



## Legislation Details (With Text)

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3/20/2017	1	Community Redevelopment Agency	Approved as Recommended	Pass

### South Main Street Improvements (B)

Today's agenda item is focused on four aspects of the South Main Street project: (1) Providing an update on the 30% plan development (2) Presenting the findings of the Utility Undergrounding Feasibility Study (3) Summarizing the Construction Manager At-Risk RFQ Solicitation process result and (4) Describing the necessary steps to advance the plans from 30% to 100%.

Since the October 17, 2016 CRA Board presentation, the design & engineering team have completed the exercise of translating the two approved basis-of-design concept cross-sections to the actual street and its many diverse adjacent land-uses with 30% draft plans. This effort is challenging because of the many unique existing and planned users being accommodated through the approved design. From 18-wheelers to baby strollers, the team has begun the process of working through the various technical aspects of balancing the layout of the corridor that preserves the vision while also supporting the numerous operational needs of the existing businesses along South Main Street.

Another important task underway is the CRA Boards request of Staff to evaluate the costs and feasibility associated with underground the existing overhead utility lines that include GRU Electric and Cox Communications. Preliminary cost estimates and feasibility analysis are complete and will be included in the presentation. Included in the backup is an *Undergrounding Feasibility Memo* from the electrical engineering consultant that will provide insight to the scope, conditions, requirements, and costs associated with the undergrounding concept.

Additionally, CRA Staff anticipates this project will exceed \$2 million in construction costs and therefore initiated a Construction Manager At-Risk Request For Qualifications (RFQ) solicitation. On January 19, 2017, the City of Gainesville, acting as an agent for the CRA, issued a Request for Qualifications (RFQ) for Construction Management Services for South Main Street Improvements.

Following the CRA Boards approval of a selected CM At-Risk firm, Staff will begin the process of integrating the Construction Manager into the design and engineering process to assist with design, scoping, scheduling, and value engineering. This will also serve as the foundation of a Guaranteed Maximum Price contract to complete the project. Bringing the Construction Manager on will assist in the CRA Boards request that the construction improvements be expedited and align with the Cade Museum's construction schedule.

Finally, in order to continue to "fast track" the design, engineering, and permitting, we are including the professional services proposal that will take the design from the 30% phase all the way through 100% construction document development. This will be a continuation of our current design & engineering team to ensure the integrity of the original envision adopted on October 17, 2016 is preserved throughout the process.

Professional Services Contract for 100% Construction Documents and Permitting = \$345,800.00

CRA Executive Director to CRA Board: (1) 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; and (2) Approve 30% Plans; and (3) Approve the RFQ ranking for construction management and authorizing CRA Executive Director to execute all necessary documents as approved by CRA attorney as to form and legality.