Moran Plan Update
Parks, Arts and Culture Committee Presentation
February 13, 2019
Options

• Do nothing
  • The result is the same as we have now, and we will still be required to remediate the site and maintain the building – **but** with no funding to do it.

• Complete demolition
  • The result is a site that has been cleared and cleaned-up – **but** is just a big grassy lawn.

• Partial Demolition
  • The result is a site that has been cleaned-up **AND** activated for current and future public use.
    • A new focal point for community activity on the waterfront
    • Utilities, public restrooms, walkways, and decorative pavers to support small events and seasonal activities
    • A structural framework that can be added-on for future uses and activities over time
Review of demolition options & costs

- **March 2017 report** outlined four demolition scenarios ranging from **$3.9 million** to **$10.7 million** – largely depending on the depth of excavation. Scenarios 3 and 4 have already been ruled out as economically not feasible.

*Escalated using Turner Building Cost Index from [http://www.turnerconstruction.com/cost-index](http://www.turnerconstruction.com/cost-index)*

### Demolition Cost Estimates

<table>
<thead>
<tr>
<th>Scenario</th>
<th>Low</th>
<th>High</th>
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</thead>
<tbody>
<tr>
<td>Scenario 1: Demolition to grade</td>
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<tr>
<td>March 2017</td>
<td>$3,983,773</td>
<td>$5,414,966</td>
</tr>
<tr>
<td>October 2019*</td>
<td>$4,320,067</td>
<td>$5,872,076</td>
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<tr>
<td>Scenario 2: Demolition to 2ft below grade</td>
<td></td>
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<tr>
<td>March 2017</td>
<td>$4,278,843</td>
<td>$5,690,235</td>
</tr>
<tr>
<td>October 2019*</td>
<td>$4,640,046</td>
<td>$6,170,582</td>
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<tr>
<td>Scenario 3: Demolition to the basement floor (~96 fasl)</td>
<td></td>
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<tr>
<td>March 2017</td>
<td>$4,923,947</td>
<td>$6,246,245</td>
</tr>
<tr>
<td>October 2019*</td>
<td>$5,339,607</td>
<td>$6,773,528</td>
</tr>
<tr>
<td>Scenario 4: Demolition/removal of all building materials, incl. basement floor/footers/foundation</td>
<td></td>
<td></td>
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<tr>
<td>March 2017</td>
<td>$8,745,230</td>
<td>$10,716,661</td>
</tr>
<tr>
<td>October 2019*</td>
<td>$9,483,468</td>
<td>$11,621,319</td>
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</tbody>
</table>
Funds available: $5.4 million

- The $5.4 million includes $2.0 million from a HUD redevelopment loan for Moran. This has already been voter and council TIF (Tax Increment Financing) approved and is being repaid with TIF funds.
- TIF funds must be bonded for no later than December 31, 2019 or the City will lose its authorization for the funds.
- Use of TIF does not raise taxes. It uses existing taxes retained for TIF.
Outreach & Engagement

- **NPAs** – All but Ward 6 which did not meet in January – announcement of PACC meeting and informational flyer
- CEDO webpage with comment function

**Targeted Stakeholder meetings:**
- Burlington Business Association Waterfront Action Group on 1/10
- DPW Commission on 1/16
- Lunch discussion at the Family Room on 1/24
- CEDO live at 5:25 on 1/28
- Planning Commission on 1/29
- ONE Community Center Senior Lunch on 1/30
- Parks, Arts and Culture Committee on 1/30
- Cathedral Square on 2/5
- Burlington Lake and City Semester on 2/6
- February PACC meeting on 2/13
- February Board of Finance and City Council on 2/19
Themes heard about the Moran-FRAME

- Public and universal access to the waterfront and site
- Public space/community space for all residents
- Flexible space that allows for future additions
- Preservation of history/visible landmark
- Complements other uses on the waterfront
- Financially feasible and takes advantage of existing TIF funds
A Partial Demolition is a win-win

• A partial demolition achieves all of the following:
  ▪ Eliminates two significant cost drivers of all previous plans to keep the building in its entirety: (a) winterization of the building envelope; and (b) reinforcement of steel for seismic control
  ▪ Provides much greater public value than complete demolition for available funds
  ▪ Integrates with bike path, skate park, sailing center, new marina, and new Water Works Park
  ▪ Enhances public access to waterfront
  ▪ Honors Moran’s historic importance and architectural character
  ▪ Enables new opportunities for public events and activities over time

• This will be a City-led project with the completed facility to be managed by the BPRW Department Waterfront division

Parks, Arts and Culture Committee: February 13, 2019
What is included in the Base Plan?

**Sitework**

- Walkways (pavers at E-W alley only, concrete, asphalt)
- Utilities
  - Building Power
  - Site Lighting + Power
  - Building Sanitary
  - Building Stormwater
  - Site Stormwater Area Drains
  - Building Water
- Plantings and Lawns - minimal to meet Corrective Action Plan

**Demo Masonry Steel & Stabilize Frame**

- Demo Brick and Block
  - Brick for full east elevation - Stabilize, brace, patch, cap at perimeter and openings.
  - Remove Coal Bunkers
  - Add Moment Connection Plates
  - Remove accessory and miscellaneous steel
  - Prep and coat remaining steel with zink enriched system (Tnemec or similar).
- Demo one story structure under the "spaghetti works"
- Demo and salvage "spaghetti works" steel
- Complete interior demolition (includes generator bases)
- Hazardous materials abatement (from CEDO report 3/2017)
- Sub-slab vapor mitigation system (partial under restrooms only)
- Level 3 Roof (no occupancy)
- Level 4 Roof (no occupancy)
- Observation Level Roof (no occupancy)
- Bird Control

**Foundation Infill & Perimeter Paving**

- Flowable and structural fill basement infill to 103' to perimeter of existing building.

