

Fulton Mall Reconstruction Project Construction Contract Update Fresno City Council Workshop January 14, 2016



Purpose of Workshop

Items to Cover:

- Update on Process to Identify Cost Reducing Measures
 - Update on Next Steps
 - Update on Project Schedule
- No Council Action Requested By Staff for This Update

Construction Funding

Public Works Transportation Funding	
Federal TIGER	\$15,924,620
Measure C TOD	\$1,800,000
Local Gas Tax	\$2,305,280
Downtown Partnership	\$250,000
<i>Total:</i>	<i>\$20,279,900</i>

Public Utilities Funding	
Water Enterprise	\$423,600
Wastewater Enterprise	\$3,309,800
<i>Total:</i>	<i>\$3,733,400</i>

➤ No General Fund Dollars are Allocated to the Project

Budget Gap

Total Construction Funding

\$24,013,300

Construction Budget Goal:

\$20,171,429.00

vs.

As-Bid Construction Cost:

\$22,422,082.50

**Construction
Management,
Consultants &
Contingency:**

\$3,841,871.00

Budget Gap Δ

\$2,250,653.50

Value Engineering Process

- 6 Focus Meetings with American Paving Company
- Reductions or Changes Have Been Discussed on 49 Bid Items
- Focus Has Been on Big Ticket Items Such as the Electrical System
- Draft Change Order has Been Prepared Based on Identified Cost Reduction Measures

Value Engineering Summary

Cost Reduction Measures	Approx. Savings
Traffic Control Operation, Which Also Saves on Street Work Items	\$47,030
City to Provide Office Space and Storage Space for Some Artworks	\$37,500
Alternative Basement Waterproofing Membrane	\$12,406
Refined Design of Concrete Parking Area	\$57,000
Alternative Local Aggregate in Concrete Bands	\$46,306
Deletion of Wayfinding Signage	\$265,000

Value Engineering Summary

(Continued)

Cost Reduction Measures	Approx. Savings
Alternative Parts in Fountains (i.e. Lights & Overflow)	\$85,000
Reduction in Bike Racks and Trash Receptacles	\$43,850
Simplified Decorative Street Lighting	\$1,050,700
Removal of Existing Traffic Signals from Project	\$541,000
Deletion of Redundant ITS Facilities	\$177,790
Modification of Landscaping Scope	\$190,058

Value Engineering Status

- Current Cost Reductions Total: \$2,553,640
- Excess Reductions Beyond Budget Gap:
\$302,986.50

Next Steps

- Execute Contract with American Paving
- Formalize Cost Reducing Items into Contract Change Order #1
- Issue Notice to Proceed
- Start Construction!

Estimated Schedule

Milestone	Date
Sign Contract	01/15/16
Issue Contract Change Order #1	01/18/16
Hold Pre-Construction Meeting	Week of 01/25/16
Review and Approval of Submittals	01/25 - 02/26/16
Completion of Pre-Construction Surveys	01/25 - 2/26/16
City to Issue Notice to Proceed	02/22/16
Estimated Contract Completion	03/29/17