



COUNCIL REPORT

March 11, 2013

TO: Brian Kischnick, City Manager

FROM: Mark Miller, Director of Economic and Community Development
Glenn Lapin, Economic Development Specialist
Steven J. Vandette, City Engineer/Project Manager

SUBJECT: Troy Transit Center Status Report - March 2013

Construction

Construction was briefly suspended in mid-February as the project team worked to address CN Railroad's late requirement of a crash wall along the west tower. Shortly after Council's March 4th approval of design, construction and funding contract amendments, CN provided Hubbell, Roth and Clark written approval of the structural design plan for the crash wall. With that in place, the design team issued a construction bulletin and the construction team began producing the necessary shop drawings. Construction of the foundation and crash wall itself is scheduled for the last two weeks of March.

On February 22nd a revised construction schedule that included the crash wall was issued. Some of the work items were re-scheduled to allow work to proceed on the station building and elevator tower on the Troy side, while design approval was being sought for the crash wall. This action limited the overall time extension to only 30 days and avoided any additional costs due to delays. Project completion is now scheduled for August 5, 2013.

Work activity on the Transit Center in March includes:

- Erection of structural steel, precast exterior concrete panels, and installation of precast concrete steps for the east (Troy side) elevator/bridge support tower
- Construction of the crash and foundation walls for the west elevator tower.
- Erection of the steel frame for the building
- Off-site manufacture of precast concrete panels to fit above crash wall along west elevator tower

Major work coming up in next 30 days includes:

- Station building masonry and roofing
- Erection of structural steel, precast exterior concrete panels, and installation of precast concrete steps for the west (Birmingham side) elevator/bridge support tower
- Platform construction
- Execution of AMTRAK Lease Agreement expected on April 8th, Easement and License agreements as required by CN are in progress

Financial

A summary of Transit Center costs is attached for the Preliminary Design Phase that ended December 15, 2011, and the Final Design and Construction Phase, which lasts until the project is completed this year.

Property

The City Attorney's Office reports that the Michigan Court of Appeals heard oral arguments on March 6, 2013 in the Grand Sakwa appeal. It will be some time after that before a written opinion will be issued.

Business Opportunities

Troy City Management continues to work closely with the Troy Chamber of Commerce to help identify potential business opportunities for the Transit Center. Marketing Associates has been assisting City Management and the Troy Chamber of Commerce in this effort. A meeting with the Troy Chamber of Commerce Hospitality Committee is scheduled for March 14, 2013. At this meeting, information will be provided to the committee regarding ways area hotels, restaurants and other hospitality businesses can participate with the business development opportunities offered by the facility. For instance, informational kiosks, similar to what is found at Metro Airport, may be a way for local hospitality venues to advertise and connect with Transit Center users. City Management, the Troy Chamber of Commerce and Marketing Associates hope to receive some initial feedback from the Hospitality Committee to see if there is any interest in supporting a Transit Center hospitality kiosk and/or other marketing opportunities.

John Tagle of the Troy Chamber of Commerce and Howard English of Marketing Associates are planning to attend the April 8, 2013 Troy City Council Study Session on the Transit Center. At the Study Session, City Council will be brought up to date on construction activities and business opportunities. City Council direction will be asked for regarding whether or not the sale of Transit Center naming rights and other potential sponsorship opportunities should be pursued.

Project staff is available to answer any questions or provide additional information as necessary.

City of Troy
 Multi-Modal Transit Facility
 MDOT Contract Number 2011-0231
 MDOT Project Number 113143
 AGENDA: CAB

Reimbursement Request Number 7

Invoice Number	Professional Services:								Construction:				Grand Total	% Comp.
	Construction Manager at Risk (CMR):							Total Professional Services	% Comp.	Owner Reimbursable				
	Architectural and Engineering	Pre Construction	General Conditions	Management Services	Consultant Fee	Total CMR	Hard Costs			Soft Costs	Total			
MDOT Contract Award							1,958,404.00			6,527,208.00			8,485,612.00	
City of Troy Project Reduction ¹							(661,024.24)			(1,552,087.76)			(2,213,112.00)	
City of Troy Contract Award ²	648,648.76	34,563.00	148,290.00	290,878.00	175,000.00	648,731.00	1,297,379.76	4,456,141.00	518,979.24	4,975,120.24		6,272,500.00		
Cost Transfer	64,841.28	-	-	-	-	-	64,841.28	-	(64,841.28)	(64,841.28)		-		
Prior Costs Incurred	549,366.82	34,518.08	33,598.81	30,179.41	-	98,296.30	647,663.12	-	183,377.89	183,377.89		831,041.01		
Current Costs:														
Hubbell Roth & Clark	27,608.31						27,608.31			-		27,608.31		
Transfer DTE Energy ³							-			-		-		
Tooles-Clark			4,230.79	30,976.87	1,953.00	37,160.66	37,160.66	45,150.00		45,150.00		82,310.66		
Transfer AT&T ³							-			-		-		
Transfer Ground Penetrating Radar Systems ⁴							-			-		-		
Transfer Level 3 Communications, LLC ⁵							-			-		-		
Transfer ITC Transmission ⁶							-			-		-		
Total Current Costs	27,608.31	-	4,230.79	30,976.87	1,953.00	37,160.66	64,768.97	45,150.00	-	45,150.00		109,918.97		
Total Project Costs Incurred to Date	576,975.13	34,518.08	37,829.60	61,156.28	1,953.00	135,456.96	712,432.09	45,150.00	183,377.89	228,527.89	4.6%	940,959.98	15.0%	
Remaining Balance	136,514.91	44.92	110,460.40	229,721.72	173,047.00	513,274.04	649,788.95	4,410,991.00	270,760.07	4,681,751.07		5,331,540.02		
Current Reimbursement												109,918.97		

¹Per Council Resolution #2012-01-009, total cost not to exceed \$6,272,500

²Not to exceed contracts

³Relocation of overhead utilities to underground

⁴GPR search for underground utilities

⁵Telecommunications facility inspection

⁶De-energize Troy-Wheeler 120KV transmission circuit

**Multi-Modal Transit Facility
Preliminary Site Design Phase**

**Final City of Troy Costs
August 2007 to December 15, 2011**

Professional Services:							
Professional Service Provider	Preliminary Site Design	Preliminary Engineering	Lobbyist	MDOT Grant	Environmental Assessment Assistance	RFP Assistance	Total Professional Services
Wendel Dechscherer Assoc.	429,442.00						429,442.00
Hubbell, Roth & Clark, Inc. (to April, 2011)		222,573.00					222,573.00
Clark Hill - Lobbyist			63,750.00				63,750.00
MDOT Grant - Prelim Design				(350,000.00)			(350,000.00)
Hubbell, Roth & Clark					31,278.90		31,278.90
Hubbell, Roth & Clark						9,148.22	9,148.22
Final City of Troy Costs (non-reimbursable)	429,442.00	222,573.00	63,750.00	(350,000.00)	31,278.90	9,148.22	406,192.12

Transit Center Construction Photos
March 2013

Structural Steel - East Elevator/Bridge Support Tower



Structural Steel Placement



Transit Center Construction Photos
March 2013

Precast Concrete Panel – East Tower



Panel Placement



Transit Center Construction Photos
March 2013

East Elevator/Bridge Support Tower

