

To: Town of Ulysses, NY

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FROM: MRB Group

DATE: April 15, 2024_rev1

MRB GROUP PROJECT NO: 2104.24001

RE: TOWN OF ULYSSES – SCOPING ASSISTANCE

Project #2A – Town Hall Parking Lot Improvements

- MRB was provided a Survey Map of Town Hall titled “Topographic Map for Sidewalk Improvements Located at No. 10 Elm Street Village of Trumansburg, Tompkins County, New York dated 2/24/2017.
- Engineers Opinion of Probable Cost
 - o General Conditions = \$8,000.00
 - o Asphalt/Subbase Removal = \$10,600.00
 - o Asphalt/Subbase Installation = \$63,000.00
 - o Utility Installation = \$7,500.00
 - o Stormwater Improvements = \$3,500.00
 - o Parking Lot Striping = \$1,500.00
 - o Subtotal = \$94,100.00
 - o Contractor OH&P (15%) = \$14,115.00
 - o **Construction Subtotal = \$108,215.00**
 - o **Contingency (20%) = \$21,650.00**
 - o **Construction Total = \$129,865.00**
- Engineering
 - o Conceptual Design Phase = \$7,390.00
 - o Design Phase = \$33,900.00
 - o Bidding = \$2,500.00
 - o Construction Admin = \$6,200.00
 - o Construction Observation = \$9,405.00
 - o **Total = \$59,395.00**
- **Total Project Cost = \$189,260.00**

- Conceptual Design Phase
 - o A Conceptual Design Phase would be recommended if the Town intends to issue a Request for Proposal (RFP) or Request for Qualification (RFQ) for the project.
 - o The following properties appear to have shared use of the parking lot which does not include Lowe's Water Treatment Specialists (Tax Map No. 6-1-25).
 - Property #1 Tax Map No. 6-1-22.2 (Rights of Ingress and Egress)
 - Property #2 Tax Map No. 6-1-26
 - Property #3 Tax Map No. 6-1-22.1 (Town Owned)
 - Property #4 Tax Map No. 6-1-24 (Town Owned)
 - o Engineer to develop a general parking lot site grading plan and drainage plan. Understanding of onsite stormwater flow to be determined at an initial site visit.
 - It is assumed that onsite stormwater will be conveyed to existing roadside stormwater infrastructure.
 - o Conceptual Design to plan for full reconstruction of asphalt parking lot area which has an estimated area of 10,725 square feet (not including work within Right-of-Way). Further definition of limits for asphalt removal/replacement would be defined as part of this phase as well as any necessary curbing removal/replacement.
 - o Work with an Electrical Engineer sub-consultant to develop a conceptual site plan for lighting improvements.
 - o Scope of Services for Conceptual Plan
 - Civil Engineer Site Visit = \$1,800.00
 - Conceptual Design Layout = \$3,840.00
 - Electrical Engineer = \$1,750.00
 - **Total Conceptual Phase = \$7,390.00**

- Design Phase
 - o Refine the Engineers Opinion of Probable Cost based on scope of work identified in the Conceptual Phase.
 - o Working with Town Attorney/Clerk obtain Abstract of Titles for Town owned Properties. Obtain the latest deed of record for adjoining parcels.
 - o Licensed Surveyor to review property information to confirm accurate property descriptions and identify any obligations (easements, access, encroachments, etc.) to the shared property.

- It is expected that a temporary construction easement will be required with property Tax Map No. 6-1-25 to match/repair existing asphalt disturbed during construction.
- Use the Engineers Opinion of Probable Cost to approach parties for a cost-share agreement. The following property information would need to be verified:
 - Request abstract of titles for Town Properties and work with Licensed Surveyor on determining property boundaries and rights for access. The latest deed of records would be required for adjoining parcels.
 - The abstracts of titles, allowable uses, and benefits to the individual properties to be considered for a cost-share agreement upon comprehensive review.
 - Quantify the area of parking lot shared by the four (4) properties and develop a weighted average for a Cost Share Agreement for improvements of the Parking Lot area.
- Perform a topographic survey of town parcels for development of design documents.
- Develop Contract Drawings for full asphalt pavement removal and placement. Improvements include proposed site grading plan, subbase and asphalt placement details, design specifications on plans and various general stormwater catch basins/piping improvements for drainage to roadside infrastructure.
- Development of front-end contract documents in Engineers Joint Contract Documents Committee (EJCDC) Format to be developed for a Public Bid.
- Engineer to publish Contract Documents with a Plan Room for access of documents by perspective bidders.
- Scope of Services for Design Phase:
 - Property/Legal Coordination = \$12,500.00
 - Topographic Survey = \$2,500.00
 - Contract Design Documents for Public Bid = \$13,900.00
 - Site Lighting Design and Specifications = \$5,000.00
 - **Design Phase Total = \$33,900.00**
- Legal costs are unknown, but it is assumed that the Property/Legal Coordination phase would be used to work through any discrepancies or access disputes with surrounding neighbors. Town Attorney and/or Town Clerk should be able to access necessary documents to assist the property coordination.

