

GENERAL SERVICES DEPARTMENT

Project No. 07P22025-02

City Hall Garage Repair and South Plaza Restoration Phase 2 (Construction)

Wednesday August 23, 2023

Prepared for:

Transportation, Infrastructure, and Operations Committee



Ordinance No. 230702 Request Background

- City Hall Garage & South Plaza Restoration Project CM@Risk Project comprises 2 Phases:
1) Preconstruction, and 2) Construction.
- The contracted CM@Risk firm is McCownGordon Construction.
- Phase 1 (Preconstruction) is complete. A guaranteed maximum price (GMP) has been established for the Phase 2 (Construction) work.
- Preparatory lead paint abatement work for Phase 2 is ongoing under a separate \$761K contract.
- Phase 2 (Construction) requires Council authorization to execute the contract for Phase 2.
- \$21M in bond funding was previously authorized by Ordinance No. 230197 for City Hall Garage
- This ordinance request is to authorize the Director of General Services to execute the GMP contract with McCownGordon Construction for the Phase 2 (construction) work.

Project Need

- Roof waterproofing layer failed resulting in structural damage to the garage structure.
- Structural members are damaged and need reconstruction and structural repair.
- Fountains and plumbing need repairs.
- City Hall south entrance is not ADA compliant.
- The trash dumpster is currently located inside the garage.
- South Plaza stonework needs restoration.

Existing Condition Of Garage



Existing Condition Of Garage



Guaranteed Maximum Price for Phase 2

- Phase 1 (Preconstruction) price is \$40,000
- Phase 2 (Construction) GMP price is \$17,416,817
- Total price for both Phase 1 and Phase 2 is \$17,456,817
- 1% Arts Contribution is: \$153,063
- Funding has been allocated by Ordinance No. 230197
- This Ordinance would authorize the Director of General Services to amend the existing contract with McCownGordon Construction, LLC, to proceed with Phase 2 construction.

Project Timeline for Phase 2 Construction

- Phase 2 is expected to start in late September or in early October 2023.
- Phase 2 is expected to take 18 months to complete. Assuming Notice to Proceed is issued in late September 2023, completion is expected in about April 2025.

Project MBE & WBE

- Participation goals for MBE and WBE are: **15% MBE** and **15% WBE**.
- Contractor was unable to achieve these goals and submitted Good Faith Effort documentation to CREO proposing 13% MBE and 5% WBE participation.
- Good Faith Effort was reviewed and approved by CREO with MBE and WBE participation at: **13% MBE** and **5% WBE**.

Proposed Aerial View From Southeast



Proposed ADA Ramp



Proposed ADA Ramp & Exit Stairs Close Up



Proposed Trash Enclosure Close Up from SW

