

DATE: May 16, 2016

ISSUE: Proposals from TSW and Volkert, Inc. to complete Final Schematic Design Plans for the Gulf Place Project; and to develop Phase I Construction Documents including Design Development, Construction Documents, Bidding, Construction Observation, and Construction Inspection.

RECOMMENDATION: Accept Proposals from TSW (Tasks 4.0 – 5.0A) in an **amount not to exceed \$577,870**, and Volkert, Inc. (Program Management Phase I) in an **amount not to exceed \$263,700**, to complete Final Schematic Design for the entire Gulf Place Project, and for Design Development, Construction Documents, Bidding, Construction Observation, and Construction Inspection for Phase I of the Gulf Place Project. The total cost for Final Schematic Design and Phase I Construction Documents is **not to exceed \$841,570**.

BACKGROUND: As part of the Vision 2025 Plan for Sustainability and the Strategic Plan 2015-2019, the City is committed to the construction of a walkable, energetic, beachfront district that will attract tourism, stimulate local business, and encourage business and residential relocation. These proposals will continue the process of designing and implementing a pedestrian-friendly beachfront that takes advantage of the entire half-mile public beach area and improves traffic, safety, and public access.

In February 2016, the Council approved the funding of proposals from TSW and Volkert for 60% Schematic Design + Permitting for the Gulf Place Project. These new proposals will continue that work and complete the Schematic Design Phase (Tasks 1-4, TSW) for the entire project, and complete Design Development and Construction Documents for **Phase I** of the Project. Phase I will include the East and West End parking areas, with associated bathrooms, hardscaping, landscaping, and amenities (See attached map). The total cost of Phase I including engineering and construction is estimated to be \$7,190,000. Construction documents for Phase I will be completed by August 31, 2016, with an anticipated start of construction in late October (after Gulf Shores Shrimp Festival). Phase I construction will be complete by May 20, 2017, and will be managed to minimize impacts to traffic, events, etc.

The agreements will cover Tasks 4.0 for the entire project, and Task 5.0A for Phase I – Construction Documents, and will include the following scope of work:

4.0 FINAL SCHEMATIC DESIGN - ENTIRE PROJECT

4.1 Schematic Design: The DESIGN TEAM will refine the Schematic Design set based on the OWNER'S feedback and produce a Final Schematic Design Package for Owner review. The DESIGN TEAM will refine the plans **one (1)** time if needed to address additional comments.

4.1.1 Deliverables: (Digital PDF and 2 Hard Copies)

4.1.1.1 Site Plans set at 1"=50'

4.1.1.2 Key Area Plan Enlargements at 1"=20

4.1.1.3 Landscape Hardscape Materials and Inspirational Imagery

4.1.1.4 Lighting approach and inspirational imagery

4.1.1.5 Architectural Floor Plans and Elevations

4.1.1.6 Conceptual grading plans

4.1.1.7 Typical details showing basic dimensions and materials suitable for costing

4.1.1.8 (3) Birdseye sketches

4.1.1.9 Refined Cost Estimate

4.1.2 Meetings (1)

5.0 DESIGN DEVELOPMENT – PHASE I

5.1 Design Development will proceed following the owner's approval of Final Schematic Design. Detailed plan drawings and typical site details will be developed. The final deliverables for Design Development include plans, prototypical details and finishes, enlargements, conceptual grading plans (for coordination with Owner's Civil Engineer). The DESIGN TEAM will make 2 informal progress submittals of the Design Development Package at 30% and 60% complete and a formal review set at 90% complete for pricing and Owner review. Following Owner review the DESIGN TEAM will refine the plans 1 time if needed to bring the project within budget.

5.1.1 **Deliverables:** (Digital PDF and @ Hard Copies)

5.1.1.1 Perform site visits with the survey noting restrictions, site distance, and general characteristics of the site

5.1.1.2 All plans and details necessary to convey design intent and provide accurate cost estimating at 1"=10'.

5.1.1.3 Civil site plans

5.1.1.4 Overall Landscape Plan identifying by species and quantity trees, shrubs, groundcovers, and turf.

5.1.1.5 Overall Hardscape Plan identifying hardscape elements for parking lots, sidewalks, boardwalks, patios, walls, stairs, roof gardens, and ramps

5.1.1.6 Layout Plan identifying structures, furniture, and lighting.

5.1.1.7 Architectural floor plans and elevations

5.1.1.8 Conceptual mass grading

5.1.1.9 Design Development Pricing

5.1.1.10 Coordinate and attend review meetings with ALDOT

5.1.2 Meetings: up to six (6)

6.0 CONSTRUCTION DOCUMENTS – PHASE I

6.1 Construction Documents will be developed based upon the Owner approved Design Development Package. Detailed plan drawings and details will be developed that are suitable for bidding and construction of the project. The documents will include both detailed and performance landscape plan specifications for design elements to give the contractor the maximum ability to provide solutions that meet the design intent at competitive prices. The DESIGN TEAM will refine each of the following submittals 1 time to bring the project within budget:

