



AGENDA ITEM SUMMARY

Agenda Date

October 8, 2024

Requested Action

APPROVE RESOLUTION NO 2024-R81; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND PROJECT CONTROL FOR NORTHSIDE COMMUNITY PARK PROJECT MANAGEMENT SERVICES FOR AN AMOUNT NOT TO EXCEED \$144,000.

Contact Person

Lissette Jimenez –Director of Parks & Recreation

Background Information

Recently staff received an updated Opinion of Probable Construction Costs (OPCC) for the proposed Northside Community Park improvements from Luck Design Team. Construction costs for most trades have substantially increased in the past three years due to inflationary pressures and an elevated interest rate environment.

The updated cost estimates clearly demonstrate that the proposed park improvements will need to be completed in two phases. As a result, improvements will have to be prioritized to leverage available funding and to plan for sequencing that will most effectively integrate multiple phases.

Staff reviewed methods available to gain greater control over project construction costs and phasing coordination. The consensus is to proceed with the Construction Manager at Risk (CMAR) project delivery method instead of best qualified lump sum bid. Staff feels that the CMAR method provides the most cost-effective way to have greater control and flexibility on project construction costs in these uncertain times. In addition, CMAR can typically expedite project timelines, reduce conflicting information in plans/specifications, minimize change orders, and maximize opportunities to work with local subcontractors.

Proposed primary duties of Project Control would consist of assistance with Pre-Design, Design, Bid/Evaluate CMAR, Contract Setup, and Budget Estimating.

Since the project is already in design, Project Control is proposing a modified Pre-Design scope for this project which includes the following services:

	<ul style="list-style-type: none"> • Review and evaluate design and construction schedules. • Assess Opinion of Probable Construction Costs and current construction costs and adjust as needed. • Evaluate project scope for cost savings. • Evaluate project for phasing options. • Provide findings and recommendations. <p>These professional services will provide specialized expertise to supplement staff involvement, as well as provide resources to fill anticipated gaps due to upcoming staff retirements. However, City staff will continue to perform typical project management duties and construction inspections as needed for this project. Furthermore, Luck Design Team will perform their scheduled Construction Phase Services including: review of shop drawings, site visits/observations, visual inspection of contractor’s work, review change order submittals and pay requests, assist with punch lists and project close-out documents.</p> <p>Project Control Proposed Fee Schedule:</p> <table style="margin-left: 40px;"> <tr> <td>Pre-Design to Contract Set-up</td> <td style="text-align: right;">\$ 81,000</td> </tr> <tr> <td>Design to Construction Start</td> <td style="text-align: right;"><u>\$ 63,000</u></td> </tr> <tr> <td>Subtotal</td> <td style="text-align: right;">\$144,000</td> </tr> </table> <p>Project Control did provide an optional cost estimate of an additional \$300,000 for assistance during the Construction Phase which staff is not recommending at this time.</p> <p>Staff recommends Council authorize the City Manager to manage an agreement between the City and Project Control for Pre-Design through Construction Start for Northside Community Park Project Management Services totaling \$144,000.</p>	Pre-Design to Contract Set-up	\$ 81,000	Design to Construction Start	<u>\$ 63,000</u>	Subtotal	\$144,000
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Strategic Alignment	<p>F2: Investing in and maintaining high-quality infrastructure. B2: Advancing master plan recommendations. B3: Providing streamlined and efficient processes.</p>						

Financial Considerations	The Northside Community Park Design project is a budgeted expense captured in the 2022/2023 budget.
Citizen Input/Board Review	N/A
Legal Review	Project Control is listed on the City of Boerne list for On-Call Engineering Services.
Alternative Options	
Supporting Documents	Resolution No. 2024-R81 Scope of Services Project Master Plan