business Office Accountant, Lacy Beckler, Project Manager, Brad Barker, Project Manager, Lisa Williams, Bond Department Document Specialist, Madelin Morrison, Assistant Bond Accountant, Garry Walker, Bond Program Manager, Cameron Mason, Assistant Bond Program Manager, Paul Thompson, Huckabee, and Bruce Morris, Huckabee evaluated the proposals in accordance with the evaluation criteria. At the conclusion of the evaluation, the committee short-listed the seven (7) most qualified proposals for the interview process.

On September 25 & 26, 2024, the committee conducted interviews with the seven (7) top ranked firms. Following the interviews, the committee resolved to contract with five (5) firms based on the interview process. The committee reviewed the firms experience and proposed staffing plan and resolved to divide the Phase 1 projects between the firms. The proposed CMaR’s are, Core Construction, Reeder General Contractors, Lee Lewis Construction, Authers Building Group, and Crossland Construction.

In order to expedite the construction of the new Transportation Building and associated capital improvements at 6th Avenue Transportation Facility, Main Street Transportation Facility, and Danny Griffin Complex the committee recommends that the project be assigned to Authers Building Group, a previously selected contractor.

CMaR Contractor	Recommended Phase 1 Package	Pre-Construction Fee	Construction Services Fee
Authers Building Group	P14 – Transportation Main Street, 6 th Avenue, & Griffin Complex Construction & Renovations	\$30,000	6.0%

CONSIDERATIONS:

The Administration recommends the award of the 2024 Bond Phase 1 Project (P14) - Transportation Construction and Renovations to Authers Building Group based on proposals and interviews. At the conclusion of the Pre-Construction phase, the project’s final GMP (Guaranteed Maximum Price) will be submitted to the Board of Trustees for final approval.

RECOMMENDATION:

The Superintendent recommends the Award of CMaR Contract Agreement for the 2024 Bond Phase 1 Project (P14), Transportation Construction and Renovations as presented:

If the Board agrees, the motion would read:

“Move to approve Award of CMaR Contract Agreement for the 2024 Bond Program Phase 1 Project (P14) - Transportation Construction and Renovations to Authers Building Group as presented.”