



Memorandum

To: Vail Town Council
From: Department of Public Works
Date: February 20, 2018
Subject: Slifer Square Repair Project

I. ITEM/TOPIC

Slifer Square Repair Project

II. BACKGROUND

Staff has identified 4 significant maintenance issues concerning Slifer Square. These included the following.

1. Damaged storm sewer
2. Storm water being discharged into Gore Creek without treatment,
3. Water leaking from the fountain, and
4. Corroded steel snowmelt mains.

In addition to the repairs necessary at Slifer Square, the portion of Meadow Drive along the Austria Haus is proposed to be reconstructed with snowmelt tubing in a concrete sub-slab with pavers set on top, same construction detail that was completed on Meadow Drive along the Sonnenalp in 2012. This is due to the bus loading and frequency of the In-Town route on the pavers which currently sit on top of the snowmelt tubing in a sand bed and the weight of the busses eventually causes rutting in the pavers and leaks in the snowmelt tubing.

The Slifer Square Repair Project was originally publicly bid in March of 2017 and bids received were 50% over the project estimate. The project was deferred for staff and the design team to investigate any project savings in redesign or material changes. One significant design change was the redesign of the storm sewer/water quality to avoid the requirement to remove the fountain to complete this work. The project was put to public bid again in February 2018 with a base bid of replacing the snowmelt mains, installing a primary water quality vault and the paver plaza reconstruction associated with the work required to install the snowmelt mains and water quality vault. Bid alternatives were bid to

- replace the Slifer Square fountain
- reconstruction of Meadow Drive along the Austria Haus
- replace the existing heated concrete bus lanes on Meadow Drive
- replacement of adjacent heated paver/stairs near Starbucks
- Installation of a secondary water quality vault.

Staff received 1 bid for the Slifer Square Repair Project, Icon Inc.

Base Bid:	\$2,608,968.15
Bid Alt-Slifer Square Fountain:	\$1,207,589.69
Bid Alt-Meadow Dr along the Austria Haus	\$418,614.99
Bid Alt-Meadow Dr bus lanes concrete replacement with pavers:	\$348,009.76
Bid Alt-Adjacent Heated Paver/stairs replacement:	\$327,621.53
Bid Alt-Secondary Water Quality Vault:	\$335,568.83

The Capital Project Budget includes

- \$1,420,000 2017 for design and construction of Slifer Square
- \$800,000 in 2017 for the reconstruction of Meadow Drive along the Austria Haus
- \$3,000,000 2018 for construction of Slifer Square
- \$5,220,000 Total

Options for moving forward include:

1. Award the full contract with all the bid alternates as bid and supplement the budget to cover the budget shortage, \$400,000
2. Award the base bid and any of the bid alternates and supplement the budget to cover the budget shortage as needed.
3. Award the base bid and Meadow Drive along the Austria Haus for \$3,027,583.14 with no supplemental required and further investigate retrofitting the existing parking structure drainage vault to improve water quality (See below).

Recently staff has learned of a less invasive option to improve water quality of the drainage from the parking structure. It is a proprietary media that removes fine sediment, nutrients, petroleum hydrocarbons and dissolved metals. Staff is investigating if this material can be installed into an existing drainage vault in the parking structure. Staff believes that the majority of pollutants that enter Gore Creek from the Slifer Square outfall originate from the parking structure. This option would treat the drainage from the structure before it enters the storm sewer under Slifer Square and require no excavation. This would replace the bid alternative for a secondary water quality vault that is proposed near the 10th Mountain Statue that would require an 18' deep excavation for installation.

Also, the cost of recovery of the fountain reconstruction to eliminate the leakage would be over 25 years based on current water rates. Due to the storm sewer/water quality redesign, staff would further investigate a possible basin only repair to the fountain vs a full replacement. The repair could be scheduled in the future.

The construction is scheduled for April 16 to June 29, 2018 with a summer work stoppage and continue again from September 4 to November 15, 2018.

III. STAFF RECOMMENDATION

Staff recommends authorizing the Town Manager to enter into an agreement in a form approved by the Town Attorney awarding the base bid and Meadow Drive along the Austria Haus alternate in an amount not to exceed \$3,027,583.14 with Icon Inc. and further investigate retrofitting the existing parking structure drainage vault to improve water quality. If the retrofit is unsuccessful, the Town could change order the secondary water quality vault to be installed in the fall 2018.