



Memorandum

To: Vail Town Council
From: Public Works Department
Date: April 7, 2020
Subject: Public Works/Transportation Shop Project Update

I. PURPOSE

The purpose of this item is to:

- Provide information on the Public Works Shop Project regarding design progression, cost estimates, schedule, and work product to date
- Receive Town Council direction regarding project budget and related design, contractor selection and schedule

II. BACKGROUND

On July 7, 2019 the Town Council provided direction on the shop master plan project. This direction included the following:

Phase 1 Priorities

- Construction of a standalone Streets building 24,000 +/- SF with a two-level mezzanine along one end providing an additional 3200 SF of interior second floor space. The building is to be designed to allow for vertical expansion as well as replacement of displaced and required parking of the desired building expansion. This direction provides the most flexibility for future expansions. The initial design will handle the associated loads. The roof of the building is essentially a concrete parking deck. The estimated cost of the building is \$9.8M.
- Relocate the greenhouse,
- A new cinder bin,
- Construct the back-retaining wall to expand the shop yard area.

Budget

- Adjusting the budgets to allow for the prioritization selected

Procurement

- Approve entering into a contract negotiation with Victor Mark Donaldson Architects for design of Phase 1
- Approve entering a Construction Manager/General Contractor selection process for Phase 1 Project
- Approve soliciting bids for the back-retaining wall portion of the project for Fall 2019 construction

II. PROGRESS TO DATE

The following have occurred since the last Town Council presentation.

- The town completed a contract agreement with VMDA for Phase 1 design components.
- Solicited Construction Manager/General Contractor for the project and selected Hyder Construction to assist with preconstruction services as well the retaining wall project.
- Solicited contractors for the back-retaining wall. Hyder, through a competitive process, selected Coggins and Sons as the shoring/retaining wall contractor. This was done in anticipation of constructing the back wall last fall as a design/build.
- Advanced the wall design and utility package.
- A PEC application was submitted in July 2019 for a hearing on August 26, 2019. The project was delayed while an environmental report was prepared, as requested by the PEC. The entitlement process duration required any construction to be put off until spring 2020.
- PEC Conditional Use permit granted by the PEC on January 13, 2020.

In reviewing the master plan concepts prior to submitting the design for a Conditional Use permit, it became apparent the stand-alone Streets building concept with moving the cinder bin and greenhouse resulted in significant construction phasing logistical issues as well as site design constraints.

The application and resulting Conditional Use permit granted by the PEC in January 2020 has the new Streets building connected to the existing shop building. This allows opportunities for the streets and parks employees to be in close proximity to their workspaces, including check-in area, bathrooms, lockers and break areas. This scenario also allows improvements to the existing shop building.

Savings realized by not moving the greenhouse and cinder bin were used to provide a more complete Streets building and make necessary improvements to the existing shop building.

The project team has advanced the building design to include four structural options as well as the pricing associated with each. With completion of the entitlement process and further refined designs from the master plan level budgets, the project team has updated pricing through Hyder Construction on these options to allow the council to review the project and modify the direction if desired. This is a critical step prior to beginning preparation of the construction documents of the Streets building anticipated for construction in 2021.

Design Program

The new attached Streets building includes an equipment storage garage of 18,900 SF which allows for structural reinforcement for one level of parking and two levels of development above the parking level, and a two-story addition, which replaced the previous interior mezzanine with a floor footprint of 3800 SF for a total of 7600 SF or 26,500 SF of new construction.

In addition, a 4850 SF remodel of the existing upstairs break room offices, kitchen and restrooms has been designed and priced.

All pricing options include the above features of the Streets building, besides Option 1 which also includes the bridge and cold storage building and connecting podium. Option 1 was priced to evaluate the cost magnitude from a building standpoint to access the Streets building roof in the future.

Option 1 is the new Streets building as described above and includes a bridge building connecting to a cold storage building and podium all identified as a future phase of the master plan. The completion of this work is required to access the parking level of the Streets building. Both the streets storage garage and the future podium are designed to accommodate one layer of parking and two additional levels of development.

