

March 15, 2018

TO: Town of Yorktown Council and Redevelopment Commission
FROM: Tim Jensen, Veridus Group
RE: Downtown Redevelopment Design Fees

Per our contract we have continued to work with Town staff to secure proposals from the design firms for the design of the park spaces and public infrastructure and amenities in the downtown redevelopment area. This memo is intended to serve as a summary of the proposals received and the options available to the Town. Based on the first phase of this work, we have continued to work with Context and Butler, Fairman, Seufert (BFS) to obtain proposals on the next phase of work – the construction bid documents.

Project Area

We asked the consultants to focus on the project area as outlined below. At this time, we are only focusing on the public projects within the project area as detailed below.



Public Improvements

Based on the attached document, we asked the consultants to include fees for the following work areas (which can be broken into phases if necessary):

1. **Canal Street Improvements** – approximately 1,000' of complete road reconstruction to an urban profile
2. **Public Park A** – this is the area north of Canal St. including the bridge, pedestrian walk ways, trails, parking, etc.
3. **Public Park B** – the area south of Canal St. shown as Central Green and includes Y and Vine Streets
4. ~~**Plum Street Improvements** – approx. 350' of complete road reconstruction to an urban profile~~
5. **Market Street Improvements** – approx. 350' of complete road reconstruction to an urban profile
6. **Buck Creek Trail** – Trail on south side of Buck Creek to connect the two bridges

Proposal Summary

We have attached the proposals from the consultants within this package detailing the following:

Context Design

- | | | |
|-------------------------------|------------------|--|
| 1. Project CD's submitted fee | \$350,000 | <i>(\$350,000 - \$375,000 was original estimate)</i> |
| 2. Final negotiated fee | \$300,000 | |

Butler, Fairman & Seufert

- | | | |
|-------------------------------|------------------|--|
| 1. Project CD's submitted fee | \$574,000 | <i>(\$400,000 - \$530,000 was original estimate)</i> |
| 2. Final Negotiated fee | \$515,000 | |

The preliminary design fees plus the newly negotiated fees for construction documents equate to roughly 9%-10% of the overall public project budget (~\$10,550,000). Typical fees for this type of project would range from 10-12%.

Schedule

Based on the discussions with the consultants, we will be working toward a bid date of August 2018. This will give the Town the opportunity to award construction contracts in August/September and begin construction yet this fall.

Attachments

We have attached the supporting documents and proposals from the consultants as follows:

Context Design

1. Proposal – Construction Documents

Butler, Fairman & Seufert

1. Proposal – Construction Documents