

Chester I. Lewis Reflection Square Park Contract Amendment, Revised Budget and Funding Authorization for Alley Improvements (District I)



Public Works & Utilities/Engineering

January 18, 2022



Background



- On October 19, 2021, the City Council approved a Construction Manager at Risk (CMAR) contract for the Chester I. Lewis project. Since that time, staff has worked with the design consultants, artist and the selected CMAR contractor (McCown Gordon Construction) to finalize and develop a Guaranteed Maximum Price (GMP). After completion of final plans in November, the CMAR contractor provided bid pricing in late December, which exceeded the original construction estimate.
- Additionally, the developer will complete improvements to the alley between Market and Broadway, above and beyond what the City would have committed to in support of the overall project. The developer will design and construct the project and has agreed to a reimbursement of \$150,000 for the City's contribution.



Analysis



- The GMP negotiated with McCown Gordon is \$1,025,000, with an existing approved budget of \$800,000. Several funding options to meet the budget deficit were evaluated.
- The Capital Improvement Program (CIP) includes annual funding allocations for athletics courts rehabilitation and maintenance. Due to capacity issues, the amount previously approved for 2021 athletic court projects will not be implemented and spent until 2022.
- Staff recommend reallocating the 2022 Athletics Court funding to the Chester I. Lewis Park Renovation project.
- Staff will review Athletics Court funding during the upcoming development of the 2023-2032 CIP to ensure that shift of 2022 funding does not materially impact the maintenance of those courts.



Financial Considerations



The existing budget of \$800,000 was approved by the City Council on October 19, 2021, which is funded by Tax Increment Financing. The Adopted 2022-2031CIP includes \$225,000 in Athletic Court funding in 2022 that will be reallocated to the park construction budget. The total revised contract amount (GMP) will be \$1,025,000.

The \$150,000 for the City's portion of the alley improvements was approved by the City Council on March 16, 2021, for Neighborhood Improvements.



Recommendation/Action



Approve the contract and reallocation of funds, authorization of alley funds, adopt the resolution, and authorize the necessary signatures.



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