

To: Mayor and City Council
 From: John Gates
 Purchasing Manager
 Re: Homecoming Park Construction Manager At-Risk
 Date: June 15, 2026

Action

Approval of an agreement with Lusk Commercial Contractors, Inc. for Construction Manager At-Risk services for the Homecoming Park project.

Details

The city solicited proposals from firms interested in providing Construction Manager At-Risk services for the Homecoming Park project. The selected firm will work with the City, Program Manager (CPS), and Design Professional (LDD Blueline) to provide an initial cost estimate based on design, arrange bid packages for construction documents, and oversee the project on-site once construction begins. Lusk Commercial Contractors, Inc. received the highest score.

Submitting Firm	Total Score
Lusk Commercial Contractors, Inc.	89.33
Moeller Purcell Construction Company	83.33

Funding for this project, in the amount of \$596,594.52, will be allocated from Capital Project #26B Homecoming Park.

Recommendation

Staff respectfully requests that Council: (1) Authorize an agreement with Lusk Commercial Contractors, Inc. in the amount of \$596,594.52, for Construction Manager At-Risk services for the Homecoming Park project; (2) authorize Staff to provide funding for the agreement; (3) authorize the City Manager to execute the necessary documents.

EXHIBIT D**CM AT-RISK's GENERAL CONDITIONS AND FEE PROPOSAL**

CM AT-RISK'S PRE-CONSTRUCTION SUM	
LABOR	\$ 20,001.80
OVERHEAD COSTS AND EXPENSES	\$ 1,900.00
FEE (IF Any)	\$ -
PRE-CONSTRUCTION SUM	\$ 21,901.80
CM AT-RISK'S CONSTRUCTION PHASE GENERAL CONDITIONS COSTS	
LABOR	\$ 264,474.67
OVERHEAD COSTS AND EXPENSES	\$ 149,521.97
TOTAL	\$ 413,996.63
CM AT-RISK'S FEE	
CONSTRUCTION PHASE FEE PERCENTAGE	4.00%
CONSTRUCTION PHASE FEE AMOUNT	\$ 160,696.08
The Construction Phase Fee Amount is calculated by multiplying the Construction Phase Fee Percentage by the result obtained when the Preconstruction Sum is subtracted from the Construction Cost Limitation and the result is divided by the sum of 1 plus the Construction Phase Fee Percentage. $CPFee = CPFee\% \times [(CCL - PreCon\ Sum)/(1 + CPFee\%)]$	
TOTALS	
CONSTRUCTION COST LIMITATION	\$ 4,200,000.00
TOTAL PRE-CONSTRUCTION PHASE SUM, CONSTRUCTION PHASE GENERAL CONDITIONS COSTS, AND CM/GC's FEE	\$ 596,594.52
PERCENTAGE OF PROJECT	14.20%

Proposers must attach a detailed itemization of the proposed General Conditions Costs in the format attached hereto.

Project Name: Dunwoody Homecoming Park

Proposer (Company): Lusk Commercial Contractors, Inc.

Name: Michael Reno

Date: May 27, 2026

PRE-CONSTRUCTION PHASE LABOR COSTS						
Job Title	Hourly Rate	Est. Hours	Total	Notes		
1 Preconstruction Manager	\$76.93	260.00	\$ 20,001.80	25% of time at 6 months		
2			\$ -			
3			\$ -			
4			\$ -			
5			\$ -			
6			\$ -			
7			\$ -			
8			\$ -			
PRE-CONSTRUCTION PHASE LABOR COSTS TOTAL			\$ 20,001.80			
PRE-CONSTRUCTION PHASE OVERHEAD COSTS AND EXPENSES						
Description	Number of Units	Unit (Lump Sum, Day, Month, etc.)	Cost per Unit	Total	Notes	
1 Office Supplies	6.00	Month	\$ 150.00	\$ 900.00		
2 Postage & Shopping	6.00	Month	\$ 75.00	\$ 450.00		
3 Blue Prints/Copies	1.00	Lump Sum	\$ 550.00	\$ 550.00		
4 Phone Charges				\$ -		
5 Courier Service				\$ -		
6 Travel Expenses				\$ -		
7				\$ -		
8				\$ -		
9				\$ -		
10				\$ -		
11				\$ -		
PRE-CONSTRUCTION PHASE OVERHEAD COSTS AND EXPENSES TOTAL				\$ 1,900.00		
PRE-CONSTRUCTION PHASE GENERAL CONDITIONS TOTAL						
				\$ 21,901.80		
FEE, IF ANY (IN DOLLARS)						
TOTAL PRE-CONSTRUCTION PHASE SUM				\$ 21,901.80		

