



# City of Mesquite, Texas

## Legislation Details (With Text)

**File #:** 23-6469      **Version:** 1      **Name:** CMaR Services (Phase I) Animal Shelter Addition  
**Type:** Agenda Item      **Status:** Passed  
**File created:** 2/24/2023      **In control:** City Council  
**On agenda:** 3/20/2023      **Final action:** 3/20/2023  
**Title:** Bid No. 2023-040 - Construction Manager at Risk (CMaR) Services for the Construction of Mesquite Animal Shelter and Adoption Center Addition.  
 (Staff recommends award to Falkenberg Construction Company, Inc., and to authorize the City Manager to finalize and execute a contract in an amount not to exceed \$2,500.00 for CMaR services in connection with the design (Phase I) of the Mesquite Animal Shelter and Adoption Center Addition.)

**Sponsors:**

**Indexes:**

**Code sections:**

**Attachments:** 1. CMaR Evaluation Criteria and Scoring Summary

Date	Ver.	Action By	Action	Result
3/20/2023	1	City Council	Approved	Pass

Bid No. 2023-040 - Construction Manager at Risk (CMaR) Services for the Construction of Mesquite Animal Shelter and Adoption Center Addition.  
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**Name of Department**

Neighborhood Services/Animal Services Division

**Project/Budgeted Amount**

\$2.0 million

**Sum of Bid/Bid Amount**

\$2,500.00

Falkenberg Construction Company, Inc., submitted a proposal for Construction Manager at Risk (CMaR) services for the design (Phase I) of the Mesquite Animal Shelter and Adoption Center Addition. Throughout Phase I, the CMaR will work with the City’s contracted architect (GSR Andrade Architects) to analyze the architect’s design to ensure feasibility and constructability, and to keep estimated construction costs within budget without adversely affecting the capacity and quality of the project. The CMaR will propose a Guaranteed Maximum Price (GMP) for the construction of the project after review and possible revisions of the construction documents. The fee for Phase I services is \$2,500.00.

Upon successful completion of Phase I services, the City of Mesquite may elect to execute a supplemental agreement to contract the CMaR to serve as the general contractor for this project during the construction phase (Phase II). Falkenberg Construction Company, Inc., has bid Phase II services at 28.73 percent of the total construction cost (this service fee includes the general conditions, additional overhead, insurance, bonds, and

profit).

Notices for this Request for Proposal were broadcast through the Periscope Holdings electronic bidding system, published in the Daily Commercial Record newspaper, and posted on the City's website. Four companies submitted proposals for this project. The four proposals were scored by staff with the top two scoring companies invited to interview. Falkenberg Construction Company, Inc., was the top scored bid after the interviews.

### **Financial Implications**

The budget for the Mesquite Animal Shelter and Adoption Center Addition is \$2.0 million. Phase I CMAr fees will be paid from this fund.

### **Recommended/Desired Action**

Staff recommends award of contract for Phase I CMAr services to Falkenberg Construction Company, Inc.

### **Attachment(s)**

CMAr Evaluation Criteria and Scoring Summary

### **Drafter**

Mark Kerby

### **Head of Department**

Maria Martinez