

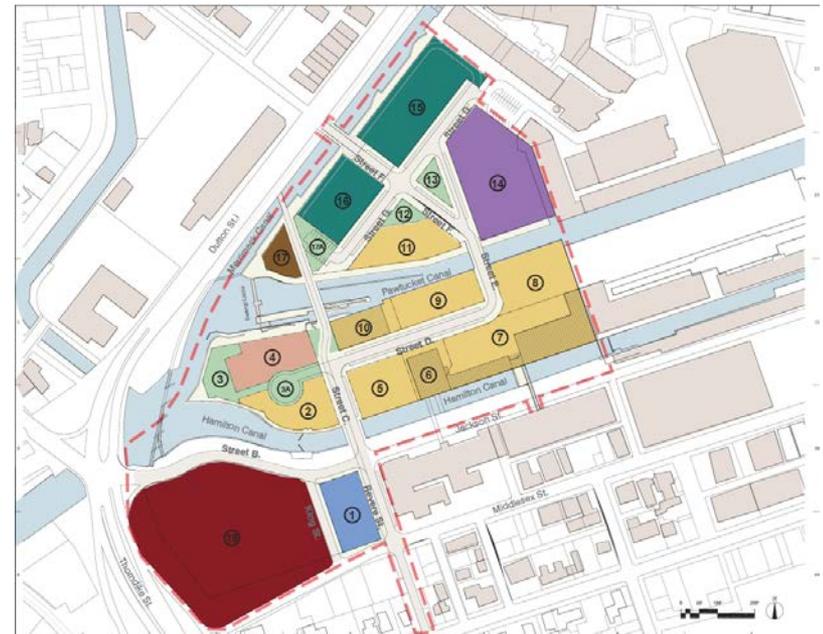


HAMILTON CANAL INNOVATION DISTRICT  
PARCEL 14 PARKING GARAGE

July 16, 2019

# HCID Garage Update

1. Introductions
2. Project Timeline Recap
3. Project Design
4. Project Construction Schedule
5. Conclusion



# HCID Garage Introductions

## □ Project Participants:

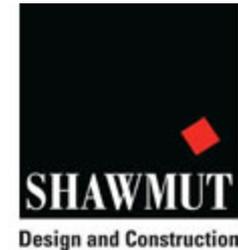
### □ The City, via DPD

- 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)



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- 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...

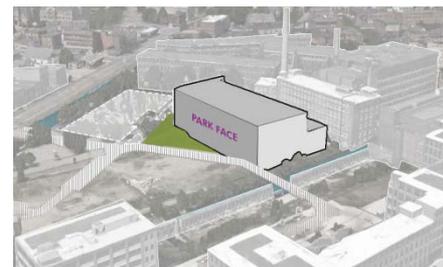
- Project Team has modified the original design:
  - Explored alternative architectural materials
  - Reviewed alternative foundation systems
  - Changed the number of levels below grade
  - Reviewed elevators and stairways
  - Etc.
- Procured a number of garage elements to date:
  - Precast fabrication
  - Site work
  - Caissons
  - Cast-in-place concrete



# Project Design



WEST FAÇADE  
– PARK FACE



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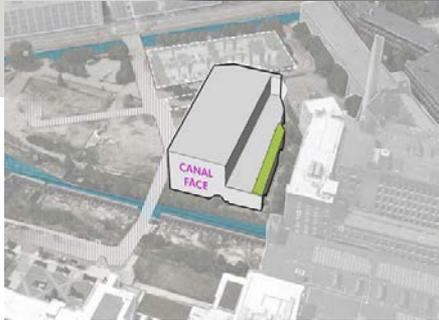
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SOUTH WEST FAÇADE –  
CANAL FACE

