



**TOWN OF
BRECKENRIDGE**

Town Council Special Meeting
Tuesday, April 21, 2020, 5:00 PM
VIRTUAL Council Chambers

Newly elected Council Members and Mayor will be sworn in at 3:00 PM

This meeting will be broadcast live, but the public will NOT be permitted to attend the meeting in person due to COVID-19 concerns. If you are interested, please monitor the meeting by joining the live broadcast available online. Log-in information is available in the calendar section of our website: www.townofbreckenridge.com.

Questions and comments can be submitted prior to the meeting to Mayor@townofbreckenridge.com or during the meeting using the Q&A feature in the Online Webinar.

I. CALL TO ORDER, ROLL CALL

II. APPROVAL OF AGENDA

III. ST. ANTHONY SUMMIT MEDICAL CENTER UPDATE (LEE BOYLES, CEO)

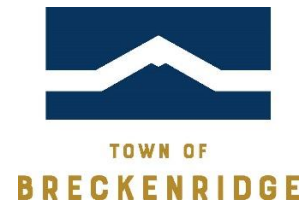
IV. DISCUSSION ITEMS

- A. 2020 TARN DAM REPAIR UPDATE
- B. PARKING STRUCTURE GMP UPDATE
- C. XPRESS BILL PAY
- D. COVID-19 UPDATES

V. NEW BUSINESS

VI. OTHER MATTERS

VII. ADJOURNMENT



Memo

To: Breckenridge Town Council Members
From: Shannon Smith, Town Engineer
Date: 4/20/2020
Subject: Parking Structure Budget Update

The South Gondola Lot Parking Structure project includes a 719 space parking structure, a 245 space surface lot (414 space net gain), and pedestrian improvements along the eastern corridor. Architectural details of the garage include wooden siding and stone accents, enclosed elevator and stair towers, and robust landscaping. To provide a high level of service to our guests, amenities added to the structure include two elevator locations, heated sidewalks, parking availability signage, and a restroom facility with 22 stalls (12 women, 9 men, 1 family).

The parking structure also includes the initial installation of 20 EV chargers and electrical capacity for an additional 24 vehicle charging stations. Provisions for e-bikes are currently being added to the design. Photovoltaic panels are also included on the south and west facing roofs.

Staff, with our general contractor Hyder Construction, has worked to compile a comprehensive construction budget for the project. This budget has been developed from the Construction Documents (CD's) and includes bids from subcontractors. The updated budget for the project has been established at \$43,068,843. This includes a Guaranteed Maximum Price (GMP) from Hyder of \$38,217,946 which has decreased by \$3.46M or approximately 8.5% from the DD estimate presented in January. The proposed contract is structured to include a cost sharing clause, where the contractor and Owner share 50/50 on any additional cost savings we incur once we start construction.

An additional Owner's Contingency of 5% of the construction contract is recommended by Staff. The Owner's contingency is applied to changes requested by the Owner or unforeseen circumstances that arise on the project. A breakdown of allocated costs is presented in Table 1.

This budget is based on a construction and contracting schedule that assumes a Notice to Proceed to Hyder on April 27, 2020; a mobilization date of May 22, 2020; obtaining a Certificate of Occupancy on October 15, 2021; and Final Completion of the project by November 2, 2021. Hyder is currently reviewing options for a later start date for the project and how that may impact subcontractor availability, GMP, and the completion dates.

Staff will be available at the work session to answer questions.

Table 1. Construction Budget

Owner's Costs	Proposed Budget
Design Costs	\$1,750,000
Geotech & Testing Services	\$400,000
Utilities (Xcel & Century Link)	\$250,000
IT, Low Voltage, Lighting Controls	\$100,000
Additional Wayfinding	\$250,000
Additional Parking Technology Equipment	\$150,000
Marketing	\$40,000
Subtotal:	\$2,940,000
Construction Costs	
Hyder GMP (4/15/20)	\$38,217,946
Owner's Construction Contingency (5%)	\$1,910,897
Total Estimated Budget:	\$43,068,843