



AGENDA ITEM SUMMARY

District Impacted

- ☐ 1 = Anzolitto
- ☐ 2 = Woolard
- ☐ 3 = Boyd
- ☐ 4 = Cisneros
- ☐ 5 = Colvin
- ☐ X All

DESCRIPTION	CONSIDER RESOLUTION NO. 2017-R23; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT BETWEEN THE CITY OF BOERNE AND LEE LEWIS CONSTRUCTION, INC. AS CONSTRUCTION MANAGER AT RISK PLUS THE GENERAL CONTRACTUAL CONDITIONS FOR THE NEW CITY HALL PROJECT.
STAFF'S RECOMMENDED ACTION (be specific)	Approve Resolution No. 2017-R23; A Resolution Authorizing The City Manager To Enter Into And Manage An Agreement Between The City Of Boerne And Lee Lewis Construction, Inc. As Construction Manager At Risk Plus The General Contractual Conditions For The New City Hall Project.
CONTACT PERSON	Linda S. Zartler, Asst. City Manager
SUMMARY	<p>The City Council authorized Staff on January 10, 2017 to proceed with negotiations for the Construction Manager at Risk agreement for the City Hall Project, with Lee Lewis Construction, Inc. A review of the agreements were conducted by Staff, Randall Scott Architects, Michael Dean Consulting, and our City Attorney Kirsten Cohoon.</p> <p>Comments and concerns were addressed by all parties and we believe that we have negotiated the agreements in the best interest of the City.</p> <p>This agreement covers three main components, the</p> <ul style="list-style-type: none"> A) Pre Design work (personnel expenses, project estimates, preliminary project schedules, value engineering, constructability review, preplanning, overhead and profit, and other services) for a fee of \$20,000. B) Construction Phases Fee (a percentage of the construction budget for all home office expenses, and other expenses not include in the allowable General Conditions Fee, including overhead and profit) a fee of 2.5% the total cost of construction C) General Conditions (Personnel costs, bonds and insurance required, site necessities, field office necessities) for a fee if \$734,790. <p>The total cost of the project would not be known until the design is complete and the cost is estimated out to the Guaranteed Maximum Price. Using an estimate of a maximum cost of \$15,575,000 the fees to the contractor would be \$1,144,165.00.</p> <p>Modifications were made to both agreements by our City Attorney and</p>

	accepted by Lee Lewis Construction. Staff recommends approval of the amended agreement.
COST	\$1,144,165.00
SOURCE OF FUNDS	
ADDTL INFORMATION	

This summary is not meant to be all inclusive. Supporting documentation is attached.

Revised 06/1/2016