HCID Garage Update

1. Introductions
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HCID Garage Introductions

- **Project Participants:**
  - The City, via DPD
    - Claire V. Ricker, AICP; Chief Design Planner
    - Joseph Giniewicz, AICP; Urban Renewal Project Manager
    - Christopher Hayes, Neighborhood Planner
  - Shawmut Design and Construction (Construction Manager)
    - Jim Driscoll, Project Executive
    - Joseph Pollock, Project Manager
    - Matt Frongillo, Sr. Superintendent
  - Dore and Whittier (Owner's (City's) Project Manager)
    - Trip Elmore, Project Executive
  - Walker Consultants (Project Designer)
    - Christopher Gradziel, Project Manager
    - Deborah Fennick (Fennick & McCredie Architecture)
    - Agnes Jacob (Fennick & McCredie Architecture)
  - All residents, business owners, property owners and other interested persons that have participated in the creation, adoption, and implementation of the HCID Master Plan since 2007
Project Timeline

- **April 2017** – Start of garage design process
- **January 2018** – Community meeting held at iHub with presentation of design concepts
- **May 2018** – City Council authorizes $35.4M loan order
- **October 2018** – City MGL ch. 149 (hard bid) procurement process unsuccessful
- **January 2019** – City begins MGL ch. 149A (CM-at-risk) procurement process and project redesign with Dore and Whittier as OPM
- **April 2019** – Shawmut Design and Construction selected as CM-at-risk; sub-contractor awards begin
- **July 29, 2019** – Project ground-breaking
What happened in the first bid attempt?

- MGL ch. 149 (hard bid) procurement process unsuccessful
- Bids came in $12 Million over budget ($46+M)
- Why?
  - Foundation system to accommodate 2 underground parking levels perceived to be too risky in a Ch. 149 bid environment
  - Fabrication window for slurry wall and precast concrete was problematic at the time due to regional pre-cast manufacturers scheduled work
  - Form liner pre-cast detail was perceived to be a custom feature when this wasn’t the design intent
Since the first bid...

- Project Team has modified the original design:
  - Explored alternative architectural materials
  - Reviewed alternative foundation systems
  - Changed the number of levels below grade
  - Reviewed elevators and stairways
  - Etc.

- Procured a number of garage elements to date:
  - Precast fabrication
  - Site work
  - Caissons
  - Cast-in-place concrete
Project Design
WEST FAÇADE
– PARK FACE
SOUTH EAST FAÇADE - GREEN FACE
NORTH EAST FAÇADE – URBAN FACE
Project Construction Phasing and Schedule
# HCID Parking Garage Schedule Overview

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Thanks for Attending!

Questions?

For future HCID project updates:

http://www.hamiltoncanal.com/development-updates