

06-02-2021 Town Council Meeting Responses to Council Questions

ITEM #4: Rosemary Parking Deck Update and Adopt Resolution for Initial Findings and to Call a Public Hearing for the Issuance of Limited Obligation Bonds (LOBS)

Council Question:

What date is the “Council’s last update” referring to?

Staff Response:

September 30, 2020 is when the Council received the last financial update and adopted the Economic Development Agreement.

Council Question:

Can we have these numbers for the budget and cost savings for the deck well before the work session/meeting, rather than during the work session’s presentation?

Staff Response:

Staff plans to share supplemental materials by noon on Wednesday, in addition to these answers.

Council Question:

What feedback was obtained at the public info meeting on May 10, 2021?

Staff Response:

Comments were supportive of bicycle connectivity (preferring dedicated lanes over the current design) and supportive of bicycle facilities (a request for covered/locked bike facilities). There continues to be an interest in evaluating North Street for traffic calming, and the Town has offered to take baseline counts, install traffic calming prior to operation of the deck, and to monitor after the deck opens. We also discussed the project timeline and the support the Town would be offering for communications, for small businesses, and for pedestrian safety and detours during construction.

Council Question:

What are the likely savings associated with not excavating the rock and raising the deck?

Staff Response:

Based on the project bids: “There is approximately \$830,000 in potential cost savings by raising Level P1 (basement) to grade level, ultimately making the deck one story higher above grade

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than currently designed. There may be long-term operational cost savings by not having one story below grade.

There is also the potential for additional escalation if the market continues as it has over the past few months and does not correct. This could increase the cost by \$500 - \$750K.” (from Samet)

Given the fact that the cost savings could be offset by market escalation and the time it would take to redesign (for a cost) the deck and for approvals from the Planning Commission, Council and Department of Insurance to be issued, this may not be a viable cost-savings option.

Staff will be prepared to offer additional details at the meeting.

Council Question:

What value engineering has been performed on the deck and what were the results?

Staff Response:

Value engineering options can be generally grouped into two categories:

- 1) material changes that could provide cost reductions without impacting the project’s overall goals (these tend to be smaller dollar savings)*
- 2) changes that would probably not match the long-term vision for the project (these could be larger savings, but potentially undesirable in the long term)*

A representative from Samet will be prepared to discuss the first type of changes. The second type would include options such as changing the exterior materials of the deck for less expensive ones, removing the Photo-voltaic and Electric Vehicle stations, or choosing the less expensive parking technology. Staff will be prepared to discuss these options on Wednesday evening.