



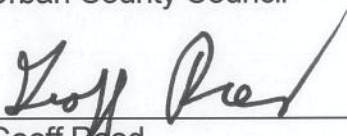
Lexington-Fayette Urban County Government
DEPARTMENT OF GENERAL SERVICES

Jim Gray
Mayor

Geoff Reed
Commissioner

MEMORANDUM

TO: Mayor Jim Gray
Sally Hamilton, CAO
Urban County Council

FROM: 
Geoff Reed
Commissioner of General Services

DATE: April 20, 2015

RE: Bid Recommendation RFP #9-2015 for Development Agent Services for the Old Fayette County Courthouse

I am requesting Urban County Council approval to enter into a Professional Services Agreement (PSA) with City Visions Associates/AU Associates for services related to the reuse of the Old Fayette County Courthouse.

City Visions Associates/AU Associates shall provide Development Agent Services for Owner in all phases of the project, serve as the Owner's development representative for the project, and shall give professional consultation and advice to Owner during the performance of those services as described within the agreement.

All work shall be completed as set forth in the RFP in phases as described & detailed in Exhibit A. Phase 1A includes assembling and management of project personnel, establishment of operating program for the project, completing the applications for state and federal historic tax credits, and oversight of design. Phase 1B includes establishment of lease arrangements, assembling and closure of project financing, and the oversight of design and setting of the construction budget. Phase II addresses the quality control and construction management of the project while Phase III monitors tax credit compliance and oversees final accounting and distribution of the tax credits.

This memorandum is requesting to pay the City Visions/AU Associates for Phase 1A. Should subsequent phases not be funded, the services of the City Visions/AU Associates will cease and the contract shall terminate.

FUND	DEPT ID	SECTION	ACCOUNT	AMOUNT
1105	707201	0001	71206	\$500,000

Total contract will be \$1,275,000 should the entirety of the contract be executed.

The response was found to be the best overall value and was the only response that could provide services for the entire project scope as outlined in the RFP. The work shall begin upon execution of the agreement and continue through July 1, 2017 whereas the period of services may be extended or otherwise altered with the mutual consent of the parties.