



Memorandum

TO: Vail Town Council

FROM: Greg Hall, Director of Public Works and Transportation

DATE: December 19, 2017

SUBJECT: Red Sandstone Elementary School Parking Structure Update

I. PURPOSE

The purpose of this discussion is to present a progress report on the Red Sandstone Elementary School Parking Structure project since the last update on October 17, approve a pre-construction contract with Haselden Construction which includes use of selected sub-contractors to prepare shop drawings for submittal to the building department scheduled for early next year and receive further project direction from the Town Council.

Information to be presented includes:

- Pre-construction contract with Haselden Construction to include sub-contractor design plan preparation for building department submittal
- Cost and budgets for the project
- Project schedule
- Series of next steps for advancing the project forward

II. BACKGROUND

Red Sandstone Parking Structure

The Town of Vail and the Eagle County School District are working together to jointly construct a four-level 160 car parking structure on the current Red Sandstone School site. The work will include extensive site work to establish a loop road around the parking structure to allow access to each level while at the same time provide a one-way loop road for school drop off and pick up. Since March of 2016, the Town Council has provided direction to the staff as the project has progressed. The initial design work was funded by Eagle County School District during the spring exploratory process.

The following is a timeline of direction/actions approved by the Vail Town Council:

May 2, 2016

- Directed the Town Manager to enter into a pre-development agreement with Eagle County School District in a form approved by the Town Attorney
- Authorized the Town Manager to negotiate a design contract with the Eagle County design team in an amount not to exceed \$ 900,000
- Amended the first supplemental budget by \$1,300,000

August 2, 2016

- Provided direction on the additional design components of the project
 - Expansion ability for additional floors
 - Space conversion ability
 - Various design components such as, photovoltaic
- Directed the Town Manager to submit the plans to Vail Resorts in accordance to the Parking Investment Agreement
- Provided input and direction on the Development Agreement with Eagle County School District
- Submitted formal applications to Planning and Environmental Commission for an amendment to a Conditional Use Permit and Retaining Wall Height Variance
- Submitted formal application to the Design Review Board for project approval
- Authorized the Town Manager to negotiate a construction contract with Haselden Construction to bring back to the Town Council for approval

August 16, 2016

- Authorized the Town Manager to enter into a Development Agreement with Eagle County Schools for the Red Sandstone Parking Structure

September 11, 2017

- PEC approval received

September, 2017

- Vail Resorts approval of Schematic Design plans received in accordance with Parking Investment Agreement

October 4, 2017

- DRB approval received

October 17, 2017

- Provided direction to the design team regarding uses anticipated the two additional floors and finalized the budget to accommodate those uses by amending the budget to accommodate the addition by \$50,000.

III. GENERAL CONTRACTOR AND PROJECT MANAGER

The design team is led by DLR architects of Denver and TAB architects of Edwards, as well as additional design sub-consultants. Haselden Construction is the selected contractor.

The Town of Vail will be the owner of the parking structure. The town has contracted with the design team for the design of the parking structure, driveway and lower bus lot and frontage road improvements.

To continue to move the project forward, staff is requesting authorization to enter into a pre-construction contract with Haselden Construction for pre-construction services, and for Haselden to sub-contract with Stresscon Corporation (precast) and Schanbel Foundations (shoring and micropile foundations) to allow these sub-contractors time to prepare the necessary

shop drawing design documents to apply for the building permit early next year. The sub-contractors were selected based on competitive pricing completed last month by Haselden. In the future, the Town of Vail will contract with Haselden Construction for the construction of the complete project. In the event the project does not move forward, the town would only be responsible for costs associated with the pre-construction contract.

The pre-construction amounts are as follows:

- Haselden Construction pre-construction services \$ 27,000
- Stresscon pre-construction services including shop drawing preparation \$150,250
- Schnabel pre-construction services including shop drawing preparation \$ 80,250
- Total pre-construction contract with Haselden Construction \$257,500

Does the Vail Town Council agree with the town contracting with Haselden Construction for preconstruction services for the parking structure project and direct the Town Manager to enter into a pre-construction contract in a form approved by the Town Attorney in the amount of \$257,500?