Option 2 is the option selected by council in July which provides structural reinforcement of the vehicle storage garage to allow one layer of parking and two additional levels of development. In the interim the parking deck will allow solar.

Option 3 is the same program as Option 2 but is only reinforced to allow parking and solar and no future development levels.

Option 4 is the same program as Option 2 and 3 but structurally is only designed for solar. This was the non-structural option reviewed in July.

The staff had been working on these various options prior to the current events, and as a budget check to ensure that the revised Streets building configuration and remodeled space were within the budget established last July. Since the outbreak of COVID-19 it is even more relevant to review the project prior to proceeding to final design.

Retaining Wall and Utilities

The back-retaining wall and associated site and utility improvements are currently designed to a 70% level and pricing has been updated based on this design.

The retaining wall is approximately 950' long and up to 22 feet high. The space gained from building the wall provides nearly an acre of additional yard space.

One item required as part of the PEC process was for a rock fall berm to protect the entire site.

Utility upgrades are now a major improvement required either as part of this first phase or planning for future phases. The utility upgrades include:

- A 1,250 feet water line extension and 3 additional fire hydrants looping along the entire back of the shop building. This design has been reviewed by the Eagle River Water & Sanitation District, Vail Fire and Vail Public Works and priced.
- Drainage improvements to protect the retaining wall from above and additional improvements below the wall to collect and treat the water from the new surface yard areas created by the wall construction are included. These improvements have been designed, staff reviewed and priced.
- Public works shop electric service modifications. This is not related to the bus charging electric service but the town shop only. The service will be modified as the wall interferes with the current location. This has been priced.
- Two utilities which need to be upgraded and budgetary estimates are being carried at this time include gas service which requires excavating to the intersection of Sunburst Drive and Vail Valley Drive. This improvement is required at this time and is being engineered by Xcel energy.
- In the future, the sewer line needs to be enlarged from the current 6 inch diameter line to an 8 inch diameter line from the future housing components to the shop lift station

located on the curve of Vail Valley Drive just south of the ponds of golf holes number 1 and 2. Because this alignment follows the same path as the upgraded gas line, there are savings to install both improvements at this time to avoid increased costs in the future. Once these improvements are designed more detailed pricing will be provided and compared to the budgetary estimates being carried.

III. PROJECT SCHEDULE UPDATE

Key factors related to the updated schedule are outlined below. The Public Works shop project based on PEC requirements is a two-year process. Critical components are the timeline placed on the project work related to the retaining wall and rockfall berm. Construction is allowed in the June to November timeframe. A second critical component of the project is removing the Streets portion of the shop building in the spring of 2021 and being able to occupy the building by fall of 2021. Keeping the snow removal equipment in heated storage during the winter season is critical to the success of town operations. Another component of the schedule is establishing room on the site before the streets building is removed as operations during the spring, summer and fall will need to compete with construction staging. In order to meet these requirements, starting the construction of the back wall in the summer of 2020 with completion in the fall of 2020 accomplishes this. The team is also requesting Hyder Construction, the CM/GC, to solicit final bids for the summer of 2020 work, once the construction documents are completed. The project team will return in May to the Town Council for the project contract award of the retaining wall and utility portion of the project. The contract award will maintain the schedule as presented below and meet the construction schedule restrictions placed by the PEC on the site improvements.

Overall Schedule

Council Prioritization and Phase 1 direction	July 2, 2019
Executed Architectural contract with VMDA for final design	August 2019
Selected Hyder Construction in CM/GC selection process	August 2019
CM/GC solicitation back retaining wall shoring contractor	September 2019
PEC Conditional Use Permit Application variance back wall approval	January 2020
Construction Documents Wall and Utilities	February – April
Town Council update	April 7, 2020
DRB Wall	April 2020
Contract Award Retaining Wall and Utilities	May 5, 2020
Construction document preparation Streets building	April – Sept 2020
Final Contractor pricing Streets building	Oct- Nov 2020
Streets building Permit submittal	November 2020

Streets building Contract Award	December 2020
Long lead procurement	Jan – March 2021
Begin construction of Streets building	April 1, 2021
Substantial completion Streets building	October 30, 2021

IV. PROJECT BUDGET AND COSTS

The budget for Public Works Project over a two-year period is at \$21.1 M as was provided in the first supplemental reading. This will be reduced to \$ 19.7 M with the second reading. In addition, \$7 M would be left in the 2020 budget with the Streets building and related costs moving to 2021.

