



Seaholm Substation Screen Wall
Design Update
Downtown Commission

June 2013



Design Forum #4

1. Project Delivery + Budget
2. Revised wall layout (Jan 2013)
3. Design
4. Ned Kahn's work
5. Add Alternates
6. Schedule

Project Delivery update

Issues:

Concurrent construction. The Wall must be built in parallel with other projects, using the same staging area as other projects, in order to keep the substation secure and the public safe.

Tight quarters. In planning all the Seaholm District projects, it became clear that the Seaholm Wall needed to be part of the CMAR or we wouldn't have the space to construct the Wall.

Recommendation:

Public Works recommended the Seaholm Wall be brought into the New Central Library CMAR contract in order to

- 1) facilitate construction staging/sequencing of many projects in a tight space.
- 2) Realize cost savings through the CMAR process.

Project budget update

December 2012 - Artist team cost estimate "B" is on budget

January 2013 - the new CMAR reviewed the "B" estimate, then produced a different cost model

February 2013 – CMAR and artist team work together toward solution to cost estimate

March – June 2013
Artist team is produced a redesign within budget.

How CMAR works

Hensel Phelps will deliver the Seaholm Wall to the City for a **Guaranteed Maximum Price (GMP)**, which is guaranteed to be the *maximum amount* that the City will spend on the project.

If the work were to be priced in the GMP at \$10, and it comes in at \$12, Hensel Phelps pays for the difference.

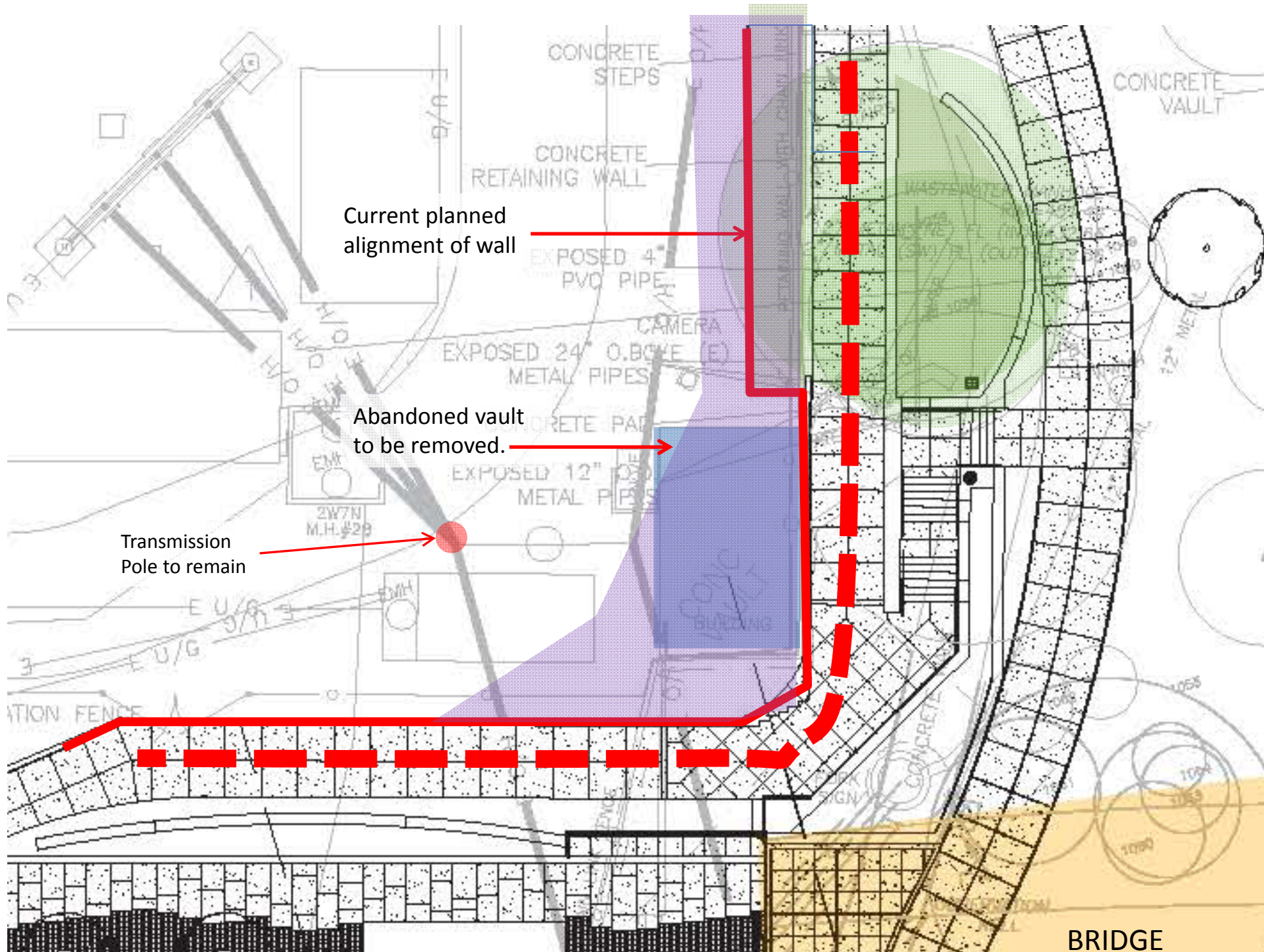
But if it comes in at \$8, the City still pays \$8.