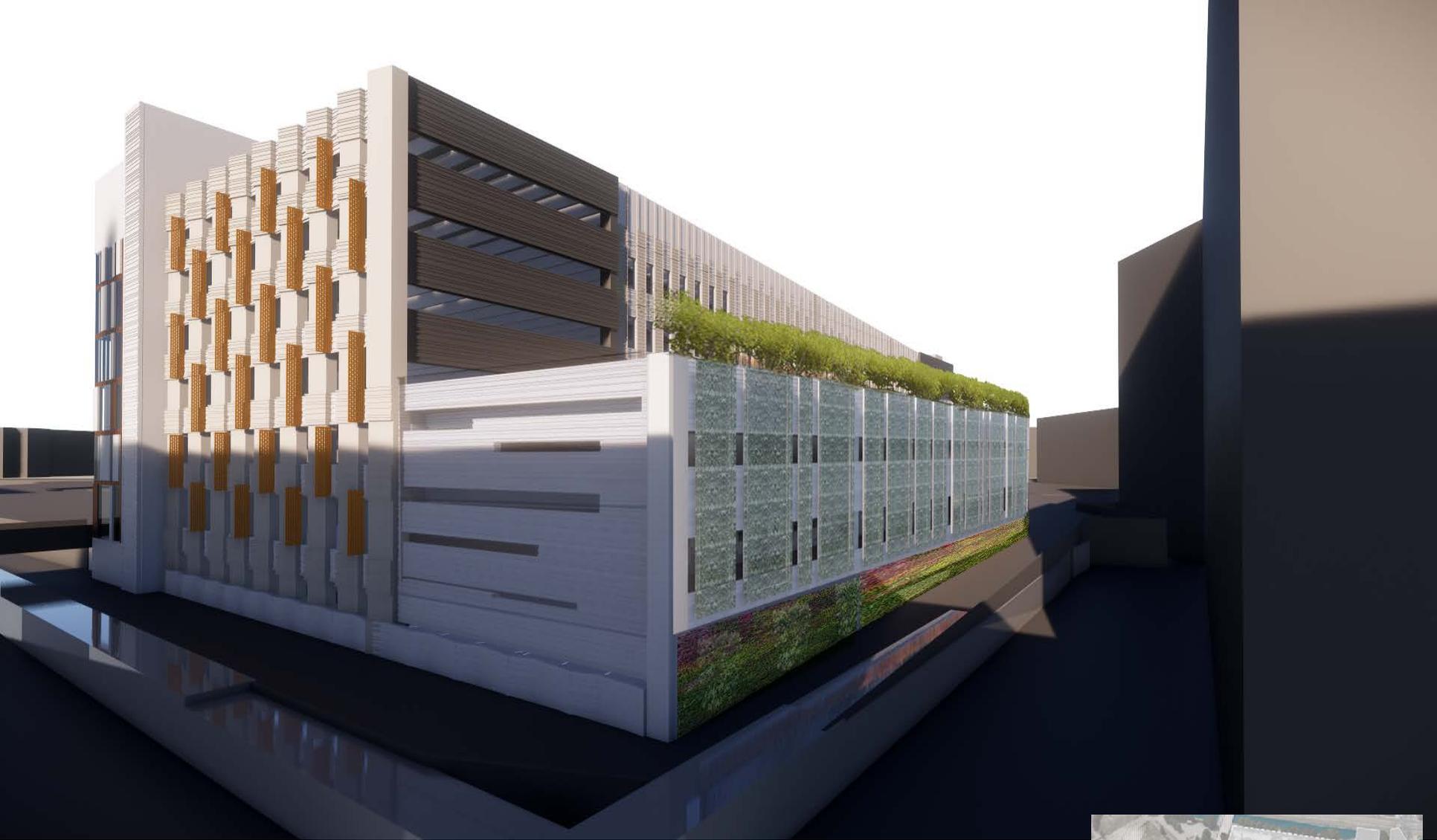


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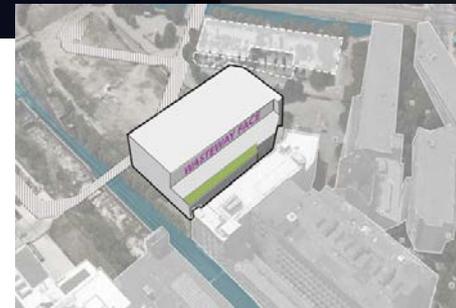
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SOUTH EAST FAÇADE -  
GREEN FACE



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NORTH EAST FAÇADE –  
URBAN FACE



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# Project Construction Phasing and Schedule







# Thanks for Attending!

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Questions?

For future HCID project updates:

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