


March 27, 2014

To: Mayor and City Council Members

From: Douglas G. Faseler   
City Manager

Re: Construction Manager at Risk Contract Fee Approval

On March 18, 2014 City Council approved the selection of Byrne Construction Services to serve as the Construction Manager at Risk for the construction of the new Seguin Public Library. The City Manager was also authorized to negotiate a contract and fee for City Council consideration. Since that meeting staff has met with Byrne Construction and a fee has been negotiated. Please see the attached Cost Form which includes the proposed fees.

The proposed Construction Manager at Risk Fee is 2.85% which is applied on the actual Construction Costs. (For example on a construction cost of \$9,000,000 the fee would be \$256,500.)

The Pre-Construction Services fee a one-time \$35,000. Monthly General Conditions costs are \$41,828.50 and the one-time General Conditions Lump-Sum costs are \$168,358. A number of the line items are charged as Cost of Work which is based on the actual cost of the service.

I have met with Mayor Pro Tem Medrano, and Council Members Pees and Dodgen whom serve on the Library Selection Task Force and briefed them on the negotiated fees.

I am recommending approval of the attached resolution and the accompanying Construction Manager at Risk fees.

**SEGUIN PUBLIC LIBRARY  
CONSTRUCTION MANAGER-AT-RISK  
PROPOSAL COST FORM**

**RESPONDENT'S NAME:** Thos. S. Byrne, Ltd. dba Byrne Construction Services

**PRE-CONSTRUCTION SERVICES.** A lump-sum fee for pre-construction services to aid design team and project owners in developing plans, costs, and schedule for the project.

**\$ 35,000.00**

<b>GENERAL CONDITIONS - MONTHLY COST</b>	<b>PROPOSED MONTHLY COST</b>	
Project Manager	\$11,123.33	PER MONTH
Superintendent	\$13,253.33	PER MONTH
Project Engineer/Expeditor(s)	\$7,810.00	PER MONTH
Support Staff	\$2,272.00	PER MONTH
Other Employees	\$2,662.50	PER MONTH
Job Trailer/Office with computer, printer, scanner	\$1,615.34	PER MONTH
Storage Trailers	Cost of Work	PER MONTH
Dumpsters	Cost of Work	PER MONTH
Temporary Toilets	Cost of Work	PER MONTH
Temporary Electricity (Trailer Only)	\$ 225.00	PER MONTH
Telephone / Internet Service	\$ 160.00	PER MONTH
Temporary Water Distribution and Meters	\$ 150.00	PER MONTH
Temporary Fire Protection	Cost of Work	PER MONTH
Barricades	Cost of Work	PER MONTH
Project sign, 4'x8' w/ image of new library	Cost of Work	PER MONTH
Fencing and Covered Walkways	Cost of Work	PER MONTH
Site Erosion Control (BMP) and Project Entrances(s)	Cost of Work	PER MONTH
Survey	Cost of Work	PER MONTH
Auto and Trucks	\$ 2,302.00	PER MONTH
Office Supplies , Equipment, Copies, Delivery/Postage	\$ 255.00	PER MONTH
Web camera to view construction site progress on the library's website	Cost of Work	PER MONTH
Other (list on attached sheet if necessary)	\$ -	PER MONTH
<b>GENERAL CONDITIONS MONTHLY COST TOTAL:</b>	<b>\$ 41,828.50</b>	
<b>MONTHLY COST TOTAL X 12 MONTHS:</b>	<b>\$ 501,942.00</b>	

<b>GENERAL CONDITIONS - LUMP SUM COSTS</b>	<b>PROPOSED LUMP SUM</b>
Job Mobilization	\$ 6,135.00
Start-up Power	Cost of Work
Safety	\$ 2,700.00
Clean Up	\$ 3,600.00
Demobilization	\$ 2,500.00
Payment & Performance Bonds, Liability, Builder's Risk, Worker's Compensation and any other required insurance	\$ 147,663.00
Other (list on attached sheet if necessary)	\$ 5,760.00
<b>GENERAL CONDITIONS LUMP SUM COSTS TOTAL:</b>	<b>\$ 168,358.00</b>

**CONSTRUCTION MANAGER-AT-RISK FEE.**

Must be stated as a percentage to be applied to actual Construction Costs, not including Pre-Construction and General Condition Lump Sum Items or General Condition Monthly Cost Items above.

**2.85%****OTHER ITEMS – LUMP SUM COST**

Accounting Fees

\$ 0

IT (Software licenses)

Cost of Work

Mobile Phones – To Replace onsite Radios and Trailer Phone

\$ 5,760.00

LUMP SUM

AGC Fees

\$ 0

**OTHER ITEMS - LUMP SUM COST TOTAL:****\$ 5,760.00**