CONSTRUCTION PHASE LABOR COSTS*

Job Title	Hourly Rate**	Est. % on Project	Monthly Rate**	Duration (months)***	Total****	Notes
1 Project Manager	\$ 93.13	50%	\$ 16,130.12	9	\$ 72,585.52	Burden: 7.77% payroll, 8.30% medical/dental/vision, 6.00% PTO, 3.00% 401K, 2.00% Life/Disability Insurance
2 Superintendent	\$ 78.13	100%	\$ 13,532.12	9.5	\$ 128,555.10	Burden: 7.77% payroll, 8.30% medical/dental/vision, 6.00% PTO, 3.00% 401K, 2.00% Life/Disability Insurance
3 Project Engineer	\$ 40.63	100%	\$ 7,037.12	9	\$ 63,334.04	Burden: 7.77% payroll, 8.30% medical/dental/vision, 6.00% PTO, 3.00% 401K, 2.00% Life/Disability Insurance
4					\$ -	
5					\$ -	
6					\$ -	
7					\$ -	
8					\$ -	
9					\$ -	
10					\$ -	
11					\$ -	
12					\$ -	
13					\$ -	
14					\$ -	
15					\$ -	
16					\$ -	
17					\$ -	
18					\$ -	
CONSTRUCTION PHASE LABOR COSTS TOTAL					\$ 264,474.67	

* All CM At-Risk's employees performing Basic Services shall be listed in Labor Costs.

** CM At-Risk shall attach a detailed itemization of the components of the labor burden

***A Project Manager or Superintendent must be present to supervise completion of all Punchlist Items. Proposer should include Labor Costs for this supervision which is required after Substantial Completion.

