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# Board of Supervisors Memorandum

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March 19, 2013

## Downtown Courts Complex Design Amendments

### Background

I am requesting for your consideration the following two contract amendments related to construction of the County's Downtown Courts Complex:

1. Amendment #08, Contract #CT-PO-11021149-P AECOM

The decision by the City of Tucson to no longer occupy the Downtown Courts Complex will require that both the basement level and ground floor level be partially redesigned. The vacancy created will now be filled by the relocation of the Pima County Recorder, Treasurer and Assessor, since these high-traffic public functions are ideally suited to the basement and ground floor location and these offices desire a more security-enabled environment and are very compatible with Justice Court operations. Such relocation will then position the Old Courthouse for a much needed future renovation, which can only occur once it is vacated.

The effort now necessary to redesign the basement and ground floor will take several months and is considered an additional service by the consultants (see table on Page 2; Task 2 and a portion of Task 3). It is imperative that such work begin as quickly as possible to maximize the potential for real construction savings, which I will expand upon later in this memorandum.

Despite the City's late decision to no longer occupy the building, the existing design for Floors 2 through 7 will require very little modification to the completed construction documents. Many of the floors are designed as "County only" and, therefore, will remain exactly the same. The completed construction documents for Floors 5 and 7 will now require slight modification to include some unfinished shell space that will allow for future growth. The construction documents for Floor 6 will be modified to show no build-out whatsoever and provide approximately 11,000 square feet of future Court space similar to the original design and construction of the County Superior Courthouse. This modification of existing documents for Floors 2 through 7 is also justifiable as an additional service provided by the consultants.

Finally, the original design and documentation of the required parking garage was previously suspended by the County during the Design Development Phase. Since such work stoppage, several new factors now influence the previous design that offer the County an opportunity for cost reductions.

- A. Soil conditions and associated bearing capacity at the site resulted in the design and construction of a comparatively expensive foundation system for the Court Tower. However, field experience gained and additional geotechnical investigation now indicate that the parking garage include a less costly foundation solution.
- B. With the vacancy created by the City's decision, less secure judge parking, as well as less general public parking, is now required. The consequence of this is a lighter structure that has positive consequences for the garage foundation, as well as a shorter structure, which simply means less square footage.
- C. With the loss of City judges, we are pursuing the deletion of what was originally a level of subgrade, secure parking for all judges. We now believe secure ground level parking can be created for County judges that will offer additional cost savings.

The above additional services to be provided by our consultants constitute the basis for the requested contract amendment. The \$1,846,360 million contract addition, which is itemized in the table below, will be more than offset by the construction cost savings in not building out over 52,000 square feet of space that will remain vacant for future growth, as well as over \$4 million in savings from a reduced parking garage.

<b>Item</b>	<b>Description</b>	<b>Amount</b>
1	Repackage Floors 2 – 7 for GMP Bidding (Task 1)	\$ 209,594
2	Redesign Basement and Ground Floor (Task 2)	364,225
3	Record Documents/Warranty Follow-up for Tasks 1 and 2	92,520
4	Redesign Parking Garage	804,230
5	Record Documents/Warranty Follow-up for Parking Garage	21,630
6	Construction Administration Services for Above Scope	996,289
7	(Less fee remaining on original contract)	(642,128)
<b>Total Amendment Amount</b>		<b>\$1,846,360</b>

2. Amendment #10, Contract # CT-FM-11042215-P Sundt Construction, Inc.

The County would receive benefit from utilizing the preconstruction services of Sundt Construction, Inc. during the redesign of the parking garage. In addition to their site experience gained from constructing the Tower Shell, Sundt Construction has built multiple parking garages throughout Tucson, including all but one garage at The University of Arizona main campus. Critical decisions such as the type of structural system (precast

The Honorable Chairman and Members, Pima County Board of Supervisors  
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versus poured-in-place concrete), foundation system, exterior skin, elevator quantity and locations all have tremendous influence on the project's cost. Sundt's participation as an active team member providing real time estimating on the architect's and engineer's design concepts will pay significant returns. Sundt has provided a proposal in the amount of \$76,868 to cover the cost of staff time to provide expertise, input and market estimates to ensure that final design decisions effecting cost are factually supported.

**Recommendation**

I recommend the Board of Supervisors approve Amendment #08, Contract #CT-PO-11021149-P AECOM and Amendment #10, Contract #CT-FM-11042215-P Sundt Construction, Inc.

Respectfully submitted,



C.H. Huckelberry  
County Administrator

CHH/mjk – March 14, 2013

c: Reid Spaulding, Director, Facilities Management