



Legislation Text

File #: [22-0868], Version: 1

Rosemary Parking Garage Update and Increase the Project Authorization.

Staff:

Mary Jane Nirdlinger, Deputy Town Manager
Dwight Bassett, Director
Amy Oland, Director

Department:

Manager’s Office
Economic Development & Parking Services
Business Management

Overview: A redesign of the parking garage foundation requires an increase in the project schedule and budget. Tonight’s update provides context for the changes to the design and the associated scope, cost, and schedule impacts.

☆ **Recommendation(s):**

That the Council receive the update and increase the project authorization by up to \$9 million, based on the known and future costs for completion.

Decision Points:

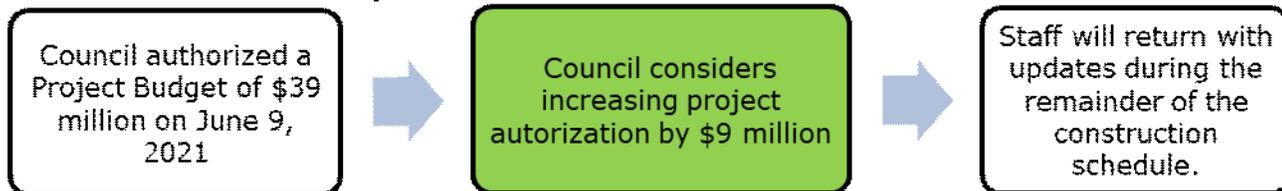
- Increasing the project authorization through project completion.

Key Issues:

- The Rosemary Street Parking Deck is a key part of the future vision for Downtown Chapel Hill.
- The foundation redesign was a change from the earlier design, and it is necessary because of the location of bedrock on the site.
- The contractor and design team have worked to control the impacts to the schedule and cost to the best of their abilities during an unprecedented global construction environment.
- The increased time and cost of the project could delay the Town’s ability to begin planned, new capital improvement projects, but will still be offset by parking revenues and future growth Downtown.

Fiscal Impact/Resources: The redesign will require a construction cost increase of up to \$5.3 million of known costs, \$3.6 million of future potential costs. We also recommend an additional \$400,000 in project contingency. The increase will cost the Town more in debt service each year and impact how long it takes for the deck to be self-supporting. Staff will work on strategies for minimizing the long-term financial impacts.

Where is this item in its process?





Attachments:

- Resolution
- Staff Presentation
- Staff Memorandum

A RESOLUTION INCREASING THE PROJECT AUTHORIZATION BY UP TO \$9 MILLION FOR THE ROSEMARY STREET PARKING DECK (2022-11-02/R-17)

WHEREAS, the Council approved the Rosemary Street Parking Deck construction in June, 2021; and

WHEREAS, previously unknown site conditions required different foundation design from the one originally bid and contracted for; and

WHEREAS, the change to the original design required a new construction method and previously unplanned materials and labor; and

WHEREAS, the redesign required adding time to the overall project schedule; and

WHEREAS, certain elements of the project that follow the foundation installation are impacted by the additional time and the fluctuations in the global construction environment; and

WHEREAS, it continues to be important to the Town and the Downtown to complete the project as planned because it supports and is key to other redevelopment initiatives; and

WHEREAS, additional delay in time, construction, or decision-making would add costs and time to the completion of the parking deck which is counter to the Town's overall interests; and

WHEREAS, the proposed changes to the design, materials, schedule, and follow-on changes have been and will continue to be thoroughly evaluated by Town staff with the support of the architectural design team and a third-party independent reviewer; and

WHEREAS, the Town staff will communicate any additional budget or schedule changes to the Council through the end of the project.

NOW, THEREFORE, BE IT RESOLVED by the Council of the Town of Chapel Hill that the Council increases the project authorization by up to 9M for the Rosemary Street Parking Deck project.

This the 16th day of November, 2022.

The Agenda will reflect the text below and/or the motion text will be used during the meeting.

PRESENTER: Mary Jane Nirdlinger, Deputy Town Manager

RECOMMENDATION: That the Council receive the Rosemary Parking Garage update and increase the authorization for the project by up to \$9,000,000.00.