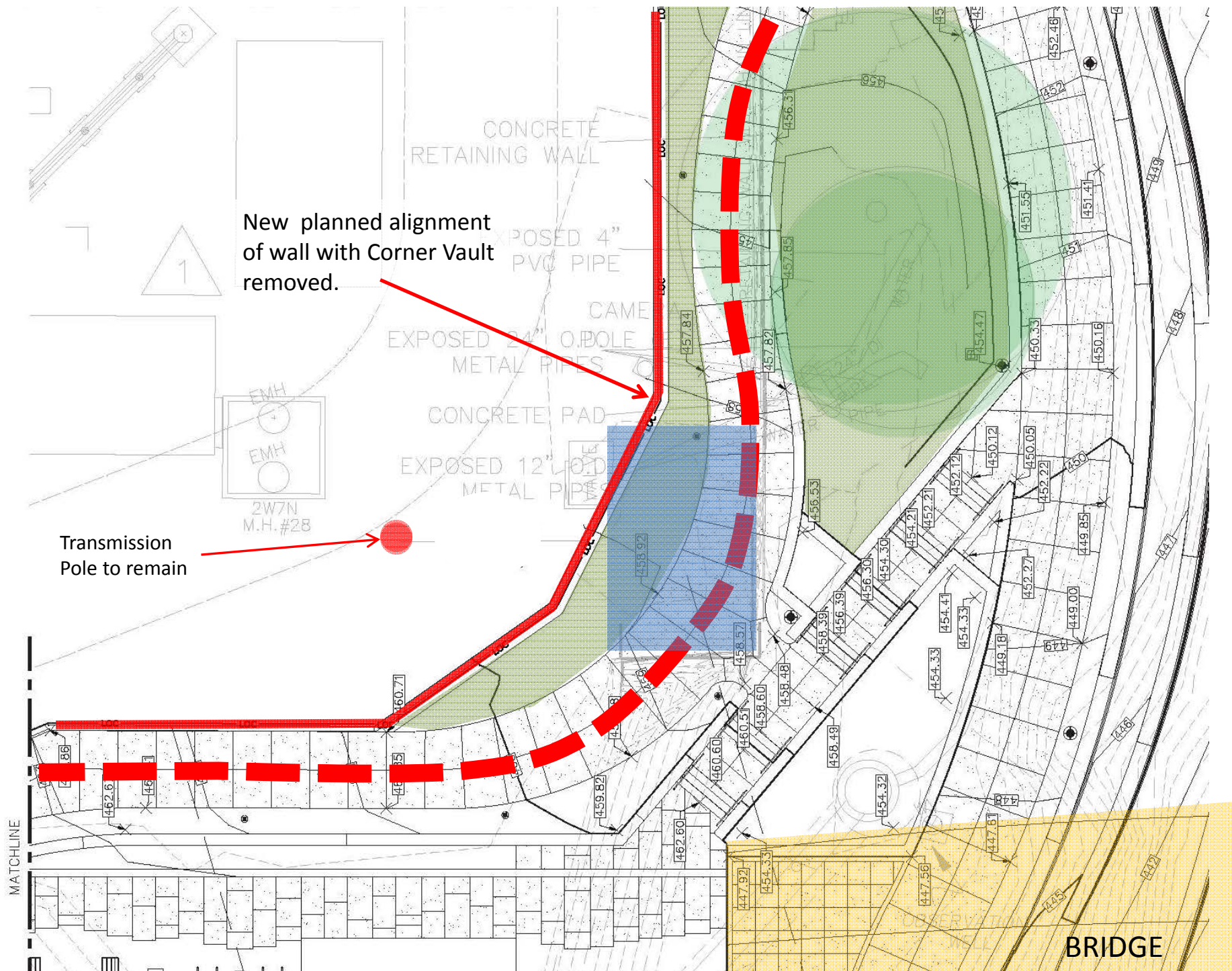
Extra \$2.