- 50% Construction Plans (Land Development Permit and ALDOT coordination) (Digital PDF and @ 3 Hard Copies)

- 80% Construction Plans; ALDOT Preliminary Plans (interdisciplinary QA/QC) – (Digital PDF)

- 90% Construction Plan Set (Owner Final Review) - (Digital PDF and @ 3 Hard Copies)

- 100% Construction documents; ALDOT Final Plans (Building Permits and Bidding) - (Digital PDF and @ 3 Hard Copies)

6.1.1 Deliverables: Construction Documents will include plans, elevations, details and specifications required to permit and bid the project:

- 6.1.1.1 Civil Plans and all associated disciplines to finish work
- 6.1.1.2 Landscape Architecture Plans all associated disciplines to finish work
- 6.1.1.3 Architecture Plans all associated disciplines to finish work
- 6.1.1.4 Coordinate and attend review meetings with ALDOT
- 6.1.1.5 Develop site geometric plan, drainage plan, construction phasing plan, demolition plan, utility plan, electrical plan, structural plans, signalization plans
- 6.1.1.6 Perform traffic counts and field work along Beach Boulevard and the intersections within the project limits.
- 6.1.1.7 Perform site visits with the survey noting restrictions, site distance, and general characteristics of the site
- 6.1.1.8 Perform traffic impact study and access management along Beach Boulevard from W 3rd Street to E 2nd Street. Make recommendations for traffic improvements.
- 6.1.1.9 Develop construction documents for final demolition, traffic control, erosion control, civil, site, utility, electrical, and structural plans and quantities.
- 6.1.1.10 Develop specifications for demolition, traffic control, erosion control, civil, site, utility, electrical, signalization and structural.
- 6.1.1.11 Develop final cost estimates
- 6.1.1.12 Prepare and submit ALDOT permits.
- 6.1.1.13 Perform QA/QC audit and constructability review
- 6.1.2 Meetings: up to nine (9)

7.0 BIDDING - PHASE I

The DESIGN TEAM will assist the owner during the bidding process answer prospective bidder's questions about the design and evaluate bids.

7.1.1 Deliverables

- 7.1.1.1 (1) Pre bid meeting in Gulf Shores
- 7.1.1.2 Bid evaluation and recommendations
- 7.1.2 Meeting (1)

8.0 CONSTRUCTION OBSERVATION - PHASE I

The DESIGN TEAM (except the Civil Engineer) will provide Construction Observation services reviewing work for quality and conformance with the construction documents on the OWNER'S behalf. Construction Observation services will be provided as hourly services not to exceed limit listed in Exhibit B FEE. Additional time beyond that amount will be approved approval by the Owner in writing prior to completing additional work.

8.1 Typical construction observation activities include site visits, request for information (RFI), Architects supplemental information design clarifications, contractor submittal reviews, contractor mock up reviews, monthly contractor pay application review.

8.2 Meetings: During the course of construction the Design Team will attend meeting on site and by telephone conference to review Contractor progress, address design issues, and review work in the field. Meetings will include a Construction kick off meeting, bi monthly Owner – Architect - Contractor (OAC) meetings, mock up review, construction progress review, final punch review, and a warrantee review.



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9.0 CONSTRUCTION INSPECTION – PHASE I

The Civil Engineer will act as the OWNER’S representative during construction and provide the following services:

- 9.1** Review contractor submittals.
- 9.2** Attend/conduct a pre-construction meeting.
- 9.3** Review laboratory, mill and shop test to assist in monitoring the quality of construction.
- 9.4** Consult, answer questions, and assist in resolving construction issues during construction.
- 9.5** Provide services of Resident Project Representative (RPR) for onsite inspection and engineering during construction.
- 9.6** Track and document unit bid contractor pay items.
- 9.7** Review monthly and final estimates for payment to contractors.
- 9.8** Make final inspection of the construction upon completion.
- 9.9** Perform construction management on building construction

PREVIOUS COUNCIL ACTION: Adoption of Vision 2025 Plan for Sustainability (June 2014), Adoption of Strategic Plan 2015-2019 (October 2014), 60% Schematic Design + Permitting (February 2016)

BUDGET IMPLICATIONS: It is the recommendation of the Finance and Administration Director and City Administrator that the \$841,570 for the Gulf Place Final Schematic Design and Phase I Construction Documents work should be provided for with borrowed taxable funds. The expense will be added to line 01-501-64332 and the revenue will be added to 01-3931020 in a later amendment.

RELATED ISSUES: HWY 59 Access Management, 2-Acre Site Development.

ATTACHMENTS: (1) Phase I Construction Limits (map).

DEPARTMENT: Executive

STAFF CONTACT: Dan Bond