



Roosevelt Park Finance Update

April 25, 2023

Deborah Burke, OSPCD Director

Alex Pratt, Deputy Director, Housing and Comm. Dev.

Presented to:

City Council Finance Committee

Project Budget

- Costs have grown over time
 - Changes in scope (more site amenities, etc.)
 - Unforeseen costs (professional services)
 - Cost escalation
- Funding sources have grown over time
 - Section 108 loan, state Housing Choice grant both secured
- Current funding requests
 - \$1.3 million required to build project at current scope in 2023
 - Additional \$1.2 million required to remove soil down to 3 feet

Project Budget

- March 2019 Estimate: \$2.608 million
 - The “base plan” – crumb rubber infill, improvements limited to field itself, not improvements on the perimeter
- September 2020 Estimate: \$3.562 million, reflecting:
 - Design changes, including:
 - 20% larger project area including basketball shooting areas, rebuilding walkways, increased lawn and trees, curb walls, etc. and related utilities
 - Removal of additional urban fill and importing new material
 - Increased site drainage, use of porous pavement, organic infill mix
 - Increased soft costs (environmental, regulatory, permitting, etc.)
 - Cost escalation

ITEM #	ITEM DESCRIPTION	PRELIMINARY OPINION OF PROBABLE COST		
		At Grant Application (@ 7/25/18 (Rev 3/27/19))	At Design Development / Permitting (@ 9/25/20)	VARIANCE (3/27/19 to 9/25/2020)
00001	MOBILIZATION AND SITE PREPARATION	\$26,584	\$72,894	\$46,310
00002	EARTHWORK / SUBGRADE PREPARATION / FIELD DRAINAGE	749,653	965,332	215,679
00003	INFILLED SYNTHETIC TURF SURFACE	610,375	651,922	41,547
00004	BACKSTOP, TEAM AREAS & FENCING	279,525	230,056	(49,469)
00005	SITE AND UTILITY IMPROVEMENTS	98,500	377,860	279,360
00006	ADD ALTERNATES	0	100,000	100,000
	Subtotal - Construction	1,764,637	2,398,064	633,427
	15% Construction Contingency	264,696	359,710	95,014
	Escalation	144,539	0	(144,539)
	Soft Costs	434,774	804,480	369,706
	Total Estimated Project Cost	\$2,608,646	\$3,562,254 (1)	\$953,608

Project Budget

- January 2023 Estimate: \$4.844 million
 - Cost escalation estimated at 20% from 2020 estimate
 - Approximately \$395K increase
 - Updated costs on disposal of historic fill
 - Approximately \$460K increase
 - Additional unanticipated soft costs to address legal and regulatory topics, explore design alternatives, and other needs
 - Approximately \$404K increase

	<u>Estimated Cost</u> <u>September 2020</u>		<u>Estimated Cost</u> <u>January 2023</u>
CONSTRUCTION:			
Base Bid:			
Construction	\$2,298,064		\$3,041,177
Construction Contingency (@ 15%+/-)	344,710		456,176
		\$2,642,774	\$3,497,353
Add Alternate 1 - Cantilever Shade Structures @ Bench Areas:			
Construction	100,000		120,000
Construction Contingency (@ 15%+/-)	15,000		18,000
		115,000	138,000
Subtotal - Construction	2,757,774		3,635,353
SOFT COSTS:			
Soft Costs to Date	318,480	As of 9/25/2020	656,788
Soft Costs - Estimated to Complete	486,000	As of 9/25/2020	552,100
Subtotal - Soft Costs	804,480		1,208,888
TOTAL ESTIMATED PROJECT COST	\$3,562,254		\$4,844,241
ADD TO REMOVE HISTORIC FILL TO 3' BELOW PROPOSED FINISH GRADE (NOTE: REMOVAL OF TOP 15" INCLUDED IN BASE BID ABOVE):			
Construction	Not Included		\$920,700
Construction Contingency (@ 15%+/-)	Not Included		138,105
Subtotal - Construction			\$1,058,805
Related Soft Costs:			
Additional Soil Characterization	Not Included		22,000
Additional RAM Oversight (NCA)	Not Included		15,000
Additional General Construction Administration / Observation (HSI)	Not Included		36,000
Subtotal - Related Soft Costs			73,000
TOTAL INCREMENTAL COST TO ADD REMOVAL OF HISTORIC FILL TO 3' BELOW PROPOSED FINISH GRADE			\$1,131,805

Soft Costs breakdown

- Professional services include:
 - Hayner/Swanson Inc. (lead consultant) and subconsultants
 - Activitas (sports field, landscape architect, toxicologist)
 - Nangle Consulting Associates (environmental services)
 - Wetland Consulting Services
 - UTS (pipe inspections)
 - Foley Hoag (legal expenses incurred responding to appeals)

Consultant Costs To Date	Hayner/ Swanson	Activitas	Nangle	Wetland	UTS	Foley Hoag	Total
Design	\$248,016.16	\$49,854.63	\$99,731.10	\$6,017.75	\$1,500	--	\$405,119.64
Non-Design	\$145,454.55	\$31,000.00	\$67,239.03	--	--	\$23,163.50	\$266,857.08
Total	\$399,967.21	\$80,854.63	\$166,970.13	\$6,017.75	\$1,500	\$23,163.50	\$671,976.72

Note: An additional \$21,445.50 in invoices are pending.

Funding Sources

Source	Amount
CPA Grant	\$250,000
CPA Bond	\$1,450,000
Bayrd Grant	\$660,000
Section 108 Loan	\$1,200,000
Housing Choice grant	\$250,000
<i>Total Sources</i>	\$3,810,000

- September 2020 estimate: \$3.56 million
 - Had \$3.65 million in funding at the time
- January 2023 estimate: \$4.84 million
 - If removing 3' of historic fill: \$5.98 million

Commitment to Compromise

- Design changes made in response to community feedback
 - Changes reflected in September 2020 design and budget
- Alternative design explored
 - Seriously considered grass field option, despite higher costs
 - Included slightly expanding turf at Maplewood Park
 - Significantly reduced play hours
 - Did not have necessary political support to advance

Funding Request

- Two finance papers:
 - \$1.3 million to proceed with the current scope of work
 - Added cost includes professional services, price escalation
 - Includes removing historic fill down to 15 inches
 - Allocated from free cash
 - \$1.2 million to expand scope to remove historic fill down to 3 feet
 - In addition to the \$1.3 million required to build with current scope
 - Seeking City bond for this purpose

Discussion

We look forward to your questions and the discussion.