



## MEMORANDUM

**TO:** Mayor Laurel L. Prussing and Members of the City Council  
**FROM:** William R. Gray, Public Works Director  
Gale L. Jamison, Assistant City Engineer  
Bradley M. Bennett, Civil Engineer  
**DATE:** ~~September 6, 2012~~  
**RE:** Boneyard Creek Improvements Project (Griggs Street to Broadway Avenue)  
Broadway Avenue Streetscape and Race Street Streetscape Project Cost Reductions

### Action Requested

Staff requests Council acceptance by motion of the proposed cost reduction measures for the Boneyard Creek Improvements Project. Upon Council acceptance of the cost reduction measures the Public Works Department will issue the Notice of Award to the low bidder, ~~O'Neil Brothers.~~

### Background and Facts

The Boneyard Creek Improvements Project includes the following components:

- 1.) Boneyard Creek Improvements from Griggs Street to Broadway Avenue.
- 2.) Race Street Streetscape Improvements between Griggs Street and Park Street.
- 3.) Broadway Avenue Streetscape Improvements between Water Street and University Avenue.

Selected components of the final design plans for the Boneyard Creek Improvements between Griggs Street and Broadway Avenue are presented in Exhibit A. Selected components of the final design plans for the Race Street Streetscape project ~~is-are~~ presented in Exhibit B. Selected components of the final design plans for the Broadway Avenue Streetscape project ~~is-are~~ presented in Exhibit C.

Bids were received and opened for the Boneyard Creek Improvements Project on July 9, 2012. Two bids were received for the project with bids of \$10.3 million from O'Neil Brothers and \$14.8 million from Stark Excavating. Both bids were above the Engineer's estimate of \$7.5 million and exceeded the funding available for the project. The City initially had \$7.5 million dollars available in TIF funding for the Project. With interest rates falling from an estimated 3.5% to 2.5% for the bonds to be utilized to fund the project, an additional \$300,000 could be committed to the Project bringing the total City funding to \$7.8 million dollars.

The design team of Foth Infrastructure & Environment and Wenk Associates, Public Works Department Staff, and O'Neil Brothers and their subcontractors have worked cooperatively to identify cost reduction measures to bring the project costs below \$7.8 million dollars. Cost reduction measures included both value engineering and the elimination of some project features. Value engineering is the analysis of the elements of a project (materials, labor, methods etc.) performed by the owner, design team and contractor personnel, directed at improving performance, reliability, quality, safety, and reducing overall costs. The following cost reduction measures are recommended to reduce project costs to \$7.7 million dollars (a slide presentation will be made at the committee meeting to better explain the cost reduction items):

<b>RECOMMENDED COST REDUCTION MEASURES</b>		
Item	Cost Reduction Description	Value
1	Construction Staking by City/Foth	\$ 75,000
2	Survey Monitoring of Railroad Tracks by City/Foth	\$ 25,000
3	Utilize Stormwater Utility Fee Funds for Permeable Pavement in City Lot #25	\$ 37,200
4	Utilize Bin Blocks in Lieu of Gabion Baskets	\$ 37,800
5	Mechanically Stabilized Earth Wall Substitution	\$ 215,800
6	Eliminate Accent Lighting in Creek Channel	\$ 204,300
7	Eliminate City Lot #25 Scenic Overlook	\$ 45,800
8	Eliminate East Planter Walls and Stairway	\$ 93,300
9	Modify Metal Works Materials and Installation Details	\$ 993,000
10	Eliminate Stone Edge North of Channel and Substitute Smaller Stones in Lieu of Boulders	\$ 98,400
11	Change Stone Seat Wall to Concrete and Quantity Reduction	\$ 273,000
12	Change Stone Benches to Wood Benches	\$ 36,700
13	Modify Monuments to Minimize Stone Veneer	\$ 51,200
14	Eliminate Stone Creek Edge at Silver Creek Crossing	\$ 79,800
15	Reduce Stone Veneer at Cast-In-Place Walls	\$ 12,000
16	Revise Quantity for Core Walls	\$ 18,300
17	Revised Price for Bypass Pumping	\$ 10,600
18	Eliminate Plant Screen Metal Wall	\$ 78,400
19	Eliminate Special Gabion Wall	\$ 17,800
20	Replace Stone Steps at Silver Creek with Concrete	\$ 4,200
21	Eliminate Wetland Plugs	\$ 13,400
22	Reduce Tree Size from 4-inch to 3-inch Diameter	\$ 4,800
23	Eliminate Bulb Plantings	\$ 2,100
24	Eliminate Three Wood Benches	\$ 6,300
25	Eliminate Seven 3-inch Diameter Trees	\$ 5,900
26	Eliminate Four Multi Stemmed Trunk Trees	\$ 3,000
27	Reduce Landscape Maintenance	\$ 100,000
28	Temporary Traffic Signal Modification	\$ 3,000
29	Reduction in Demolition Costs	\$ 20,000