Should the bids come in lower than Hensel Phelps's expectations, the artists will have identified add alternates for additional art wall or amenities.



Add alternates can be the benches and canopies, additional planting along the east side, and lighting





Placeholder images until the artists submit updated images

north

12' tall metal wall (black dashes show where gates located)

This one area is a movable wall, rather than a gate

Seaholm Wall materials

12' tall pre-cast concrete pilasters.

This green area is a 6' planted area to be on top of the existing retaining wall, in front of the 8' 4"x4" timber wall

8' tall 4" x 4" timbers, located behind 6' of green space on top of existing retaining wall; overall height 12' (orange dash)

8' tall 4" x 4" timbers on top of new retaining wall; overall height 12'

8' tall pre-cast concrete pilasters on top of new retaining wall; overall height 12' min.

12' tall pre-cast concrete pilasters

Placeholder images until the artists submit updated images



North Wall

8" x 8" post (max. 4" clear between), staggered for pattern interest
12' high, sloping up slightly toward one corner, as budget allows
The canopy, bench and lighting could be add alternates

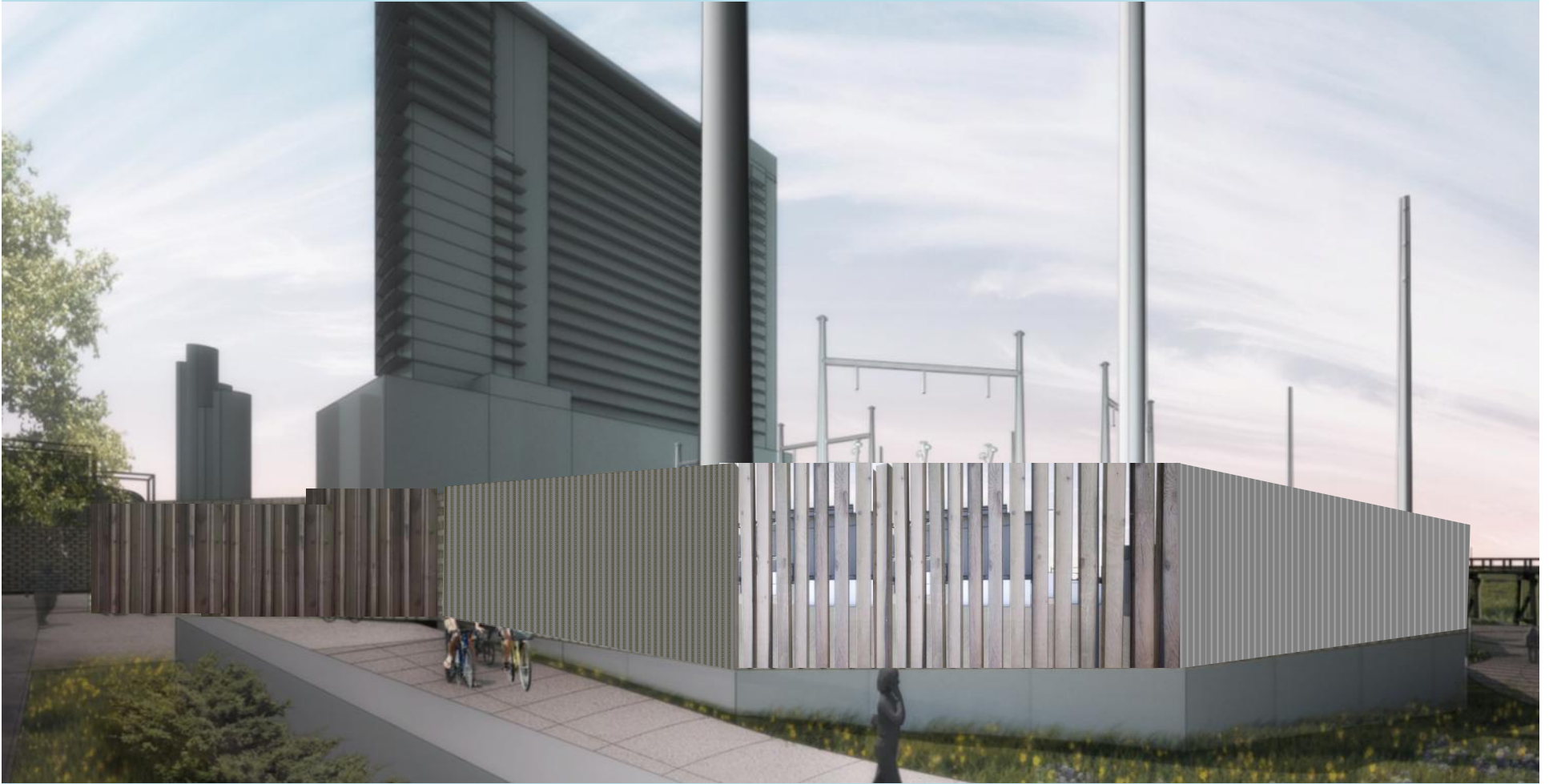
Placeholder images until the artists submit updated images



East Wall

4" x 4" wood post ; maximum 4" clear between
8' high + 4'-6' retaining wall= 12'-14' over all
6 foot wide planting area at the top of the retaining wall

Placeholder images until the artists submit updated images



South Wall

Vertical timbers, similar to the north wall
An integrated canopy at 2nd and West Avenue, and lighting may be add alternates