- Any contractual agreements, easements, encroachment agreements, boundary surveys or other legal requirements are not included in estimated Design Phase services.
- Bidding
 - Engineer to address questions from contractors during public bid period. The public bid period for a job of this size will typically be 30 days.
 - Engineer to call and solicit potential bidders.
 - Engineer to attend Bid Opening and draft a recommendation letter to Town Board for award to apparent low bidder.
 - **Bidding Phase = \$2,500.00**
- Construction Administration (CA)
 - Engineer to work with apparent low bidder on receiving all necessary bonds/insurances prior to issuing a Notice of Award. Notice of Awards will be coordinated with the Owner for execution of Agreement and Notice to Proceeds executed with Contractor.
 - Engineers will receive the submittals for equipment/materials on the project and will review/approve prior to incorporation into the project. The owner will be provided with a copy of the approved documents from construction.
 - Engineers will provide final closeout paperwork.
 - **Construction Administration = \$6,200.00**
- Construction Observation (CO)
 - Perform ten (10) 8-hour site visits for removal of asphalt parking lot, subsurface utility improvements and repaving of parking lot.
 - 80 hours @ \$105/hour = \$8,400.00
 - Travel 150 miles @ \$0.67/mile x 10 trips = \$1,005.00
 - **Construction Observation = \$9,405.00 (hourly, NTE)**

Project #2B – Town Hall Parking Lot Improvements Pervious Pavement

- MRB was requested to provide an alternate estimate based on pervious asphalt parking lot. This cost assumes a pervious pavement parking lot would be constructed for the entire parking area that was estimated under Project #2A.
- Engineers Opinion of Probable Cost
 - o General Conditions = \$12,000.00
 - o Asphalt/Subbase Removal = \$22,500.00
 - o Asphalt/Subbase Installation = \$125,500.00
 - o Utility Installation = \$7,500.00
 - o Stormwater Improvements = \$8,500.00
 - o Parking Lot Striping = \$1,500.00
 - o Subtotal = \$177,500.00
 - o Contractor OH&P (15%) = \$26,700.00
 - o **Construction Subtotal = \$204,200.00**
 - o **Contingency (20%) = \$40,840.00**
 - o **Construction Total = \$245,040.00**
- Engineering
 - o Conceptual Design Phase = \$7,390.00
 - o Design Phase = \$38,900.00
 - o Bidding = \$2,500.00
 - o Construction Admin = \$6,200.00
 - o Construction Observation = \$9,405.00
 - o **Total = \$64,395.00**
- **Total Project Cost = \$309,440.00**

We offer general comments regarding pervious pavement. The scope of work and outline above (Project #2A) is mostly unchanged for pervious pavement. However, the additional items should be considered:

- Most of the capital cost increase is burdened with providing suitable subsurface conditions to allow water infiltration and storage. MRB has assumed 3'-4' of earth would need to be removed across the entire parking lot surface. This void would then be replaced with suitable new stone as a subbase for the pervious pavement.
- Additional Geotechnical Investigation of the subsurface soil conditions would be recommended during Conceptual Phase that is not included in the cost of work. The Town may plan for \$2,000 - \$3,000 for a site visit and report by a Geotechnical Engineer.
- Pervious pavement needs to be maintained regularly. Vacuuming the surface of the pavement is recommended monthly, at a minimum.

- Minimizing salt and sand for deicing/traction is recommended as preventative maintenance.
- During conceptual phase, the town may consider pervious asphalt in specific locations rather than for the complete parking lot surface. This may minimize the capital cost and long-term maintenance costs while achieving similar performance measures.
- Effectiveness and long-term durability are dependent on many (variable) environmental conditions.