

	<div data-bbox="1235 218 1474 457"> <p><b>District Impacted</b></p> <p><input type="checkbox"/> 1 = Anzollitto</p> <p><input type="checkbox"/> 2 = Woolard</p> <p><input type="checkbox"/> 3 = Boyd</p> <p><input type="checkbox"/> 4 = Cisneros</p> <p><input type="checkbox"/> 5 = Colvin</p> <p><input type="checkbox"/> x All</p> </div> <p style="text-align: center;"><b>AGENDA ITEM SUMMARY</b></p>
<b>AGENDA DATE</b>	<i>September 26, 2017</i>
<b>DESCRIPTION</b>	CONSIDER RESOLUTION NO. 2017-R83; A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AND MANAGE AN AGREEMENT FOR PROFESSIONAL DESIGN SERVICES FOR A NEW CONVENTION AND VISITORS BUREAU FACILITY AND LOHMANN STREET PARKING IMPROVEMENTS BETWEEN THE CITY OF BOERNE AND PETER LEWIS ARCHITECT & ASSOCIATES.
<b>STAFF'S RECOMMENDED ACTION (be specific)</b>	Consider Resolution No. 2017-R83; A Resolution authorizing the City Manager to enter into and manage an agreement for Professional Design Services for a new Convention and Visitors Bureau Facility and Lohmann Street Parking Improvements between the City of Boerne and Peter Lewis Architect & Associates In an amount not to exceed \$93,050.
<b>CONTACT PERSON</b>	Paul Barwick, Special Projects Director
<b>SUMMARY</b>	<p>In 2016, staff was directed to solicit Request for Qualifications (RFQ) for the design of a new CVB and improvements to the Lohmann St. parking lot. The RFQ was issued In April 2016 for architectural &amp; engineering design services and four architecture firms responded. Staff reviewed the statements of qualifications and selected Peter Lewis Architect &amp; Associates (PLAA) for the project.</p> <p>At Council's direction during the May 13, 2016 meeting, staff began negotiations with PLAA for professional design services for the proposed new single-story 2,800 s.f. Convention and Visitors Bureau Facility and Lohmann St. Parking Lot Improvements Project.</p> <p>During the period of contract negotiations with PLAA, the City opened discussions regarding an opportunity by a real estate group to explore the possibility of a joint venture for a two-story structure on the Lohmann St. parking lot that would include potential lease space for the CVB. Several options were explored, all options proved to be unfeasible and project was then put on hold. The City has since received an offer on the existing CVB property and staff was directed to reopen negotiations with PLAA.</p> <p>The City Attorney has reviewed the contract. Staff met with PLAA to discuss estimated project reimbursable expenses and tentative project scheduling. Together, we have negotiated the contract and fee proposal.</p> <p>The fee for the professional design services is EIGHTY-SEVEN THOUSAND FIFTY dollars (\$87,050). The fee includes assistance with the following services from schematic design through construction contract administration:</p>

	<ul style="list-style-type: none"> <li>• Architectural;</li> <li>• Boundary, Topographic and Tree Survey;</li> <li>• Geotechnical Investigation;</li> <li>• Civil Engineering;</li> <li>• Structural Engineering;</li> <li>• Mechanical/Electrical/Plumbing;</li> <li>• Landscape Architecture.</li> </ul> <p>In addition, there are reimbursable expenses (not encompassed in the above list), that will be incurred under the contract and will result in an estimated additional cost of \$6,000 to the City by PLAA.</p> <p>Staff has prepared 2 options with regards to the parking lot for consideration. Option 1 is the CVB facility with parking lot repaving and additional enhancements with an estimate of \$1,084,345. Option 2 includes the CVB facility and parking lot with basic repair, chip seal, striping and sufficient landscaping to comply with zoning ordinance with an estimate of \$907,912.</p> <p>For construction, the project will utilize the Bid/Build process and not Construction Manager at Risk (CMAR) as the project is not of sufficient scale to likely attract interest to warrant the CMAR process. The likely sale of the existing CVB will not recover all the proceeds necessary to fully fund the cost of construction for the new CVB and parking lot improvements.</p> <p>Staff is in discussions with TxDOT regarding the possible use of Keep Texas Beautiful grant funds (\$160,000) awarded for a local beautification project to incorporated some of this project. TxDOT is responsible for the design of these improvements and funds are to be used for areas within TxDOT R.OW.</p> <p>It is staff's recommendation that the Council approve the City Manager to enter into and manage a contract for professional design services for the proposed new CVB Facility and Lohmann St. Parking Lot Improvements Project – Option 1 with Peter Lewis Architect &amp; Associates at a cost not to exceed NINETY-THREE THOUSAND FIFTY dollars (\$87,050 design cost plus \$6,000 of reimbursable expenses).</p>
<b>COST</b>	\$93,050
<b>SOURCE OF FUNDS</b>	Initially, funds will be drawn from the General Fund and then replenished with the proceeds from the sale of the current CVB.
<b>ADDITIONAL INFORMATION</b>	Professional Services Agreement Preliminary Site Plans – Option 1 & Option 2

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