The four building pricing options are provided for comparing the alternatives being considered.

Option 1 - \$14 M is the Streets building along with the bridge and cold storage building to the north against the berm. These future components of the bridge and cold storage are reinforced to allow parking and two levels of future expansion This option is being provided for two reasons. First, the team had not considered occupied space other than parking spaces on the future podium due to rockfall hazards. Now that the rockfall berm is being constructed, this future podium can now allow occupied development. Second, the future bridge and cold storage addition would have to be constructed at some point to access the Streets building parking podium. The bridge and cold storage addition are not in the current budget. The bridge and cold storage building provide a 16,800 SF podium for future expansion. The impact to the budget is the difference in building costs and currently carried contingencies. This is a premium or add of \$3.6 M, this is the minimum needed to allow access to the Streets building reinforced parking deck in the future.

Option 2 - \$10.825 M is the option selected by the Town Council in July and is in the budget presented above. The building provides for an 18,900 SF podium, this allows for a level of parking and two levels of development above the parking. Comparing the cost in July to the cost now is in the July version demolition of the existing building was carried in a separate line item but is now part of the building cost. No adjustment to the budget is required. If the Public Works Administration building were removed for additional housing, replacing it on top of this option is easily accomplished.

Option 3 - \$10.0 M this was not presented to council; however, the design team felt an option that allowed for additional parking is prudent if there is any vertical expansion on the future bridge and cold storage addition to the north. The potential of 33,600 SF of future development may require more parking than what could be provided on the bridge and cold storage podium. This is a reversal of the previous planning which provided development to the south and parking to the north. The deduction of only allowing parking including currently carried contingencies is \$ 0.96 M

Option 4 - \$9.14 M is the non-reinforced structural option. This is being provided if there is a desire to not have any ability to expand on top of the existing Streets building. The deduction of only allowing solar including currently carried contingencies is \$ 1.85 M.

The cost of the retaining wall, rockfall berm, and utility upgrades is \$ 5.5 M with contingencies.

The project budget not only covers the hard construction costs, but the soft costs of design, design team construction administration, town of Vail construction management, testing, permits and fees, Furnishings, Fixtures and Equipment (FFE), and project contingencies for design and procurement processes. as well as an owner’s contingency once construction starts for unforeseen circumstances rounds out the budget.

The structural option selected by Town Council in July of 2019 is on budget in the current \$19.7M being carried forward.

Budget Structural Option Summary

Option 1 will be required in the future allowing access to the parking level on the Streets building	\$3.6M add
Option 2 council July 2019 direction allows one level of parking and two levels of development.	\$ 0 no change
Option 3 allows only one level of parking no development	\$ 0.96 reduction
Option 4 non-structural reinforcement allows only solar	\$ 1.85 M reduction

V. ACTION REQUESTED

Staff requests Town Council input and direction on the following items.

- Provide direction on Streets building structural options
- Adjust the budget as required for approved final Streets building structural option
- Provide direction and approve the updated project schedule
- Approve Hyder Construction our CM/GC and Coggins and Sons our selected retaining wall design/build contractor to finalize designs for building permit review and to solicit bids on the retaining wall, rockfall berm, utility and drainage and site improvements to return on May 5 for council award of construction contract

VI. STAFF RECOMMENDATION

Staff recommends:

- Provide direction on Streets building structural options
- Adjust the budget as required for approved final Streets building structural option
- Provide direction and approve the updated project schedule
- Approve Hyder Construction our CM/GC and Coggins and Sons our selected retaining wall design/build contractor to finalize designs for building permit review and to solicit bids on the retaining wall, rockfall berm, utility and drainage and site improvements to return on May 5 for council award of construction contract for these 2020 improvements

VII. ATTACHMENTS

- a. PUBLIC WORKS SHOP DESIGN PRESENTATION