

November 15, 2012

Mr. Dave Corliss
City of Lawrence – City Manager
6 East 6th Street
Lawrence, KS 66044

Re: Vermont Street parking garage and Lawrence Public Library site

Dear Dave:

We received bids on Tuesday, October 30, 2012 and subsequently have worked with BA Green to analyze bids and identify potential VE reductions to bring this bid package under budget. I have attached a list of detailed cost saving options that BA Green prepared.

In summary, we recommend approval to award the base bid contract in an amount of \$5,274,345 for the Vermont Street parking garage, Lawrence Public Library site construction, and general conditions for the entire project. This amount includes the following value engineering adjustments:

Base bid	\$5,149,489
Structural precast modifications (VE 1,4,10,11,13 & 14):	(\$177,234)
Delete/Modify special coatings on steel and metal panels, keep galvanizing: (VE 7 & 9)	(\$76,455)
Replace fence at interior light wall with cable barrier: (VE2)	(\$36,250)
Misc. specification changes: (VE 5,8 & 16)	<u>(\$23,679)</u>
Total reduction:	(\$313,618)
Revised base bid with VE adjustments:	\$4,835,871
General conditions:	\$438,474
Total contract amount:	\$5,274,345

We will be working with the City and BA Green to develop a more definitive schedule and plan over the next several weeks to identify how much parking we can have available by Memorial Day. We anticipate being able to provide the first 2 decks accessible from Kentucky and Vermont by Memorial Day. BA Green will provide a more detailed schedule, however it is anticipated that construction of the utility work will start the week of December 17, 2012. The South end of the parking lot will need to be closed the end of December in anticipation of work starting on the garage.

We will receive bids from moving companies on November 20 with the intent of interviewing a couple the first week in December in preparation for moving the Library out of the existing space the first couple of weeks in January. Final documents for the library are anticipated to go out to bid in mid- February.

In addition to our recommendation for the base bid, we received bids for Alternate No. 2 – Additional parking deck. This was estimated at \$1,000,000, and the bids came in at \$834,806 including \$20,000 general conditions for BA Green. Based on that, we would recommend the city approve the necessary steps to award this portion of the contract. BA Green has indicated that the City can await a final decision on this alternate for 6 weeks (end of December) before a lack of contract award for this portion of the project could start to effect production and schedule.

If you have any questions, please don't hesitate to call.

Sincerely,

John M. Wilkins Jr, AIA Principal

Cc: Tracy Green, BA Green
Dennis Odgers, BA Green
Brad Allen, Lawrence Public Library

Cost Savings Options

11/13/2012

Potential Savings Items	Potential Savings	Accepted	Pending	Decline
VE 1 Delete termite treatment	(\$17,103)	(17,103)		
VE 2 Delete fence at interior lightwall. Add 11 rows of barrier cable	(\$36,250)	(36,250)		
VE 3 Delete gates/ fence at senior center	(\$4,800)			(4,800)
VE 4 Use 12' double tees	(\$64,265)	(64,265)		
VE 5 Delete self cleaning glass	(\$15,299)	(15,299)		
VE 6 Delete glass lower levels except at elevator, no rail added back	(\$27,820)		(27,820)	
VE 7 Delete special coatings at steel, galvanizing remains	(\$55,385)	(55,385)		
VE 8 Change electrical gear within electrical room from stainless steel to NEMA 1	(\$4,234)	(4,234)		
VE 9 Change metal panel coating to two coat, still w/ 20 yr warranty	(\$21,070)	(21,070)		
VE 10 Delete precast non load bearing z beams	(\$32,481)	(32,481)		
VE 11 Delete precast load bearing z beams	(\$51,191)	(47,045)		
VE 12 Change 30' bays to 36ft bays, requires 12' panels	(36,875)			(36,875)
VE 13 Delete precast cantilevered beams at stair tower	(\$8,046)	(8,046)		
VE 14 Delete precast R beams Grid G1.4	(\$8,294)	(8,294)		
VE 15 Delete precast spandrels at grade, add cable rail	(\$17,165)			(17,165)
VE 16 Delete epoxy flooring at restrooms	(\$4,146)	(4,146)		
VE 17 Delete top level of metal panels	(\$3,969)			(3,969)
VE 18 Delete HVAC at restrooms	(\$2,796)			(2,796)
VE 19 Delete parking deck water connections (8)	(\$7,736)			(7,736)
VE 20 Light fixture substitution	Pending			
VE 21 Shell Restrooms	(\$45,925)		(45,925)	
VE 22 Use Firestone metal panels (not in conjunction with VE 9)	(\$9,816)			(9,816)
VE 23 Lower level garage reconfiguration	Pending			
	(\$474,664)	(\$313,618)	(\$73,745)	(\$83,157)

Revised Bid
with VE

Base Bid	\$5,149,489	(\$313,618)	\$4,835,871
Alternate: Parking Control	Not in Contract		
Alternate 2: Additional Level	\$834,806		\$834,806
	\$5,984,295		\$5,670,677