

DOWNTOWN CONNECTION CENTER



Location: Flagstaff, AZ

Markets: Energy & Infrastructure, Sustainability, Civic & Public

The Downtown Connection Center is a two-phase project to construct a state-of-the-art 20,938SF Transit Center and Civic Center.

The project is located on an active city bus transit hub in downtown Flagstaff, adjacent to Milton and Phoenix Avenues. Site safety considerations include complete segregation of construction and transit hub activities, installation of temporary driver break room and comfort station outside of work area, daily coordination with Mountain Line operations regarding ongoing construction activities, and coordination with the City of Flagstaff, APS, Unisource, and ADOT for utilities relocation activities,

In preconstruction, we provided Rough Order of Magnitude pricing with a detailed proposal including unit pricing for every component at 30%, 50%, and 75%. We provided multiple GMPs to enable the fast-track schedule - this included GMP #1 (site work, utilities, elevator, and mass timber, early buyout GMP for foundations and stem walls, masonry, waterproofing, stem wall insulation, electrical, and deep plumbing), GMP #2 for the remainder of the building, and a separate GMP for public art. At GMP, we had \$900,000 in accepted value engineering savings (6%) without compromising any sustainable features.

Demolition scope of work is completed and included NESHAP permit, make-safe and abandonment of all utilities, site fencing, tree protection, and materials recycling as applicable.

