

# NORTH BANK PARK



**MCM**  
MILES • McCLELLAN  
CONSTRUCTION



## Project Information

North Bank Park is located along the Scioto River in downtown Columbus and was the start of the riverfront redevelopment from the Arena District to the Whittier Peninsula. The 9-acre urban park features rights-of-way, flood-walls, and a 150-occupant pavilion complete with kitchen. The upper-level plaza includes an interactive fountain that encourages play. There is a large patio area for tables and chairs as well as amphitheater lawn seating facing the river, providing views of the river and downtown skyline.

Miles•McClellan began working with Columbus Recreation and Parks after the design development (DD) drawings were complete. By this time, the project was within six weeks of the bid date.



## Budget Discovery

Our first priority was to confirm the accuracy of the architect's \$13,750,000 DD budget. After reviewing historical data and analyzing the economic climate, the estimated budget was \$19,760,000. Our pre-construction team reviewed the drawings, noting the use of alternative materials and methods to save on cost.

After reviewing details that didn't impact the overall project, we were able to reach the Owner's \$13,750,000 budget. To maintain some of the reduced scopes of work, the City of Columbus approved a final budget of \$14,500,000. Then the City added \$750,000 to the project for additional street work bringing the budget to \$15,250,000.

- Original Project Budget: \$15,250,000
- Actual Project Cost: \$14,794,000
- Owner Savings: \$456,000

\*The City of Columbus was able to take advantage of the savings and used the extra funds to extend Hanover Street.





## Schedule Discovery

Original Schedule Commencement: July 24, 2003  
 Actual Schedule Commencement: September 8, 2003

Original Scheduled Completion: December 31, 2004  
 Substantial Completion: January 31, 2005

Because we were brought on late into the design and after determining the estimated cost was significantly over budget, it took a 12-week value engineering (VE) effort to get the project back to the owner's budget. Releasing early bid packages during the VE effort helped to mitigate lost time.

## Inclusion Discovery

	% of Contract
MBE Prime & Subcontractors	9.6%
FBE Prime & Subcontractors	5.4%
RMB (registered minority businesses) Prime & Subcontractors	2.7%
<b>Total Inclusion (initial bidding)</b>	<b>17.7%</b>

*\*The project had a 6.5% MBE participation at the beginning of the project. We achieved 24% inclusion by the end of project.*



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