Placeholder images until the artists submit updated images



Reference Image: Mueller Substation Gate



West Wall

Possible collaboration
with Ned Kahn

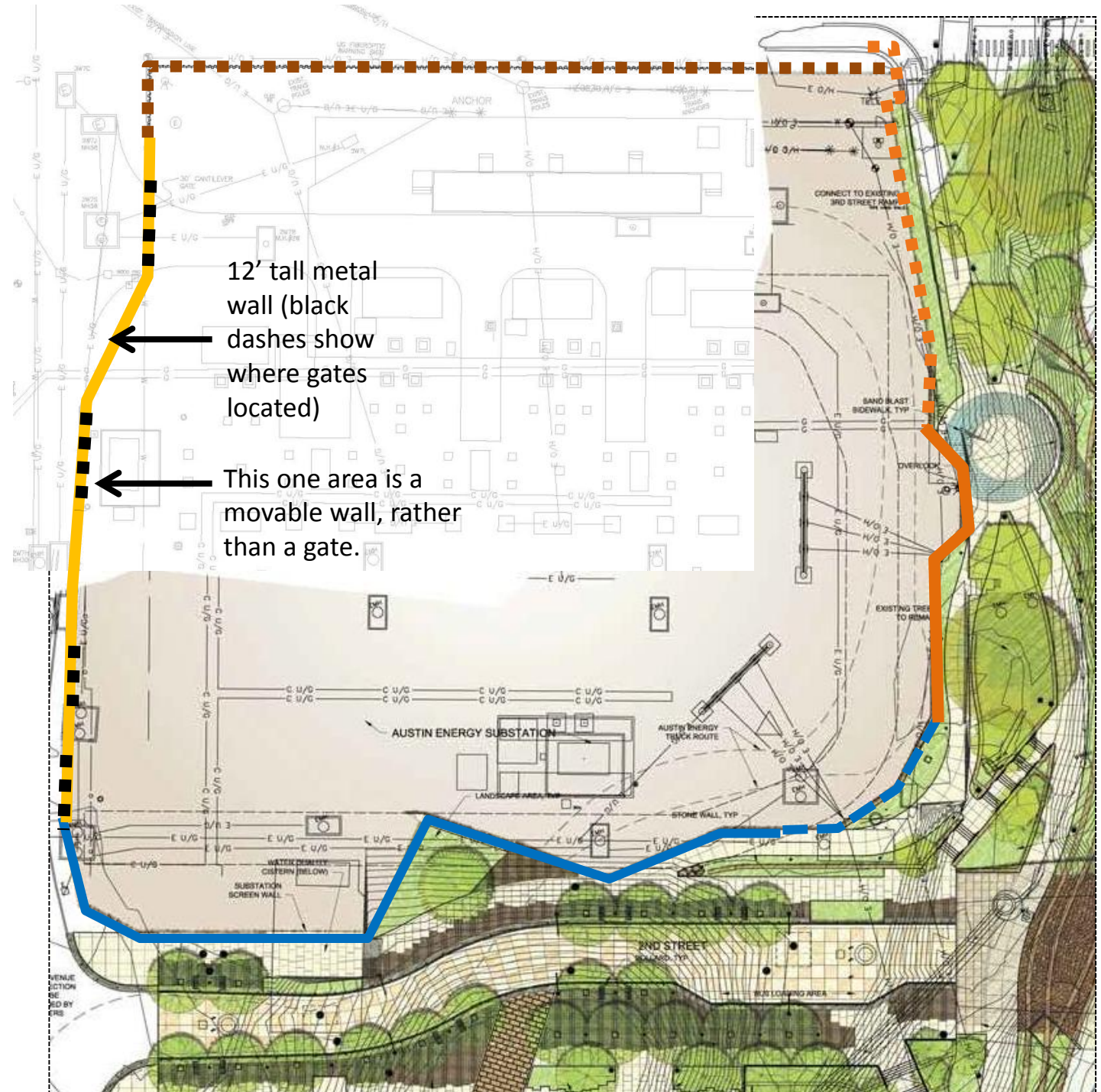
12' tall metal panels, clad with perforated metal
Metal panels would be operational as gates
Lighting may be an add alternate



Collaboration between Ned Kahn
and Nadir Tehrani

- Seaholm Substation Wall
(West Wall) AIPP Project

Seaholm Wall west side



Ned Kahn's concept – dimensions are subject to change.

