

Source: Public Works *John/R*

Agenda Item No: Supplemental  
B147-12

To: City Council  
From: City Manager and Staff *MJ*

Council Meeting Date: June 18, 2012

Re: Supplemental Report - Appropriation of Funds for the Construction of the Short Street Garage

**EXECUTIVE SUMMARY:**

Staff has prepared for Council consideration a supplemental report concerning the Short Street Garage project. Staff continues to work with the low bidder to "value engineer", seeking out aspects of the scope of work in the project that can be altered without dramatically changing the project's functionality and appearance, while bringing the cost back in line with expectations. While staff will continue to seek other opportunities, at present \$298,115 has been identified.

**DISCUSSION:**

When the bids for the Short Street Garage project were unsealed, the lowest bid came in higher than anticipated. Staff has been working with the low bid general contractor to seek out any, and all, areas where savings can be attained without altering the functionality or the appearance of the entire endeavour. The contractor is working with their various sub-contractors to put numbers to those potential savings. To date, some specificity has been achieved (see items listed below). Staff will continue to work with the general contractor on other areas where savings might still be achieved, but where the sub-contractors have not yet been able to put numbers to the details.

At present, staff is confident that \$298,115 can be achieved.

- 1) Precast - eliminate exterior protrusions on panels ..... (Deduct \$59,250)
  - 2) Precast - cast brick field using gray cement with acid wash, same as 5th and Walnut Structure.  
Keep non-brick areas similar to PCI109 sample on exterior face and back with gray cement. (Deduct \$26,250)
  - 3) Precast - eliminate brick returns at openings ..... (Deduct \$22,500)
  - 4) Precast - discuss possible re-configuration of stair / elevator tower to eliminate walls or slabs  
making stair tower partially open to interior of structure ..... (Deduct \$34,500)
  - 5) Guardrails - to change from stainless steel mesh panels to 1/4" square steel pickets at 4" OC (Deduct \$25,761)
  - 6) Metal Canopies - to delete the metal canopies and the skylights ..... (Deduct \$72,854)
  - 7) CCTV Camera System - to eliminate the security camera system including the conduit (Deduct \$57,000)
- Total Potential Savings ..... (Deduct \$298,115)**

**FISCAL IMPACT:**

A deduction from the bid price of \$298,115.

**VISION IMPACT:**

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

None.

**SUGGESTED COUNCIL ACTIONS:**

For information only.

FISCAL and VISION NOTES:					
City Fiscal Impact Enter all that apply		Program Impact		Mandates	
City's current net FY cost	\$1,878,680.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$1,877,559.00	Duplicates/Expands an existing program?	No	<b>Vision Implementation impact</b>	
Amount of budget amendment needed	\$0.00	Fiscal Impact on any local political subdivision?	Yes	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		<b>Resources Required</b>		Vision Impact?	No
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	

Introduced by \_\_\_\_\_

First Reading \_\_\_\_\_

Second Reading \_\_\_\_\_

Ordinance No. \_\_\_\_\_

Council Bill No. B 147-12

**AN ORDINANCE**

appropriating funds for construction of the Short Street parking garage; and fixing the time when this ordinance shall become effective.

BE IT ORDAINED BY THE COUNCIL OF THE CITY OF COLUMBIA, MISSOURI, AS FOLLOWS:

SECTION 1. The sum of \$1,100,000.00 is hereby appropriated from the Short Street Garage Project Account No. 556-6488-881.49-90, C45051 to the Parking Retained Earnings Account No. 556-0000-351.01-00.

SECTION 2. The following sums from the following accounts:

\$1,307,120.00	Designated Loan Fund	Account No. 710-0000-132.01-00
\$1,983,919.00	Parking Retained Earnings	Account No. 556-0000-351.01-00
\$8,241,081.00	Parking Bond Proceeds	Account No. 556-0000-491.10-00, C45051

are hereby appropriated to the Short Street Garage Project Account No. 556-6488-881.49-90, C45051.

SECTION 3. The loan from the designated loan fund shall be repaid by making annual payments of \$142,575.00 for ten (10) years.

SECTION 4. This ordinance shall be in full force and effect from and after its passage.

PASSED this \_\_\_\_\_ day of \_\_\_\_\_, 2012.

ATTEST:

\_\_\_\_\_  
City Clerk

\_\_\_\_\_  
Mayor and Presiding Officer

APPROVED AS TO FORM:

---

City Counselor

CERTIFICATION: I certify there are sufficient funds available in the following accounts to cover the above appropriation:

Short Street Garage Project  
Account No. 556-6488-881.49-90, C45051

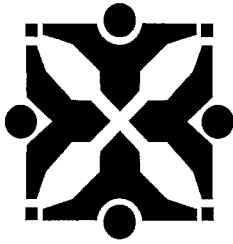
Designated Loan Fund  
Account No. 710-0000-132.01-00

Parking Retained Earnings  
Account No. 556-0000-351.01-00

Parking Bond Proceeds  
Account No. 556-0000-491.10-00, C45051

---

Director of Finance



Source: Public Works

*John*

Agenda Item No:

To: City Council  
From: City Manager and Staff

*MM*

Council Meeting Date: June 4, 2012

Re: Appropriating Funds for the Short Street Garage Project

**EXECUTIVE SUMMARY:**

Staff has prepared for Council consideration an ordinance authorizing the appropriation of funds for the construction of the Short Street garage project.

