

SOUTH MAIN STREET



CRA BOARD: MARCH 20, 2017



Gainesville
Community
Redevelopment
Agency

Project Manager : Andrew Meeker
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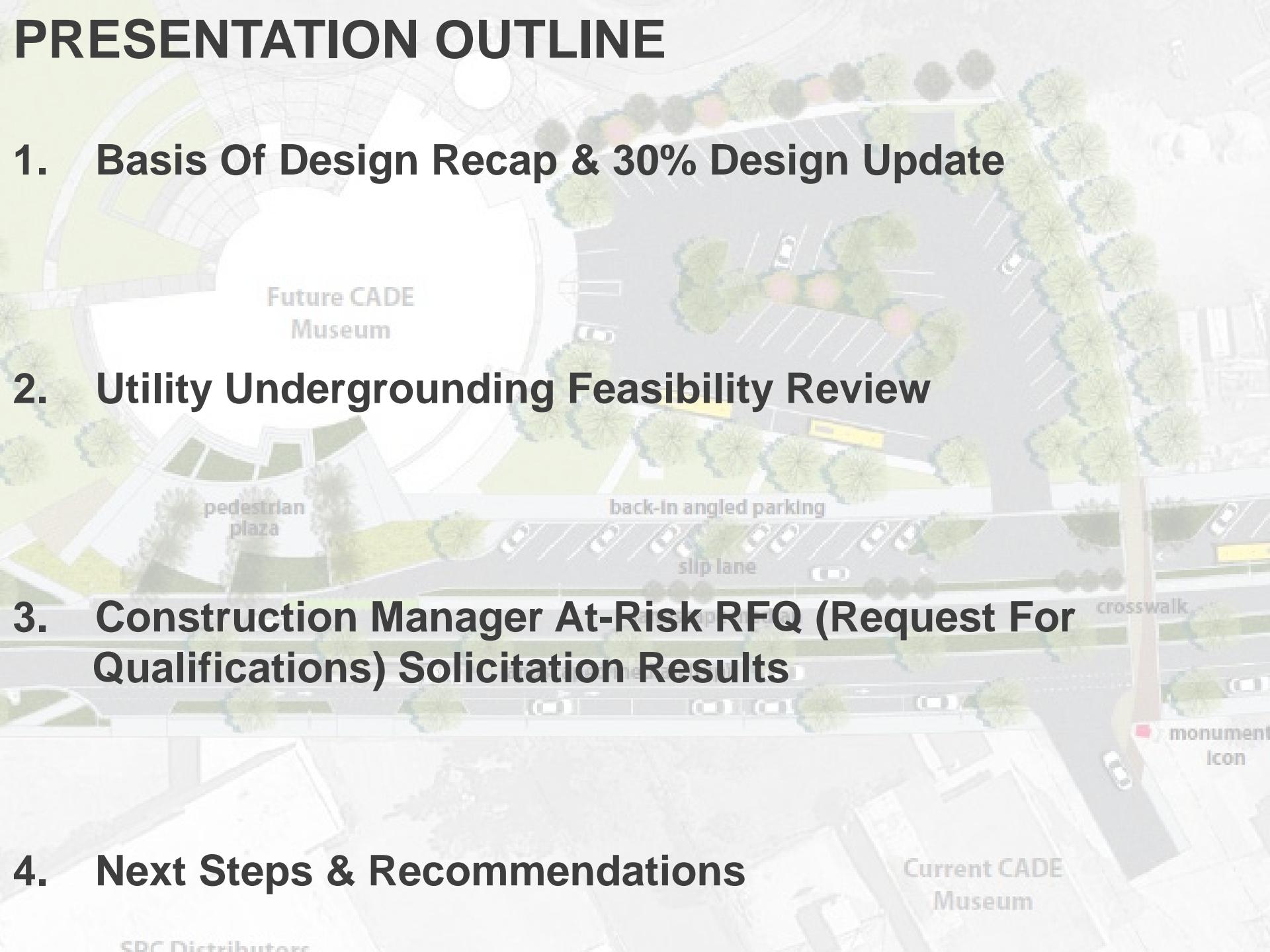
PRESENTATION OUTLINE