****Total calculates as Est. % on Project multiplied by Monthly Rate multiplied by Duration.

CONSTRUCTION PHASE OVERHEAD COSTS AND EXPENSES

Description	Number of Units	Unit (Lump Sum, Day, Month, etc.)	Cost per Unit	Total	Notes
1 Field Office Trailer	9.00	Monthly Rate**	\$ 2,150.00	\$ 19,350.00	Assumes 9 month duration -TBD pending final design
2 Field Office Set-Up	1.00	Lump Sum	\$ 2,400.00	\$ 2,400.00	Assumes 9 month duration -TBD pending final design
3 Owner Trailer (if applicable)			\$ -	\$ -	
4 Owner Trailer Set-Up (if applicable)			\$ -	\$ -	
5 Temp Toilet/Holding Tank for Trailer(s)	9.00	Monthly Rate**	\$ 860.00	\$ 7,740.00	Assumes 9 month duration -TBD pending final design
6 Temp Power for Trailer(s)	9.00	Monthly Rate**	\$ 200.00	\$ 1,800.00	Assumes 9 month duration -TBD pending final design
7 Temp Power Installation for Trailer(s)	1.00	Lump Sum	\$ 2,250.00	\$ 2,250.00	Assumes 9 month duration -TBD pending final design
8 Temp Water for Trailer(s)	9.00	Monthly Rate**	\$ 225.00	\$ 2,025.00	Assumes 9 month duration -TBD pending final design
9 Temp Water Installation for Trailer(s)	1.00	Lump Sum	\$ 1,375.00	\$ 1,375.00	Assumes 9 month duration -TBD pending final design
10 Telephone for Trailer(s)			\$ -	\$ -	
11 Telephone Installation for Trailer(s)			\$ -	\$ -	
12 Internet for Trailer(s)	9.00	Monthly Rate**	\$ 150.00	\$ 1,350.00	Assumes 9 month duration -TBD pending final design
13 Internet Installation for Trailer(s)			\$ -	\$ -	
14 Cleaning for Trailer(s)	9.00	Monthly Rate**	\$ 375.00	\$ 3,375.00	Assumes 9 month duration -TBD pending final design
15 Furniture for Trailer(s)	1.00	Lump Sum	\$ 1,000.00	\$ 1,000.00	Assumes 9 month duration -TBD pending final design
16 Machines & Equipment for Trailer(s)	9.00	Monthly Rate**	\$ 150.00	\$ 1,350.00	Assumes 9 month duration -TBD pending final design
17 Supplies for Trailer(s)	9.00	Monthly Rate**	\$ 150.00	\$ 1,350.00	Assumes 9 month duration -TBD pending final design
18 Water for Consumption for Trailer(s)	9.00	Monthly Rate**	\$ 175.00	\$ 1,575.00	Assumes 9 month duration -TBD pending final design
19 Postage & Shipping	9.00	Monthly Rate**	\$ 160.00	\$ 1,440.00	Assumes 9 month duration -TBD pending final design
20 Reproduction of Plans & Specs	1.00	Lump Sum	\$ 4,500.00	\$ 4,500.00	Assumes 9 month duration -TBD pending final design
21 Progress Photos	9.00	Monthly Rate**	\$ 300.00	\$ 2,700.00	Assumes 9 month duration -TBD pending final design
22 Owner Project Identification Signs	1.00	Lump Sum	\$ 1,250.00	\$ 1,250.00	Assumes 9 month duration -TBD pending final design
23 Mobile Phones	9.00	Monthly Rate**	\$ 415.00	\$ 3,735.00	Assumes 9 month duration -TBD pending final design
24 Project Vehicles	9.00	Monthly Rate**	\$ 2,000.00	\$ 18,000.00	Assumes 9 month duration -TBD pending final design
25 Fuel for Project Vehicles	9.00	Monthly Rate**	\$ 795.00	\$ 7,155.00	Assumes 9 month duration -TBD pending final design
26 Travel/Lodging			\$ -	\$ -	

27	Computers	9.00	Monthly Rate**	\$ 1,000.00	\$ 9,000.00	Assumes 9 month duration -TBD pending final design
28	Payment & Performance Bond	1.00	Lump Sum	\$ 32,465.84	\$ 32,465.84	Based on a total construction cost of \$4,162,776
29	Builder's Risk Insurance	1.00	Lump Sum	\$ 4,758.05	\$ 4,758.05	Based on a total construction cost of \$4,162,776
30	Liability Insurance	1.00	Lump Sum	\$ 17,578.07	\$ 17,578.07	Based on estimated cost of work plus general conditions totaling \$3,906,238
31				\$ -	\$ -	
32				\$ -	\$ -	

CONSTRUCTION PHASE OVERHEAD COSTS AND EXPENSES (continued)						
Description	Number of Units	Unit (Lump Sum, Day, Month, etc.)	Cost per Unit	Total	Notes	
33				\$ -		
34				\$ -		
35				\$ -		
36				\$ -		
37				\$ -		
38				\$ -		
39				\$ -		
40				\$ -		
41				\$ -		
42				\$ -		
43				\$ -		
44				\$ -		
45				\$ -		
46				\$ -		
47				\$ -		
48				\$ -		
49				\$ -		
50				\$ -		
51				\$ -		
52				\$ -		
53				\$ -		
54				\$ -		
55				\$ -		
56				\$ -		
57				\$ -		
				CONSTRUCTION PHASE OVERHEAD COSTS AND EXPENSES TOTAL	\$	149,521.97
				CONSTRUCTION PHASE GENERAL CONDITIONS TOTAL	\$	413,996.63