

Staff Report

Date: March 11, 2015

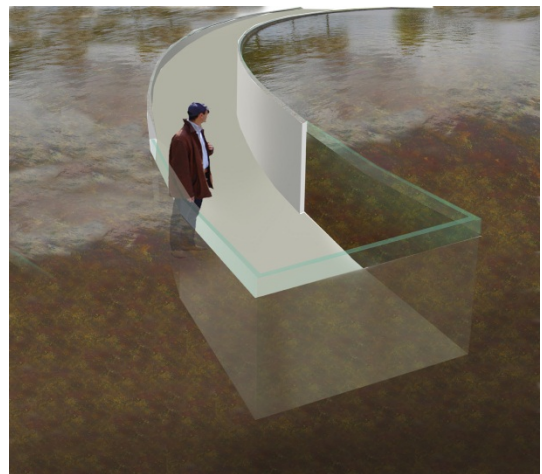
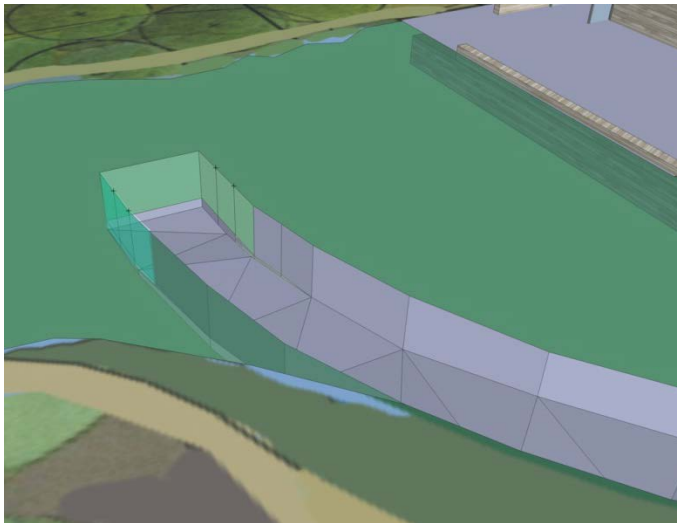
To: Visual Arts Committee

From: Mary Chou, Project Manager

Re: Alameda Creek Watershed Center Public Art Project – Landscape

At the February 18, 2015 Visual Arts Committee meeting, staff reported that the cost estimate for the fabrication and installation of Mark Brest van Kempen's landscape piece by the General Contractor brought the project budget to \$1.6 million. This amount is a three-fold increase over the total budget for both the landscape and entryway pieces. Staff reported that they will work with the artist to see if it is possible to revise the design so it could be executed in a budget of \$500,000, which includes the budget for both the landscape piece (\$250,000) and the entryway piece (\$250,000).

Brest van Kempen's revised design includes decreasing the size of the ramp and changing the materials of the ramp. The width of the ramp would decrease by 2 feet, from 8 feet to 6 feet, and the length of the ramp would decrease by approximately 30 feet, from 100 feet to 70 feet, by increasing the slope of the ramp to no greater than 1:12. The greater slope would necessitate a handrail along the length of the ramp. The artist also proposed making the walls of the ramp concrete, with the exception of the last 6 feet of the ramp that would remain glass. In addition, he would shorten the height of the glass by 1 foot, from 5 feet to 4 feet, adding a 1 foot concrete curb so that the top of the glass remains at 5 feet above ground level.



Based on these changes, a rough estimate of project costs is as follows:

Artist Fee		\$43,000.00
Engineering		\$25,000.00
Project Contingency		\$50,000.00
Inspections		\$4,500.00
Glass (72 sq ft at \$593/sq ft)		\$42,696.00
Handrail (140 ft at \$70/ ft)		\$9,800.00
Steel frame (48% of original cost)		\$45,000.00
Concrete*		\$200,000.00
Subtotal		\$297,496.00
General Requirements	9%	\$26,774.64
Escalation	7.64%	\$22,728.69
City Procurement/LBE Requirements	4%	\$11,899.84
Bonds/Insurance	2.25%	\$6,693.66
Contractors Fee	4%	\$11,899.84
Total Contractor Costs		\$377,492.67
Total Budget		\$499,992.67

* Reducing floor by 1/2 (from 840 sq ft to 420 sq ft); adding walls and curb (65 x 5 = 325 sq ft)

Staff Recommendation:

While the concept of the landscape piece is strong, staff believes the design has been compromised with the replacement of the majority of the glass walls with concrete. In addition, since the artwork is still early in design phase, staff is not confident that the project can be executed within the \$500,000 budget. Staff's experience is that costs will increase as design proceeds; in addition, as the work will be completed by the General Contractor through a bid process, staff's experience has been that the bids generally come in greater than the cost estimates. Given the changes to the design and budget constraints, staff recommends proceeding with the entryway project by Mark Brest van Kempen, which we are confident can be executed in budget. For the remaining funds, estimated to be approximately \$250,000, staff recommends identifying alternate locations for an artwork in the landscape and conducting a new selection process for that opportunity. Staff will present an updated project outline for approval at a future VAC.

Motion: Motion to reject revised conceptual design and budget for the landscape artwork by Mark Brest van Kempen for the Alameda Creek Watershed Center.