1. Basis Of Design Recap & 30% Design Update

2. Utility Undergrounding Feasibility Review

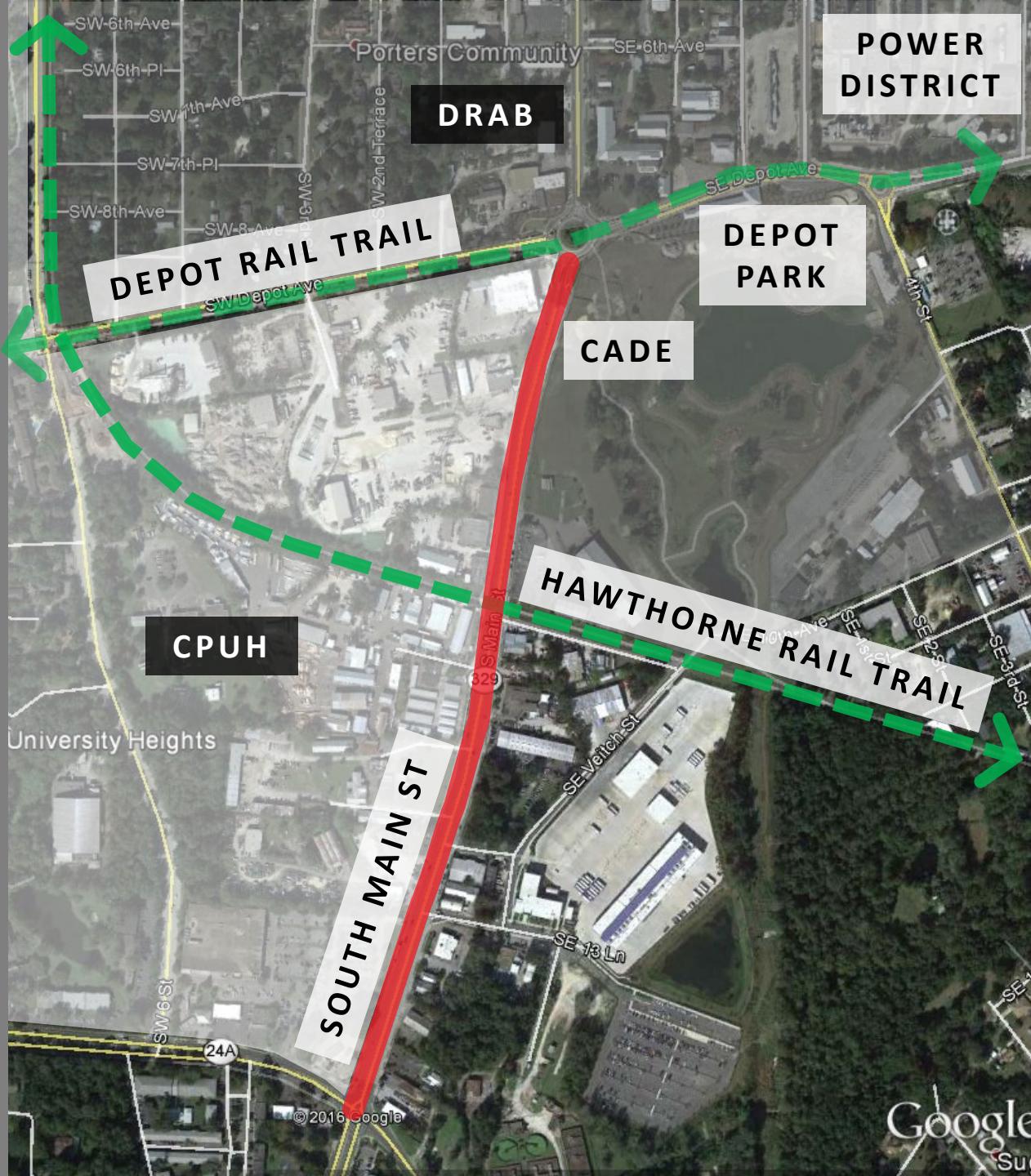
3. Construction Manager At-Risk RFQ (Request For Qualifications) Solicitation Results

