New Parking Garage Building Committee

Meeting #12
Thursday, April 20, 2017
3:30 p.m.
City Hall, Conference Room A

1. Acceptance of Minutes

2. Progress Update
   a. Schematic Design (SD) Complete
   b. Design Development Ongoing
   c. Design Team/Consigli SD Cost Reconciliation Complete
   d. Additional Borings at Happney lot and Existing Site Walls
   e. Shear Wave Test (seismic)
   f. Ground Penetrating Radar (GPR)
   g. Final Geotechnical Report (Draft) issued
   h. Final Environmental Report issued
   i. Groundwater Management Plan issued
   j. Site Enabling Bid Document Package Issued
   k. Site Enabling Bid Process Ongoing

3. Total Project Cost
   a. Land Acquisition
   b. Soft Costs
      i. Legal Fees
      ii. Site survey
      iii. RR Easement
      iv. Design Fees
      v. Environmental Study Fees
      vi. Construction Administration
      vii. Construction Contingency
      viii. Materials Testing
   c. Construction Costs:

4. Construction Costs:
   a. Consigli/RLB SD Cost Estimate (total) within 3% of one another.
   b. Garage - SD vs. Program
   c. Site/Soil Remediation: SD VS. Program*
      *Program scope excluded contaminated soils and building demo/abatement
d. Site Cost drivers
   i. Clean corridor excavation scope
   ii. Trenching/soil support methodology
   iii. Limited on-site soil reuse
   iv. Dewatering
   v. Bid atmosphere uncertainty

5. Cost Reduction Strategies:
   a. Issue Site Enabling package for bid
   b. Issue PC Bid Package with DD Document Set
   c. VE Items/Bid Alternates (Site)
      i. Revise trench excavation methodology (Site Bid Alt.)
      ii. Partial re-use of urban fill in lower levels of trench excavation (Site Bid Alt.)
      iii. Rehabilitation of existing sewer in lieu of relocation (Site Bid Alt.)
      iv. Modify Site finishes – on hold
      v. Reduce site wall modifications - on hold
   d. VE Items (Garage):
      i. Pile quantity reduction (by design)
      ii. 1 Elevator vs. 2 as spec’d
      iii. Review the elimination of the generator (code interpretation)

6. Next Steps
   a. Garage DD Document Completion (Date May 5, 2017)
   b. Site Bids Due (May 5, 2017)*
   c. DD Cost Estimate w/Site and PC bid information (June 2, 2017)*
   d. Project Scope and Cost decisions (TBD)*
*Tentative date

7. Upcoming Meetings
   a. Planning Board – Happy
   b. City Council - Happy
   c. City Building Committee
   d. Pan Am Railway