**DISCUSSION:**

The Short Street garage project was bid in May 2012, with low bid at \$9,625,000; about \$1M more than expected. Staff will work with all parties to "value engineer" as much as possible to get the final figure closer to expectation. This will take time to work through the bid package with the general contractor and his sub-contractors. If the results of the value engineering are known prior to the execution of the contract, the results will be included/adjusted prior to signing. If not, they will be handled as a "deduct" change order. Since the project is tied contractually to the hotel development project, and the City's contract with the general contractor specifies a completion date of June 1, 2013, staff is recommending that the entire amount be appropriated at this time so that the contract can be signed and a "notice to proceed" issued.

Staff has not included any of the bid alternates (listed below) in the proposed appropriation. If Council would like to add any of the elements, an amendment to the ordinance would be required.

- 1) Provide an eight (8) car charging station with associated electrical requirements - \$39,871.
- 2) Reconstruct Short Street south of the existing alley to Broadway, using brick pavement - \$64,965.
- 3) Provide a unit price for one (1) offline validator for the Parking Access and Revenue Control System - \$943.
- 4) Provide pricing for a series of one (1) year maintenance and service agreements for five (5) years to be supplied after warranty period ends; preventive maintenance included - \$105,299.

**FISCAL IMPACT:**

Staff estimates the total project cost at \$12,309,679.00. A previous appropriation in the amount of \$1,877,559.00 leaves a balance of \$10,432,120.00 to appropriate at this time.

**VISION IMPACT:**

<http://www.gocolumbiamo.com/Council/Meetings/visionimpact.php>

Significant investments in the physical, community, and business environment, as well as the tools to leverage economic strength, will bring vibrancy and diversity of culture, professions, and businesses, and lead to major attractions.

**SUGGESTED COUNCIL ACTIONS:**

Approve the Ordinance appropriating funds for the Short Street garage project. If alternates are added, the appropriation would need to be increased.

**FISCAL and VISION NOTES:**

<b>City Fiscal Impact</b> Enter all that apply		<b>Program Impact</b>		<b>Mandates</b>	
City's current net FY cost	\$1,878,680.00	New Program/ Agency?	No	Federal or State mandated?	No
Amount of funds already appropriated	\$1,877,559.00	Duplicates/Epands an existing program?	No	<b>Vision Implementation impact</b>	
Amount of budget amendment needed	10,432,000	Fiscal Impact on any local political subdivision?	Yes	Enter all that apply: Refer to Web site	
Estimated 2 year net costs:		<b>Resources Required</b>		Vision Impact?	Yes
One Time	\$0.00	Requires add'l FTE Personnel?	No	Primary Vision, Strategy and/or Goal Item #	6.1
Operating/ Ongoing	\$0.00	Requires add'l facilities?	No	Secondary Vision, Strategy and/or Goal Item #	
		Requires add'l capital equipment?	No	Fiscal year implementation Task #	

From: **Ryan, Dave**  
Date: Monday, June 4, 2012  
Subject: Short Street Costs  
To: "KWK@GoColumbiaMO.com" <[KWK@gocolumbiamo.com](mailto:KWK@gocolumbiamo.com)>

Ken,

In an attempt to better understand the project bid numbers we have received a cost breakdown from Killian Construction for the following four items:

Precast Concrete:	\$2,275,000
Off-Site Storm Sewer:	\$65,000
Security Camera System:	\$76,000
Concrete:	\$3,226,000

The numbers from our preliminary estimate of probable construction cost for the first three items above are as follows (variance from actual indicated in red):

Precast Concrete:	\$1,650,000	(\$625,000)
Off-Site Storm Sewer:	\$0	(\$65,000)
Security Camera System:	\$40,000	(\$36,000)

The three numbers above represent a \$726,000 variance from our preliminary estimate of probable construction cost. We do not have sufficient breakdown within the "Concrete" cost to understand where the bid number stands compared to our preliminary construction cost number. We also do not have sufficient breakdown of the entire bid to fully identify all cost variances.

We have already started working with both Killian Construction, and the precaster to review the design and work to value engineer the project. Preliminary discussion with Killian Construction indicates there are opportunities to reduce construction costs, especially within the precast concrete number, to bring the project more in line with the original estimate of probable cost. As we make progress through this process I will keep you updated as to the potential cost reductions identified.

Please let me know if you need anything additional this morning for the meeting tonight.

Thanks,  
Dave

**David W. Ryan, P.E.**  
Director of Operations

**Walker Parking Consultants | Walker Restoration Consultants**  
505 Davis Road | Elgin, IL 60123  
[847.697.2640](tel:847.697.2640) x363 (Office) | [847.710.3223](tel:847.710.3223) (Cell) | [847.697.7439](tel:847.697.7439) (Fax)  
[www.walkerparking.com](http://www.walkerparking.com)      [www.walkerrestoration.com](http://www.walkerrestoration.com)