4. Next Steps & Recommendations



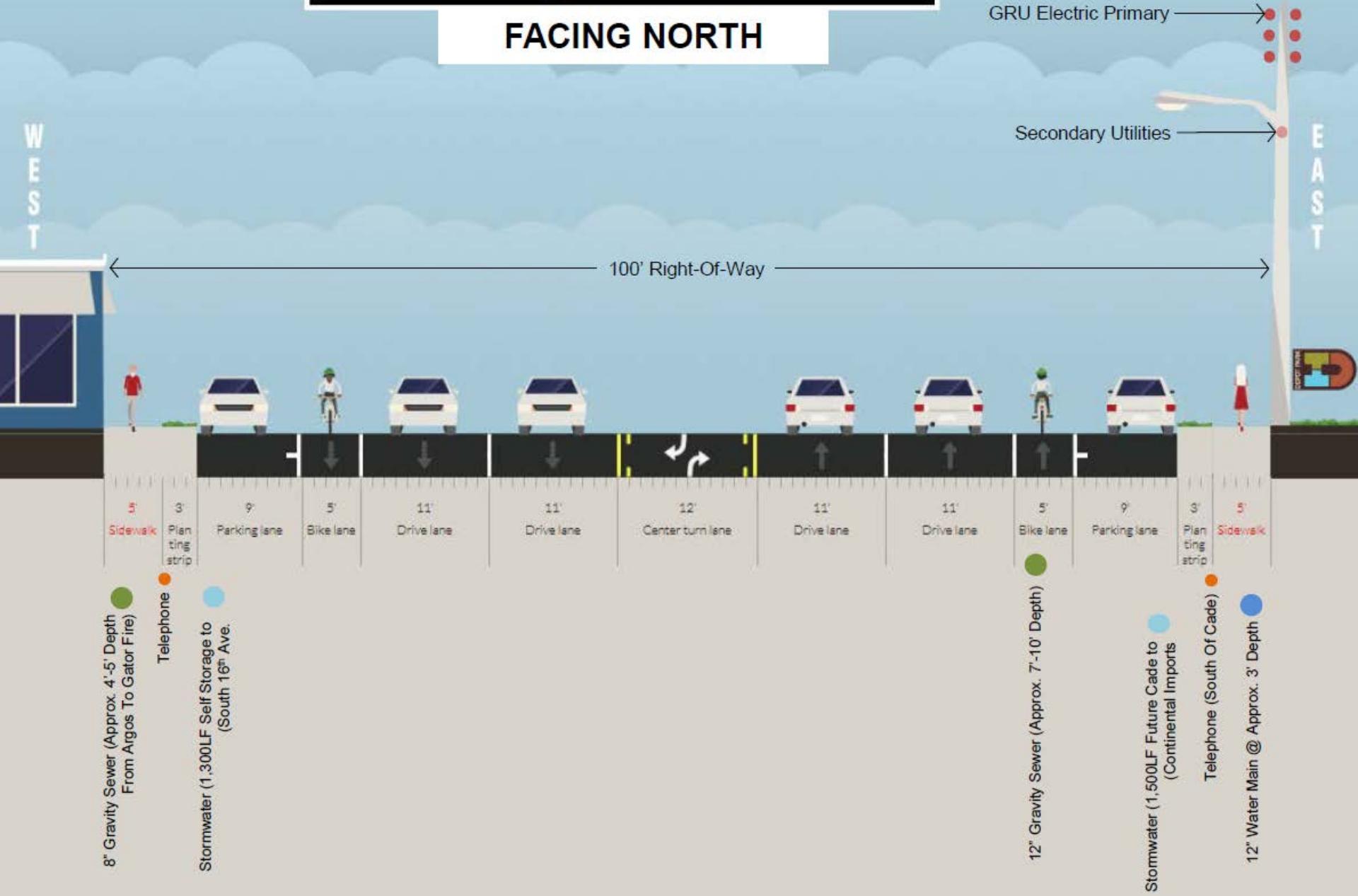
PROJECT SCOPE

- ≈ .75 Mile Between Depot Avenue (Roundabout) & South 16th Avenue
- Engage The Various Stakeholders Associated With The Project
- Envision Improvements To The Corridor To Ensure Safe, Accessible, And Functional Facilities For A Diversity Of Existing & Future Users
- Evaluate The Feasibility And Costs Associated With Undergrounding The Existing Overhead Electrical Utility Lines



Existing South Main

FACING NORTH



GUIDING PRINCIPLE STATEMENT

Develop an improvement strategy for the South Main Street corridor which supports existing businesses, attracts new investments, and prepares the corridor for future needs and additional users.





OCTOBER 2016 BASIS-OF- DESIGN APPROVAL SUMMARY

- Unique Northern and Southern Cross-Section
- Fast Track Design, Engineering, Stakeholder Engagement, and Construction To Align With Pending CADE Opening
- Evaluate The Feasibility And Costs Associated With Undergrounding The Existing Overhead Electrical Utility Lines

