



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 27, 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 approval by motion of the proposed cost reduction measures for the Boneyard Creek Improvements Project. The accent lighting at \$204,300 and bulb plantings at \$2,100 have been removed from the recommended cost reduction measures presented to the Committee of the Whole at its September 17, 2012 meeting.

The following 28 cost reduction measures are recommended to reduce project construction costs to \$7.9 million dollars:

RECOMMENDED COST REDUCTION MEASURES		
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 City Lot #25 Scenic Overlook	\$ 45,800
7	Eliminate East Planter Walls and Stairway	\$ 93,300
8	Modify Metal Works Materials and Installation Details	\$ 993,000
9	Eliminate Stone Edge North of Channel and Substitute Smaller Stones in Lieu of Boulders	\$ 98,400
10	Change Stone Seat Wall to Concrete and Quantity Reduction	\$ 273,000
11	Change Stone Benches to Wood Benches	\$ 36,700
12	Modify Monuments to Minimize Stone Veneer	\$ 51,200
13	Eliminate Stone Creek Edge at Silver Creek Crossing	\$ 79,800

RECOMMENDED COST REDUCTION MEASURES (CONTINUED)		
Item	Cost Reduction Description	Value
14	Reduce Stone Veneer at Cast-In-Place Walls	\$ 12,000
15	Revise Quantity for Core Walls	\$ 18,300
16	Revised Price for Bypass Pumping	\$ 10,600
17	Eliminate Plant Screen Metal Wall	\$ 78,400
18	Eliminate Special Gabion Wall	\$ 17,800
19	Replace Stone Steps at Silver Creek with Concrete	\$ 4,200
20	Eliminate Wetland Plugs	\$ 13,400
21	Reduce Tree Size from 4-inch to 3-inch Diameter	\$ 4,800
22	Eliminate Three Wood Benches	\$ 6,300
23	Eliminate Seven 3-inch Diameter Trees	\$ 5,900
24	Eliminate Four Multi Stemmed Trunk Trees	\$ 3,000
25	Reduce Landscape Maintenance	\$ 100,000
26	Temporary Traffic Signal Modification	\$ 3,000
27	Reduction in Demolition Costs	\$ 20,000
28	Revised Electrical Conduit Pricing	\$12,700
	Total of Estimated Cost Reduction Items	\$2,372,400

The project completion date would be extended from November 1, 2013 to June 15, 2014 due to the delay associated with identifying the cost reduction measures. Staff believes it is very important to include the Race Street and Broadway Avenue improvements intact as designed and bid in an effort to address the streetscape beautification envisioned to further promote a vibrant downtown.

Financial Impact

Sufficient funds are budgeted in the TIF I and II Districts to fund the 7.9 million dollar cost of the Boneyard Creek Improvements Project. Funds budgeted for the project in Fiscal Year 2012-2013 include \$650,000 in TIF District #1 and \$8.1 million dollars in the TIF District #2. The City plans to issue bonds for the proposed projects which would be paid back from the revenues generated by the TIF I and II Districts.

The Boneyard Creek Improvements Project will commit a significant portion of the TIF Districts I and II future revenues and existing account balances to funding that project. Those funds will not be available to provide incentives, grants, or fund other capital improvements for future projects in the TIF I and II Districts.

Recommended Action

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