

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