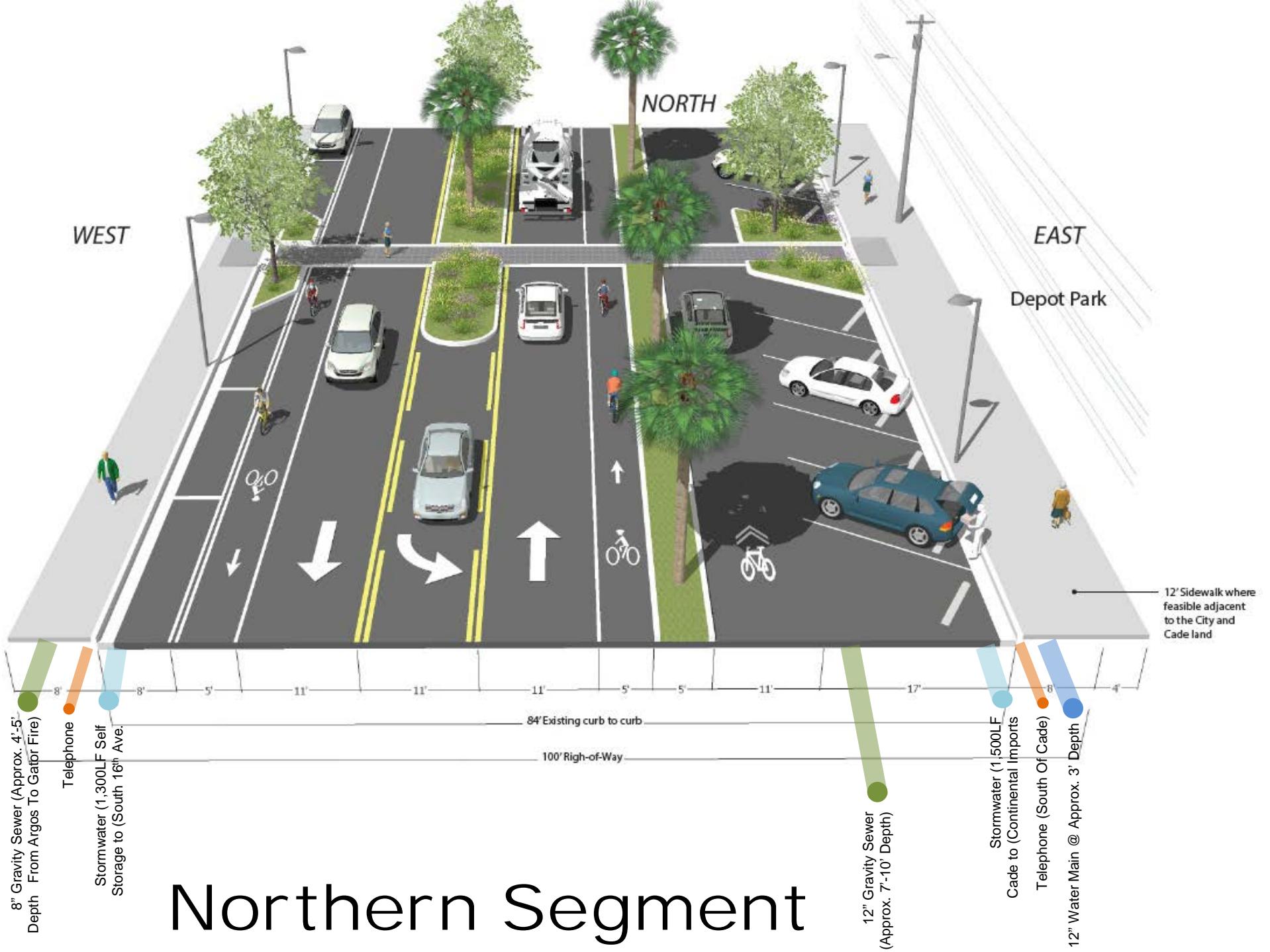




Northern Segment



Northern Segment

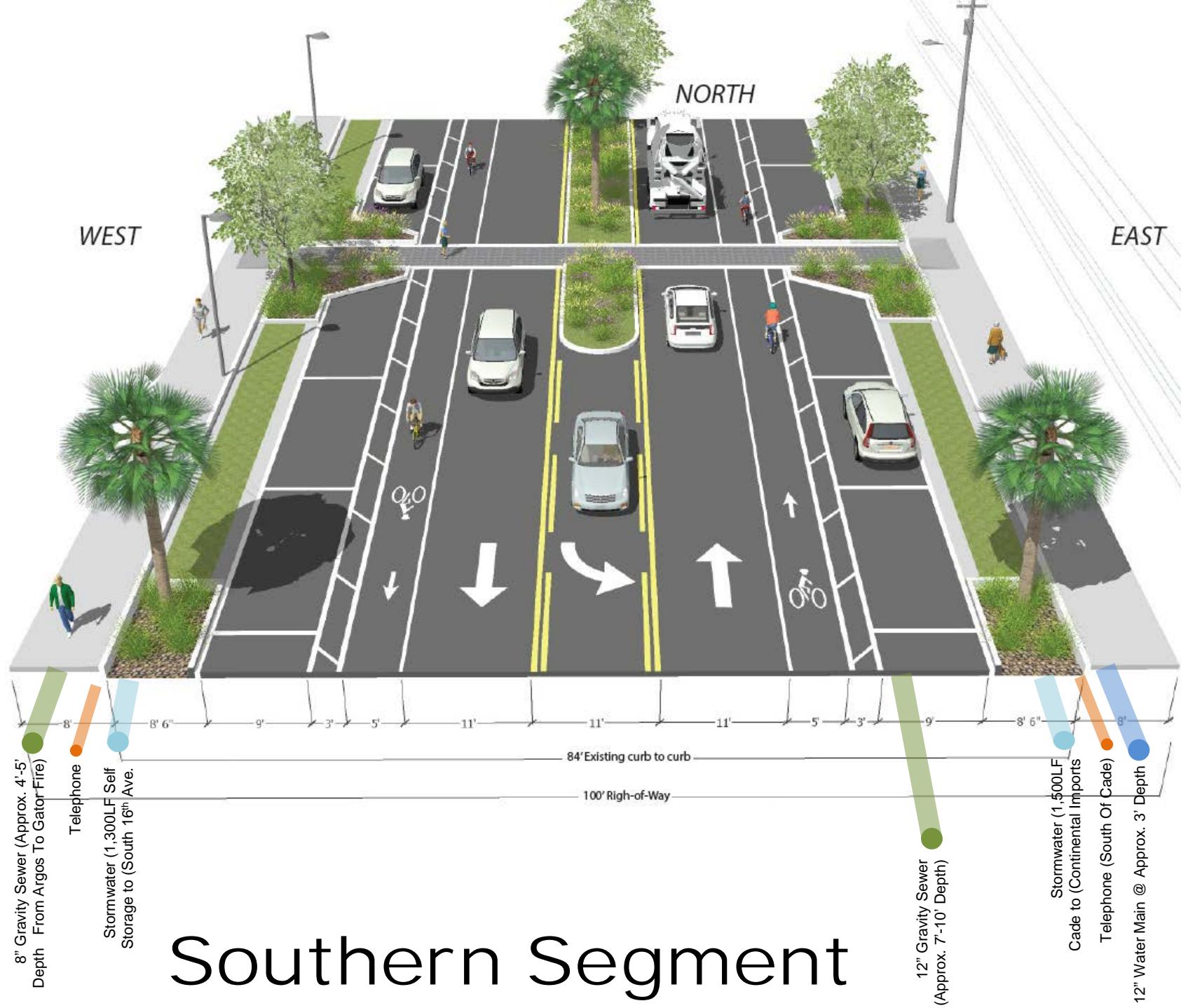




Southern Segment



Southern Segment



SOUTH MAIN STREET RECONSTRUCTION

FOR:

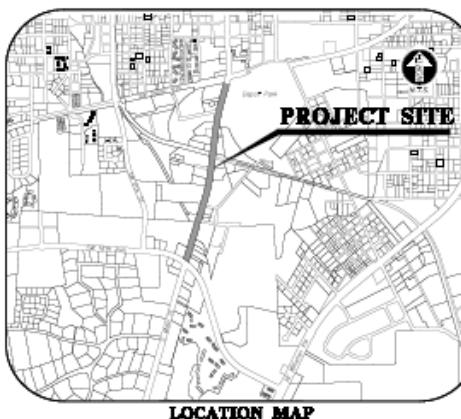
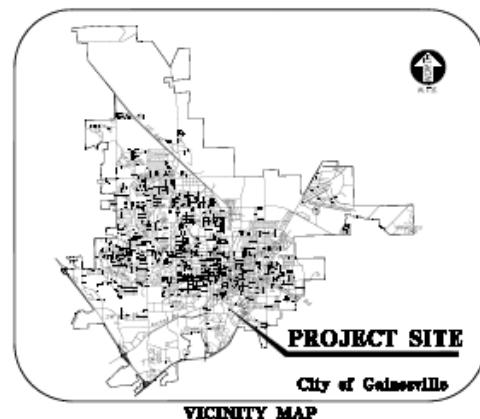
GAINESVILLE COMMUNITY REDEVELOPMENT AGENCY

**SOUTH MAIN STREET FROM SW
DEPOT AVE TO SW 16TH AVE**

GAINESVILLE, FLORIDA

SECTION 8, TOWNSHIP 16 SOUTH, RANGE 28 EAST

SHEET INDEX	
SP-00	GENERAL SHEET AND INDEX
CO-10	GENERAL NOTES
CO-11	LEADERS
SP-10	SCALE(S)
CO-00	TOPICAL ROADWAY SECTIONS
CO-10 - CO-18	ROADWAY PLANS
CO-20	CONSTRUCTION DETAILS
CO-00 - CO-08	ROADWAY STRING PLANS
CO-00	SITE PLANS
SP-1	TURNING ELEMENTS

