

Bobbie Walthall

To: daisy mae
Subject: RE: 9th Street Study Session for 7/12/16

From: daisy mae [<mailto:daisymaegibson48@gmail.com>]
Sent: Monday, July 11, 2016 9:41 PM
To: Bobbie Walthall
Subject: 9th Street Study Session for 7/12/16

Hi Bobbie,

Please forward this e-mail to Tom Markus, Mayor, Vice Mayor, and Commissioners before the 9th Street Study Session on Tuesday the 12th.

TO: Tom Markus, City Manager
CC: Mayor, Vice Mayor, and Commissioners
From: Brad Gibson, Lawrence Resident and Property Tax Payer

BACKGROUND

The City's Request for Qualifications that was sent out in September, 2014, states:
"The Budget for the entire project includes the design and reconstruction of 7 blocks of East 9th Street from Delaware to Massachusetts Street."

CONCERNS

I have major concerns with the proposed Cost Estimate. The amount of \$ 3,567,945.64 listed in el dorado's Design Development Document is very misleading. It is incomplete and covers only Hard Cost items. Hard Costs are the cost of labor, materials, heavy equipment, etc. There are also Soft Cost items that are part of every construction project and must be included in the Cost Estimate such as:

Bartlett and West Engineering fees and surveying fees

Contractor Overhead and Profit

Construction Management and Supervision fees

10% of the projects Hard Cost total is a typical allowance for each of these fees.

Add to that \$ 675,000 for el dorado's design fees for both phases of the project, and the total cost is now just under \$ 5,500,000.

The following is a list of items that are excluded from the Cost Estimate and will add significantly to the Total Construction Cost:

Allowance for Permit fees

Allowance for Temporary Utilities and Temporary Facilities during construction

Waste Management (includes material waste and disposal of demolition debris)

Fly Ash (required by our City Code)

Irrigation for Downtown planting beds (required by the Downtown Guidelines)

Irrigation for planting beds along 9th Street (required by Parks and Rec.)

8 Trash and 8 Recycling Receptacles, 2 Water Fountains, 2 Bike Corrals, 2 Bike fix it Stations

6 Storm Water Inlets (16 are being removed during demolition and the Estimate lists only 10)

The Removal and Palletizing of 5 blocks of street brick pavers

Repairing the Brick Intersection at 9th and New York (has major water ponding issues)

AT&T relocation (there is underground and drop services the length of 9th Street)

WOW Cable relocation (there is underground and drop services the length of 9th Street)

No Allowance for repair or improvements to aging Storm Sewers, Water Mains, and Sanitary Sewer Utilities buried under 9th Street

Furthermore, the listed \$ 250,000 to bury the Power lines along 9th Street is not official. Weststar still has to estimate the project and negotiations with the City will be required.

\$ 300,000 for the lighting plan is very unclear. The Power and Lighting Plan in the Design Development Document lists only 4 light poles with fixtures. \$ 300,000 seems excessive.

el dorado's Submitted Qualification to the City on October 1st, 2014, states:

"The Final Conceptual Design Package will undergo a thorough review by our Quality Control Manager for consistency and clarity. We will ensure that the financial impact of the project is well understood".

The City of Lawrence proposed \$ 3,000,000 for the design and construction of this project, which is more than adequate for 7 blocks. Keep in mind that these blocks are very short blocks. Each block is only 300 feet long.

el dorado came to the City with a design for a \$ 6,000,000 project.

Thank you, with regards,
Brad Gibson

Bobbie Walthall

From: cls <csuen3@sunflower.com>
Sent: Monday, July 11, 2016 8:31 PM
To: Bobbie Walthall
Subject: E 9th St

July 11, 2016

Mayor and Commissioners,

Please continue to spend the city money, our taxpayer money, wisely. To us, a minimum of \$3.7M is WAY too much to spend on what basically becomes a measly 5 blocks of E 9th St. There are so many needs versus wants that need to be dealt with instead.

With the struggles going on to balance the city budget, there needn't be such an expense to fix what the lighting, streets, and sidewalks need in the neighborhood. That's need. It seems that we have none other than past commissions, excepting Mayor Amyx, to thank for this budget mess/financial situation.

Without being redundant and going into the arguments you've heard, we oppose moving forward with the E 9th St. project.

Thank you for your service, and consideration of this matter.

With regards,
Cindy Suenram
Arch Naramore
1204 New York