**RECOMMENDED COST REDUCTION MEASURES**

Item	Cost Reduction Description	Value
30	Revised Electrical Conduit Pricing	\$12,700
	Total of Estimated Cost Reduction Items	\$2,578,800

The following cost reduction measures were identified but are not recommended to be implemented due to their negative impact on the project:

**REJECTED COST REDUCTION MEASURES**

Item	Cost Reduction Description	Value
1	Eliminate Griggs Street Scenic Overlook	\$ 46,600
2	Eliminate Pedestrian Lighting	\$ 186,000
3	Eliminate Irrigation System	\$ 100,000
4	Eliminate Stone Edge Under Bridge – Substitute with Concrete	\$ 36,000
5	Eliminate Remaining Stone Edge Along Creek	\$ 75,000

If the recommended cost reduction measures are accepted by motion, a Notice of Award can be issued to the low bidder, O'Neil Brothers. Based on the issuance of a Notice of Award during the week of September 10<sup>th</sup>, it is anticipated that construction could start by the week of October 8<sup>th</sup>, weather permitting. The project completion date would be extended from ~~xxxxxx~~ November 1, 2013 to June 15, 2014 due to the delay associated with identifying the cost reduction measures.

**Financial Impact**

The proposed cost reductions would reduce the project costs to the \$7.7 million dollars budgeted for the project. The City plans to issue bonds for the proposed projects which would be paid back from the revenues generated by the TIF II District.

**Recommended Action**

The Public Works Department seeks acceptance by motion of the proposed cost reduction measures for the Boneyard Creek Improvements Project.

# EXHIBIT A - BONEYARD CREEK IMPROVEMENTS



405 N. BROADWAY AVE.

SILVERCREEK RESTAURANT  
402 N. RACE ST.

401 N. BROADWAY AVE.

RACE STREET

STATION THEATER  
223 N. BROADWAY AVE.

208 GRIGGS STREET

BROADWAY AVENUE

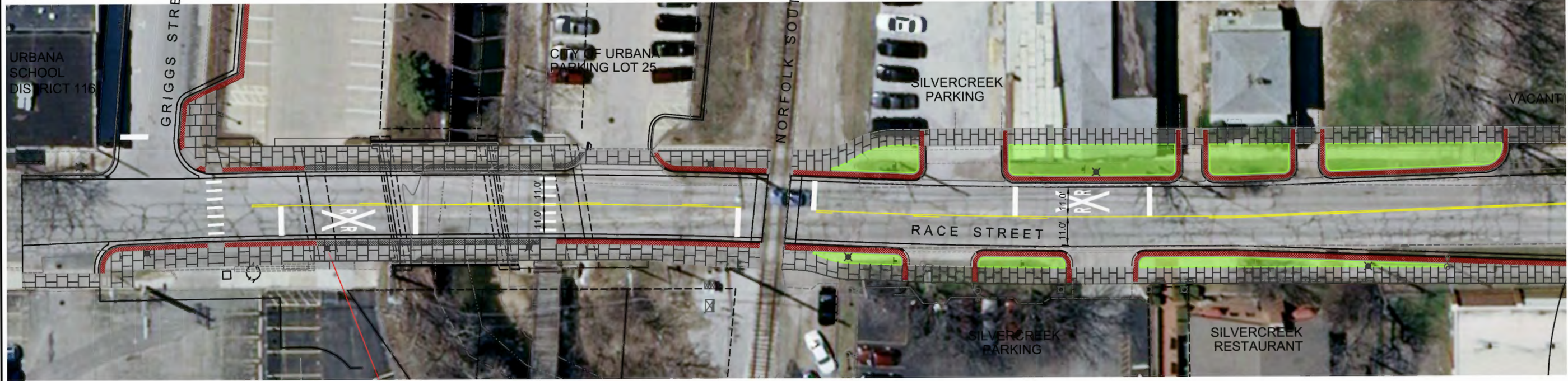
221 N. BROADWAY AVE.