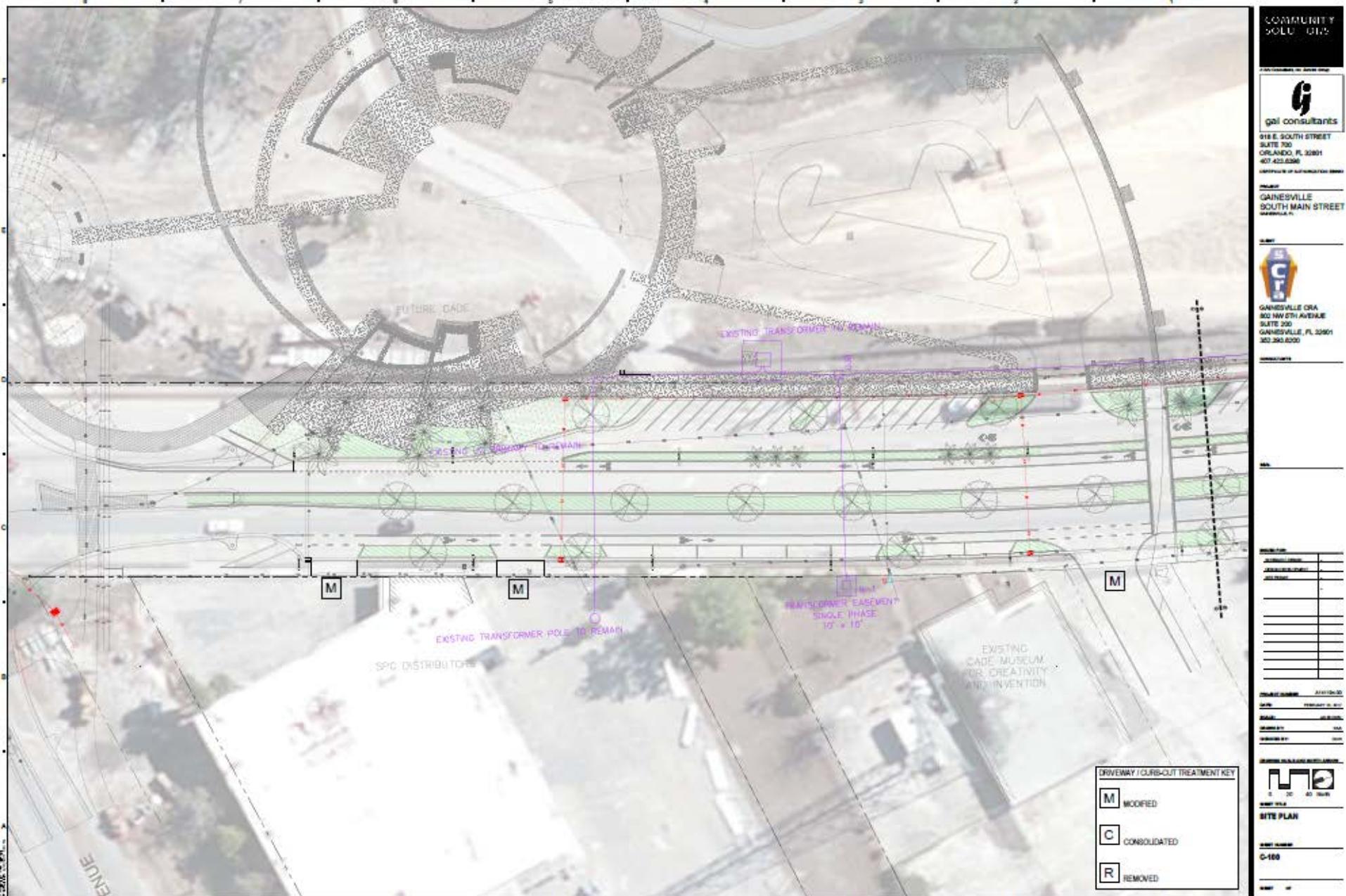


FOR REVIEW ONLY	
CERTIFICATION	
THE WATER & WASTEWATER SYSTEM IS IN ACCORDANCE WITH CURRENT CITY DESIGN STANDARDS.	
JAMES A. REED FL PE No. 89147	
DATE: _____	

FOR 30% REVIEW ONLY

SUBmittals		REVISIONS		S.C.R.A.	CITY OF GAINESVILLE COMMUNITY REDEVELOPMENT AGENCY	CHW	16-0623	JED & PEST	COVER SHEET	SHEET NO.
DATE	DESCRIPTION	DATE	DESCRIPTION							
										CO.00