http://www.youtube.com/watch?v=L64W_y9QMbo



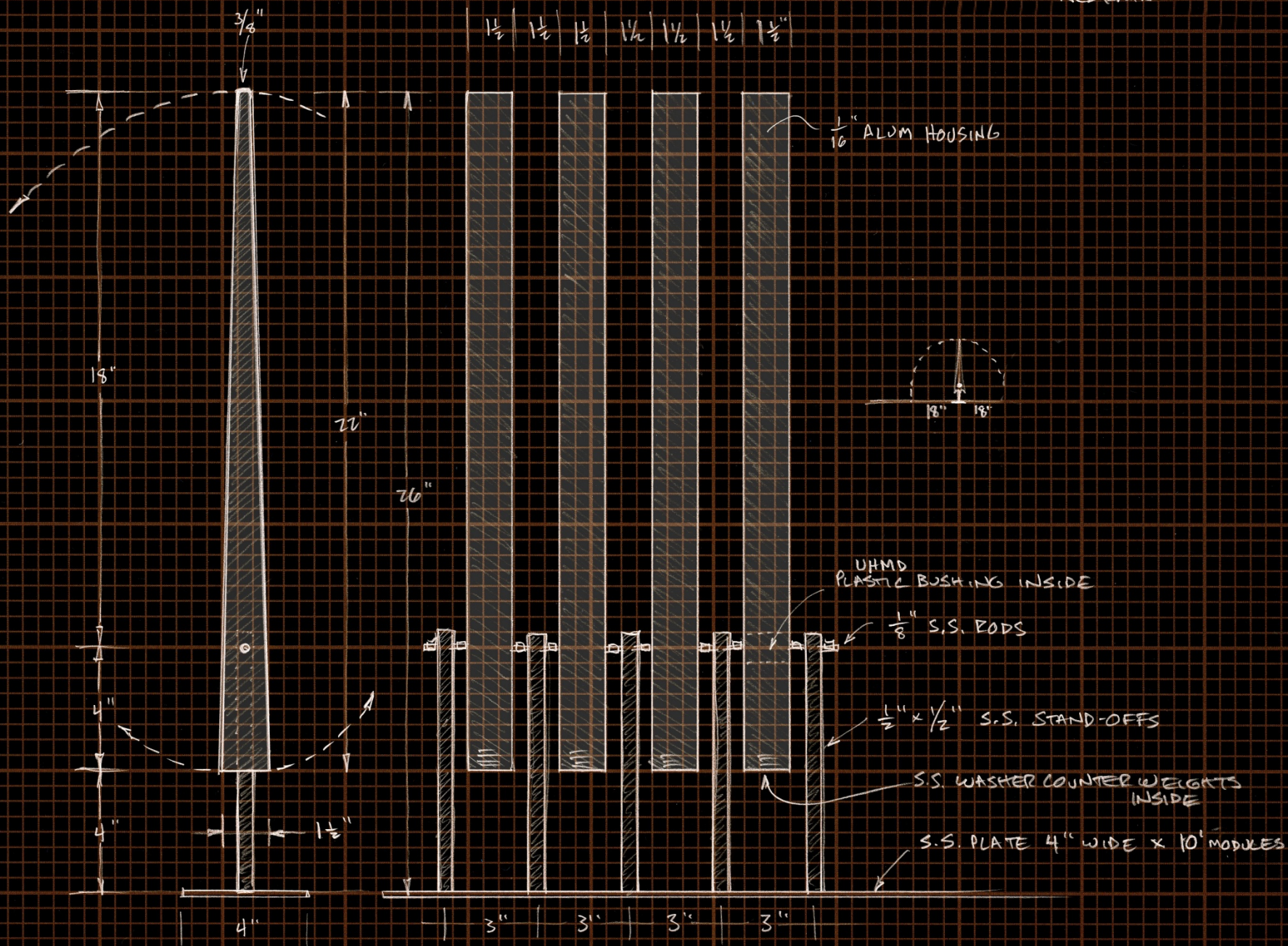
+/- 2"

18"

22"

* Ned Kahn would work with the Seaholm Wall structural engineer to ensure that the metal fence is designed to safely and securely accept the "grasses".

NED KAHN -



Placeholder images until the artists submit updated images



If the base bid project comes in under the Guaranteed Maximum Price , then we can spend the unused funding on the add alternates:

Priority for Add Alternates?

- benches and canopies
- additional planting along the east side
- lighting
- Increased height in areas of the wall



Critical Path

June 17th NADAAA submits 100% Design Development
Hensel Phelps begins pricing the Wall

June 19th Downtown Commission Update

June 20th Design Forum #4

June 25th Design Commission Update

July 1st Final Design Approval from AIPP Panel

July 8th Hensel Phelps submits correction to GMP to
include the Seaholm Wall

July 15th Final Design Approval from Arts Commission

Construction documentation begins; complete by mid September.

April 2014 Possible construction of wall foundation.