GRIGGS STREET

211 N. BROADWAY AVE.

211 N. RACE STREET

EXHIBIT B - RACE STREET STREETSCAPE



**Foth**  
**Foth Infrastructure & Environment, LLC**  
 1610 Broadmoor Drive  
 Champaign, IL 61821  
 Phone: 217-352-4169 Fax: 217-352-0085  
 Illinois Professional Design Firm No. 194.004913

**w e n k**  
**ASSOCIATES**  
**PLANNERS & ARCHITECTS**  
 LANDSCAPE ARCHITECTS  
 303.622.0008

**BONEYARD CREEK IMPROVEMENTS SEGMENT 3 CITY OF URBANA**

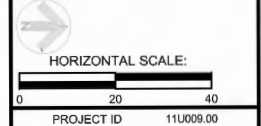
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Date of Preparation: \_\_\_\_\_

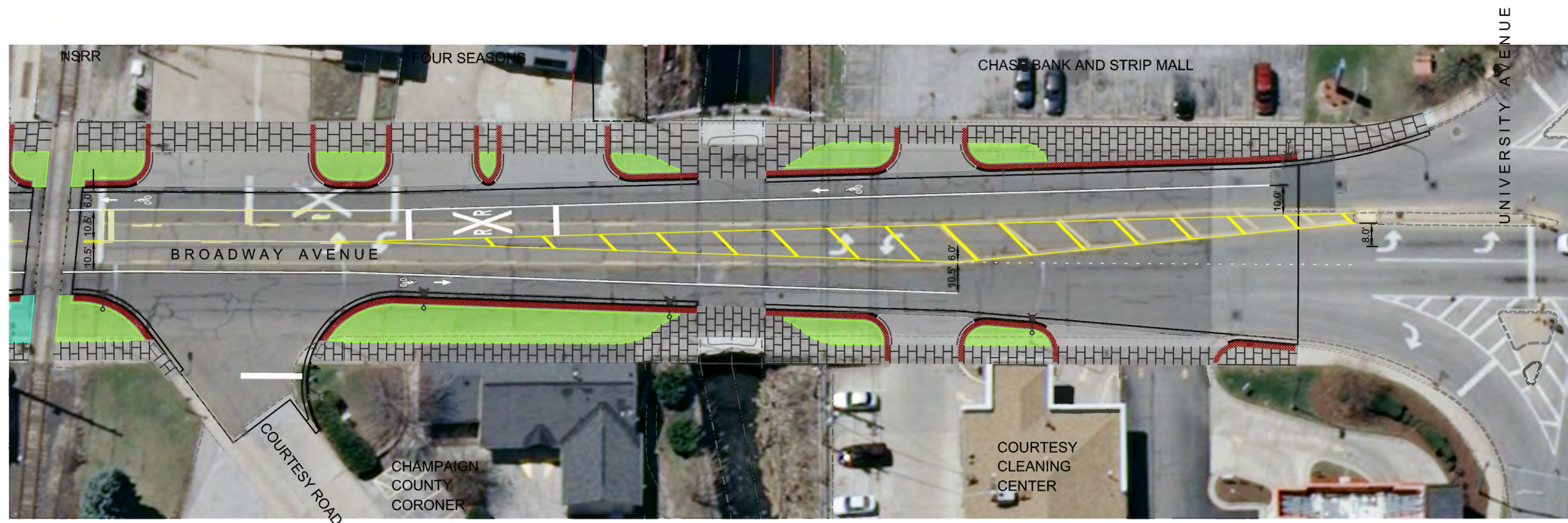
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**RACE STREET STREETSCAPE**



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EXHIBIT C - BROADWAY AVENUE STREETSCAPE



**Foth**  
**Foth Infrastructure & Environment, LLC**  
 1610 Broadmead Drive  
 Champaign, IL 61821  
 Phone: 217-352-4169 Fax: 217-352-0085  
 Illinois Professional Design Firm No. 184.004913

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**W e n k**  
**ASSOCIATES**  
**PLANNERS & LANDSCAPE ARCHITECTS**  
 303-624-0003

**BONEYARD CREEK IMPROVEMENTS SEGMENT 3 CITY OF URBANA**

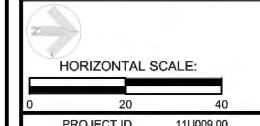
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**BROADWAY AVENUE STREETSCAPE**



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