

## Bridge and High Redevelopment

### Notes:

*Memo to Council dated January 15, 2009, outlined costs of the utility burial, water wall, and upgraded brick pavers. See the next page.*

*At the Monday, Jan. 20, 2009 Dublin City Council Meeting, Council approved the new scope of the project.*

	<u>Projected Estimate</u>	<u>Project Costs (as of June 30)</u>
<b>Original Contract - Plazas</b>	\$1,452,412	\$1,452,412
<b>Approved Changes</b>		
<b>Utility Burial</b>	\$815,800	\$761,778
<b>Water Wall / Pump Room</b>	\$814,675	\$729,802
<b>Paver Upgrades</b>	\$88,554	\$88,253
<b>Sub-total</b>	\$3,171,441	\$3,032,245
<b>Additional Utility Burial</b>		\$117,780
<b>Reimbursements - J. Lui</b>		(\$25,000)
<b>Miscellaneous Changes (to-date)</b>		\$94,146
(includes removing limestone benches and install new configuration, additional pavers, raise retaining wall, widen existing bands @ valet circle, additional decorative bollards)		
<b>sub-total - original contract &amp; changes</b>	\$3,171,441	\$3,219,171
<b>Stonehenge Credit</b>	(\$100,000)	(\$100,000)
<b>Total (as of June 30, 2010)</b>	\$3,071,441	\$3,119,171

### Note:

The difference between the project estimate and the actual cost is \$47,730 or 1.55% above project estimate.



CITY OF DUBLIN

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# Memo

**TO:** Members of Dublin City Council

**FROM:** Marsha I. Grigsby, Interim City Manager

**DATE:** January 15, 2009

**INITIATED BY:** Fred Hahn, Director of Parks & Open Space

**RE:** BriHi Project Update

## Summary

The public portion of the BriHi Square project has from a construction and contract point-of-view been broken down into three parts: main plaza area, utility burial and water wall/lower plaza. The main plaza is currently under construction with a contract amount of \$1,452,412. Plans for the utility burial have been approved and construction proposal received. The plans for the water wall/lower plaza are essentially complete and construction proposals received. The construction budget for the three areas of public improvements was estimated to be \$2,402,412. Based on the contract for the main plaza and the construction proposals received for the utility burial and the water wall/lower plaza, we have a budget shortfall of approximately \$770,000.

### Utility Burial

The original construction estimate was \$450,000. This estimate was based upon previous utility burial projects and was completed without the benefit of final design. Aspects of this project that were underestimated include: not enough allowance for bed rock (essentially the entire trench profiles are one-hundred percent bedrock), the extent of existing underground utilities and the need to work around them, and regulations that required two vaults to be installed because of the size of required cables to service this area and beyond. The current construction proposal for the utility burial is \$815,800, an increase of \$365,800 over the original estimate.

### Water wall/Lower Plaza

The original budget assumption for the water wall was \$500,000. Plans were submitted to ARB for review and input. Based on their review, it was determined that the plans submitted were not reflective of the needs of the Historic District. Plans for the water wall and adjacent lower plaza were redeveloped based upon input received during a public input session and were submitted for review at a joint City Council/ARB meeting. This submittal was approved. While the redesigned water wall and surrounds were deemed appropriate for the district, the cost of construction went beyond what was originally anticipated. The cost difference between the original budget and proposed construction cost is \$314,675, of which \$233,889 is directly attributed to the water walls, with the balance of the additional costs associated with the construction of the adjacent plaza.

The remaining \$88,554 not accounted for in the utility burial and water wall/lower plaza is to upgrade the currently planned concrete portions of the public plaza areas to brick pavers. Staff believes the brick pavers would provide better aesthetic appeal and give the project more of the

sense of being part of an historic district. It will also make for easier repairs. This represents approximately 9,500 square feet of surface area.

Staff has identified potential funding and strategies to provide for the additional \$770,000 needed to complete the overall project.

1. The existing Special Assessment Debt Service Fund (Fund 320) was established in the 1970s. This Fund has been utilized to account for the revenues and expenditures related to the debt issued for projects where a special assessment was levied against the benefitting property owners. Due to the method of how debt retirement schedules were established at the time -- level principal payments instead of level payments -- sufficient special assessment revenue was not generated in the early years of the debt retirement, and Fund 320 was subsidized by transfers from the General Fund. This has resulted in the debt being retired with a balance of approximately \$429,000 remaining in Fund 320. Since 1990, when we have issued special assessment debt (1992 and 2001) we have established separate Special Assessment Debt Funds so that their related revenues and expenditures have not been co-mingled with Fund 320. The final transactions for Fund 320 occurred in 2008 and we have initiated discussions with the Auditor of State's Office on the transfer of the remaining fund balance to the General Obligation Debt Service Fund. This would result in the amount of the transfer needed from the Capital Improvement Tax Funds for 2009 general debt service obligations to be \$429,000 less, thereby resulting in those funds being available for other projects.
2. Fund the pavement upgrade of brick pavers in lieu of the exposed aggregate concrete through the Hotel-Motel Tax Grant Fund. Criteria established for use of this fund include beautification of public property and improvements to Dublin's Historic District.
3. Delay payment of approximately \$140,000 to AEP until 2010 and budget accordingly. Of the total \$815,800 utility burial costs, \$140,000 is for AEP to run the actual cable through the City provided conduit.
4. The balance of the shortfall, approximately \$113,000 can be accommodated through plan revisions with the majority being associated with the water wall. The proposed size of the mechanical room can be reduced and some of the design elements simplified without reducing the overall aesthetics of the water wall feature itself.

### **Recommendation**

Given the importance of this project and recognizing the need to adhere to the overall construction sequence, staff believes the methods outlined above are both financially responsible and in the overall best interest of the City. Staff is asking for approval in the form of a motion for staff to proceed as detailed herein.