Preliminary 30% Construction Documents



Preliminary 30% Construction Documents



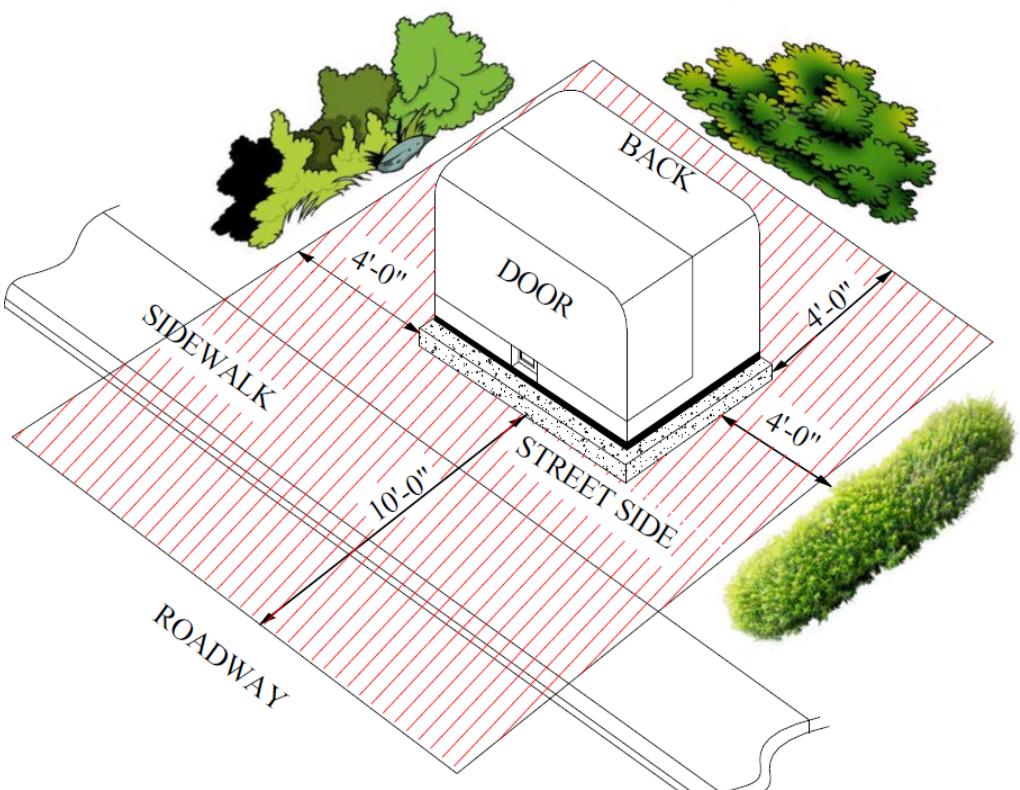


CADE Enlargement Detail



OVERHEAD UTILITY SUMMARY

- **23 Poles** 7 North Of Trail & 16 South Of Trail
- **Majority On East Side Of Street**
- **Northern Segment Significantly Different Than Southern**
 - Southern Segment Are Transmission Lines Serving Major Electrical Grid For Southeast Gainesville
- **+19 Private Easement Required**
- **18 Transformers** Required To Be Placed On Private Property Via Utility Easements
 - 7 On North
 - 11 On South
 - Private Property Easements Vary In Size Between 10'x10' : 20'x20' : 20'x40'
- **Concrete Encased Electrical Duct Bank Required Because Of Conflicts With Existing Underground Utilities + Proposed Trees**
- Preliminary Undergrounding Cost Is **> \$3,100,00**
 - \$900,000 North Of SW 11th Place
 - \$2,200,00 South Of SW 11th Place



CM AT-RISK RFQ SOLICITATION

Evaluation Committee = (2 CRA + 1 Public Works Department)

January 19, 2017 = **RFQ Solicitation Advertisement**

- Advertised in Gainesville Sun
- INCLUDED Small Business Directory Via Demandstar
- Demandstar Broadcast = **477 Recipients**
- Solicitation Downloaded By **16 Vendors**

February 2, 2017 = **Mandatory Pre-Proposal Conference**

- Staff Provided Project Presentation Overview
- 3 Construction Management Firms Attended

February 15, 2017 = **Submission Deadline**

- 3 Construction Management Proposals Received

February 21, 2017 = **Evaluation Committee Written Proposal Rankings**

- Shortlisted 3 Construction Management Firms For Oral Presentations
- Developed Supplemental Questions For Oral Presentations

March 6, 2017 = **Oral Presentations & Final Evaluation Committee Rankings**

- 2 Construction Management Firms Participated In Oral Presentations
- 1 Construction Management Firm Withdrew From Consideration
- Evaluation Committee Ranked **Oelrich Construction** As Most Qualified Based on Evaluative Criteria & Response To Supplement Questions

RFQ EVALUATION CRITERIA SUMMARY

1. Relevant experience with a **time sensitive schedule**.
2. Stakeholder coordination **approach to minimize impacts** to business operations and the general traveling public.
3. Strategy to **create efficiencies** during the pre-construction and construction phases of the project.
4. Cost controls without negatively impacting an accelerated project schedule.
5. The **inclusion** and utilization of **small, local, independent, and diverse contractors/trades** is a **priority** for South Main Street.
 - a. Experience regarding the inclusion and utilization of small, local, independent, and diverse contractors/trades on a project.
 - b. Firms **approach** and **strategy** to ensure opportunities for participation of **small, local, independent, and diverse contractors/trades**.
 - c. Firms **experience** with, and **approach** and **strategy** to, making an impact locally by **utilizing nearby suppliers of materials, equipment, and resources**.

RFQ RANKING RESULTS SUMMARY

1. Ability To Mobilize Quickly

- Extensive Knowledge Of Existing Utility Infrastructure
- Existing Corridor Stakeholder Relationships
- Seamless Construction Sequencing Between CADE & South Main

2. Stakeholder Communication Approach

3. Vendor Diversity



Ivan Oelrich
President

Josh Blackford
Sr. Project Manager

Ethan Newport
Sr. Superintendent

Brad Patterson
Sr. Superintendent

Javell Woods
Project Engineer

- Registered Small Veteran Owned Business
- Serving On OEO's Vendor Diversity Committee
- Worked with 51% of Gainesville Area Minority & Women Owned Businesses in FY15-16
- Current Average: 14% SWMBE participation On Oelrich projects
- **Mandatory 20% SWMBE participation GOAL** (Similar To Thomas Center B Renovation)
- Set Aside Manageable Trade Packages For SWMBE Vendors



30% DESIGN COST OPINIONS

Additional Design + Engineering ≈ \$345,800

Northern Segment (Depot Ave to SW 11th Pl)

