

Decision points for Downtown Projects Council Work Session
June 22, 2021 at 4:30 p.m.

Saunders Lot

Option A: Maximize Parking

CONSTRUCTION COST* **\$2,163,000**

Option B: Preserve Green

CONSTRUCTION COST* **\$1,940,000**

*Includes 25% contingency, 5% escalation, and 10% CE&I

ADDITIONAL COST THAT APPLIES TO A & B EQUALLY:

ESTIMATED ROW & EASEMENT COST **COST TBD**

SOLAR CANOPY (OPTION)** **\$760,000**

**Requires further discussion on use of power output/surplus power

Note: Original CIP Allocation for Saunders Lot \$1,200,000

Commerce Street Alley

CONSTRUCTION COST*	\$178,000
ESTIMATED ROW & EASEMENT COST**	\$130,000
RELOCATE DRY UTILITY SERVICES (OPTION)	\$128,000

*Includes 25% contingency, 5% escalation, and 10% CE&I

**Excludes administrative cost of acquisition

Seaboard Street Alley

CONSTRUCTION COST*	\$743,000
ESTIMATED ROW & EASEMENT COST**	\$202,000
RELOCATE DRY UTILITY SERVICES (OPTION)	\$192,000
COMPACTOR PURCHASE (OPTION)***	\$70,000

*Includes 25% contingency, 5% escalation, and 10% CE&I

**Excludes administrative cost of acquisition and expansion of CSX lease area

***Purchase compactors instead of leasing (qty. 3) w/ platforms (8yd size, excludes delivery, install, or contracted pick-up service fees)

The Peak Alley

CONSTRUCTION COST*	\$91,000
ESTIMATED ROW & EASEMENT COST**	\$44,000

*Includes 25% contingency, 5% escalation, and 10% CE&I

**Excludes administrative cost of acquisition

GRAND TOTAL OF ALL THE ABOVE (ALLEYS)	\$1,778,000
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Note: Original Combined CIP Allocation for Alleyways \$500,000

Salem Streetscape

Option A: Vertical Curb with Drop Zones

CONSTRUCTION COST* **\$1,470,000**

Option B: Curbless with Parking

CONSTRUCTION COST* **\$1,979,000**

Option C: Curbless with Drop Zones

CONSTRUCTION COST* **\$1,943,000**

*Includes 25% contingency, 5% escalation, and 10% CE&I

ADDITIONAL COST THAT APPLIES TO A, B & C EQUALLY:

ESTIMATED ROW & EASEMENT COST** **\$15,000**

SMART TRASH CANS (OPTION)*** **\$59,000**

CHATHAM ST SIGNAL UPGRADE (OPTION) **\$200,000**

ASPHALT TRAVEL LANES (OPTION)**** **(- \$176,000)**

**Excludes administrative cost of acquisition

***Upgrade Proposed Trash Receptacles to be Smart Trash Cans is \$92,318 - \$33,621.25 = \$58,696.75 overall price increase

****Asphalt Drive Lanes: \$31,877.00 (mill & overlay) - \$207,734.44 (permeable pavers) = \$175,857.44 potential cost savings

Note: Original CIP Allocation for Salem Streetscape \$2,500,000

Saunders St Gathering Space

CONSTRUCTION COST* **\$202,000**

ESTIMATED ROW & EASEMENT COST** **\$0**

*Includes 25% contingency, 5% escalation, and 10% CE&I

**Town-owned parcel

Note: No Separate Original CIP Allocation Identified; Proposed for Salem Streetscape Add-on

Smart Parking

Primary option: Saunders Lot Monitoring Only

CONSTRUCTION COST* **\$17,000 to \$31,000**

Sub-option A: Saunders Lot plus Seaboard Monitoring (Railroad parking only)

CONSTRUCTION COST* **\$31,000 to \$60,000**

Sub-option B: Saunders Lot plus Seaboard plus On-Street Detection (207 Total Spots) using Cameras

CONSTRUCTION COST* **\$72,000 to \$125,000**

*Excludes potential cost of easements/lease agreements and utility coordination/relocation; price range reflects variability in various systems and technology available subject to final design specifications

ADDITIONAL COST THAT APPLIES TO ALL OPTIONS EQUALLY:

APEX BAPTIST CHURCH LOT MONITORING* **\$32,000 to \$56,000**

*Excludes potential cost of easements/lease agreements and utility coordination/relocation; price range reflects variability in various systems and technology available subject to final design specifications

Note: No Separate Original CIP Allocation Identified for Smart Parking

DISCLAIMER FOR OPINION OF PROBABLE COST BASED ON SCHEMATIC DESIGNS:

Since the Landscape Architect and Engineer have no control over the cost of labor, materials, equipment, over the Contractor's methods of determining prices, or over competitive bidding or market conditions, the Opinions of Probable Costs provided for herein are made on the basis of his OR her experience and qualifications. These opinions represent his OR her best judgment as a design professional familiar with the construction industry. However, the Landscape Architect and Engineer cannot and do not guarantee that proposals, bids, or construction cost will not vary from Opinions of Probable Costs prepared by him OR her.