IV. PROJECT COSTS AND BUDGETS

The May 2 preliminary total project budget for the four-level structure including all contingencies was: \$14,657,900

The August 1 schematic design total project parking structure budget including all contingencies is: \$ 14,286,912

Additional Structural Capacity in August 2017: \$ 732,000

Final structural capacity budget adjustment on October 17, 2016: \$ 50,000

Red Sandstone Parking Structure Budget: \$ 15,068,912

The overall costs have been updated based on design development drawings which include all costs of additional structural enhancements, plus approvals by the Planning and Environmental Commission and Design Review Board. The updated pricing provided by Haselden Construction during November of 2017 included competitive sub-contractor input and the project is currently within the budget established above.

The town staff has identified additional off-site improvements to the path on the south side of the pedestrian overpass running parallel to the frontage road and connecting to the north-south walk connecting to Lionshead Village. Specifically, this walk would be heated similar to the north-south walk. The staff receives many complaints each year regarding safety concerns of pedestrians due to the grade of the walk and ice build-up caused by shade from the First Chair building. Increased use from the addition of a parking structure will only increase the town's exposure.

The south side off-site improvements are estimated at: \$ 287,500

Operating Costs

The town staff has estimated the annual cost to operate the new structure as follows:

Snow Removal \$ 47,000

Parking operation/sweeping	\$ 55,000
Utilities	\$ 11,750
Maintenance	\$ 6,000
Bathroom Cleaning	\$ 13,100
Annual Operating and Maintenance Cost	<u>\$132,850</u>

V. COST CONTRIBUTION FOR DESIGN AND CONSTRUCTION

The cost-sharing for the project is as follows:

Eagle County School District	\$ 1,500,000
Vail Resorts Parking Commitment	\$ 4,300,000
Vail Reinvestment Authority (VRA)	<u>\$ 9,268,912</u>
Preliminary Overall Budget	\$15,068,912

Cost for the off- site work on the south side of I-70 funded by VRA	\$ 287,500
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The off-site improvements will be added to the 2017 final supplemental to allow the design to proceed accordingly.

VI. PROJECT SCHEDULE AND NEXT STEPS

The preliminary development schedule, milestones and next steps are outlined below:

- Construction Documents (CD's) November-March
- Pre-Construction Contract Award December 19
- Final CDOT approval December
- 50 % CD pricing Set January 12
- 50 % CD pricing January -February
- Submit for excavation and foundation permit Mid February
- 100 % CD complete March 8
- Submit for complete building permit package March 8
- 100 % CD pricing Complete End of March
- Foundation permit issued April 1
- Award construction April 3
- Begin construction April 4
- Complete building permit issued May 1
- Construction April-November 2018

VII. ACTION REQUESTED

The Town Council is being asked to provide direction to the staff and School District regarding pursuit of a new parking structure on the Red Sandstone Elementary School site in conjunction with the School District's remodel of the school. The staff has requested the Town Council address the following:

- Authorize the Town Manager to enter into a pre-construction contract with Haselden Construction in a form approved by the Town Attorney in the amount of \$257,500
- Amend the 2017 supplemental budget for the design and construction of the south I 70 improvements by \$287,500 to be funded by Vail Reinvestment Authority

VIII. STAFF RECOMMENDATION

Staff recommends the Town Council continue to pursue the four-level structure. In addition, the Town Council should take action on the items below:

- Authorize the Town Manager to enter a pre-construction contract with Haselden Construction in a form approved by the Town Attorney in the amount of \$257,500
- Amend the 2017 supplemental budget for the design and construction of the south I-70 improvements in the amount of \$287,500 to be funded by Vail Reinvestment Authority.