**Add Ground Level Support Spaces**

- Restrooms

**Historic Preservation Mitigation**

- Possible illuminated coal bunkers as artifact or other mitigation
- Refurbish, add illumination, and reinstall City of Burlington sign on upper south face
What is not in the Base Plan?

**Sitework**
- a. Additional Roads and walkways (concrete, asphalt)
- b. Utilities
  - i. Building Power
    - a. Plus Vendor spaces/ food trucks
- c. Additional Plantings and Lawn
- d. Lake Access Apron for Small Crafts
- e. Bridge Rehabilitation w new decking for west side (x2 Locations)

**Foundation Infill & Perimeter Paving**
- b. Add Alternate to Extend Slab Out Beyond Footprint of Existing Building.

**Large Event Tensile Roof**

**Add Ground Level Support Spaces**
- a. Additional Restrooms
- b. Mechanical Room
- c. Parks Office

**Vertical Circulation & Roof Deck Occupancy**
- a. Stair to Level 3 (open stair with rails but no walls)
- b. Level 3 Roof Deck - Pavers and railings
- c. Elevator to Level 3
- d. Extend Stair to Level 4
- e. Level 4 Roof Deck - Pavers and railings
- f. Extend Elevator to Level 4
- g. Extend Stair to Observation Level
- h. Observation Deck - Pavers and railings
- i. Roof over Observation Deck
- f. Extend Elevator to Observation level

**Ice Chiller System Options**
- a. Portable with mats

**Historic Preservation Mitigation**
- b. Illumination of east and west building profiles

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Parks, Arts and Culture Committee: February 13, 2019
# FRAME Estimated Cost — Demo & Site Stabilization

<table>
<thead>
<tr>
<th>Item</th>
<th>Cost</th>
</tr>
</thead>
<tbody>
<tr>
<td>Demolition: masonry and interior spaces; stabilize steel frame, materials abatement, covered spaces</td>
<td>$2,359,605</td>
</tr>
<tr>
<td>Foundation: Stabilize, remediate, infill basement, slab on grade</td>
<td>$524,600</td>
</tr>
<tr>
<td>Sitework: Stabilize, remediate, activate site, plantings, stormwater</td>
<td>$466,570</td>
</tr>
<tr>
<td>Utilities, amenities, art</td>
<td>$469,000</td>
</tr>
<tr>
<td>Contingency, general conditions, insurance, etc.</td>
<td>$1,078,249</td>
</tr>
<tr>
<td>Soft costs</td>
<td>$489,802</td>
</tr>
<tr>
<td><strong>TOTAL ESTIMATE</strong></td>
<td><strong>$5,387,827</strong></td>
</tr>
</tbody>
</table>

- Based on DEW Construction estimate (11/18)
- Comparable to PC Construction estimate (11/18)
Estimated operating costs for FRAME

- FRAME basic concept is currently in the range of $65,000 - $75,000 for the first year.

- FRAME basic concept includes clean restrooms and maintained landscaping.

- The City will continue to refine this information if the project advances.
MFO Park, Switzerland
Parc de la Villette (Paris)
Dare I say, the Eiffel Tower?
FRAME - Potential Future Phases

• The FRAME concept allows for the city in conjunction with the community to decide what future opportunities might happen on the site as funding becomes available. These could include:
  • Parks Office: ~$50,000
  • Roads and Walkways: ~$200,000
  • Additional plantings and lawns: ~$50,000
  • Observation decks: ~$650,650
  • Elevator and stairs to all upper levels: ~$739,600
  • Children’s play area: $TBD
  • Ice skating (portable mats/chiller system): ~ $325,000
  • Concessions: ~$96,000
  • Additional restrooms: ~ $143,750
  • Large event tensile roof: ~$350,000

❖ Construction estimates only does not include design or permitting costs
Acknowledgements

Collaborative approach drawing on many sources of effort and inspiration across decades of experience

- CEDO Staff past and present
- BPRW: Erin Moreau
- Freeman French Freeman: Jesse Beck & Alex Halpern
- DEW Construction
- Engineering Ventures
- Erick Crockenberg
- Lincoln Brown Illustration
- PC Construction: Zach Campbell
- & many others
Next Steps

• CEDO is seeking the PACC’s support for a resolution to go to the Board of Finance and City Council concurrently on Feb 19

• This resolution would authorize CEDO to advance this project through all of the necessary steps needed to meet the 12/19 TIF deadline (final design, permitting, construction, bonding, etc) within the $5.4 million budget and subject to the City’s procurement policies and procedures.

• CEDO will provide regular updates to the PACC and Council as key milestones are reached

• If the City Council authorize CEDO to advance this project on February 19, 2019 in order to meet 12/31/19 TIF deadline, this would be the intended schedule:
  • Hiring of consultants – March – April 2019
  • Permitting May – July 2019
  • Plan Development and Estimating May – November 2019
  • Bond closing November 2019