- Undergrounding $\approx \$900,000$
- Roadway, Hardscape, Stormwater, Landscape, Lighting $\approx \$1,500,000$
- Maintenance Of Traffic, General Conditions, Bonds, Mobilization, Phasing $\approx \$1,250,000$
- **Northern Total $\approx \$3,650,000$**

Southern Segment (SW 11 Pl to S 16th Ave)

- Undergrounding $\approx \$2,200,000$
- Roadway, Hardscape, Stormwater, Landscape, Lighting $\approx \$1,350,000$
- Maintenance Of Traffic, General Conditions, Bonds, Mobilization, Phasing $\approx \$2,050,000$
- **Southern Total $\approx \$5,600,000$**

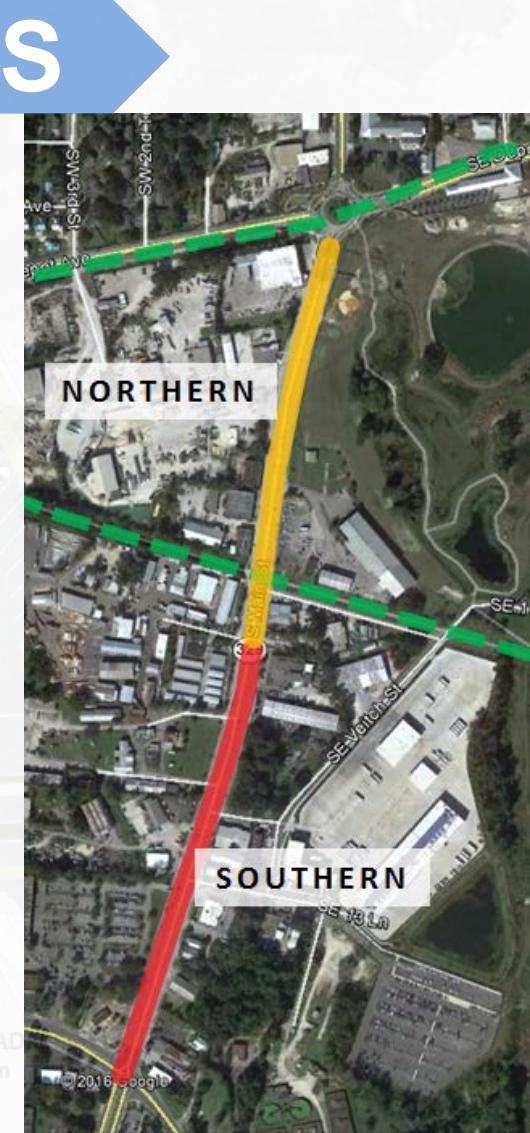
Entire Corridor (Depot Ave to S 16th Ave)

- Undergrounding $\approx \$3,100,000$
- Roadway, Hardscape, Stormwater, Landscape, Lighting $\approx \$2,825,000$
- Maintenance Of Traffic, General Conditions, Bonds, Mobilization $\approx \$2,373,000$
- **Total $\approx \$8,313,000$**

Current CRA South Main Budget = **\$2,100,000**

Proposed FY17 Amendatory Appropriation = \$2,050,000

PROJECTED TOTAL BEGINNING 4/1/17 = \$4,150,000



CRITICAL PATH & NEXT STEPS

March 20, 2017 = **CRA Board Presentation**

- Receive Direction On Project Scope, Schedule, & Priorities
- Selection Of Construction Manager At-Risk Firm
- Extend Design & Engineering Consultant Contract

April 2017

- Construction Manager Pre-Construction Services
- Refine Design, Engineering, Cost Estimating
- Continue Stakeholder Coordination
- Initiate Branding & Marketing Planning

May – June 2017

- Construction Manager GMP (Guaranteed Maximum Price) Negotiations
- Finalize Design, Engineering, Cost Estimating
- Continue Stakeholder Coordination
- Launch Branding & Marketing Strategy

July – August 2017

- Finalize Construction Manager GMP Negotiations
- Continue Stakeholder Coordination
- Begin Construction

RECOMMENDATIONS:

(1) CRA Executive Director to CRA Board:

- a. Prioritize Implementation Of Design, Engineering, & Construction, Including Undergrounding, For The Northern Segment Of South Main Street While Still Advancing Design, Engineering, & Construction, Including Undergrounding, For The Southern Segment.
- b. Approve Professional Consulting Scope of Services Proposal for 100% South Main Street Design and authorizing CRA Executive Director to execute all necessary documents as approved by CRA attorney as to form and legality.
- c. Approve 30% Plans.
- d. Approve the RFQ rankings for Construction Manager At-Risk and authorizing CRA Executive Director to execute all necessary documents as approved by CRA attorney as to form and legality.

(2) CPUH Advisory Board to CRA Board:

- a. Motion to support the undergrounding of overhead utilities north of the rail trail but not south of the rail trail.

(3) CRA Board to City Commission:

- a. Once CRA has developed 100% Construction Documents, City Commission shall review, approve, and authorize CRA to act as its agent for the construction of this project.