



Memorandum

To: Honorable Mayor and Members of the City Council

From: Erika Storlie, Assistant City Manager
Lara Biggs, City Engineer

Subject: Robert Crown Community Center, Ice Rink and Library Cost Increases

Date: July 24, 2018

At the June 18, 2018 City Council meeting a request was made for the history of the pricing of the Robert Crown Community Center, Ice Rink and Library project.

Since Bulley & Andrews were hired as the construction manager, the total estimated costs have remained fairly constant. Increases have largely been managed through the reduction in contingency amounts or value engineering efforts.

As far as why costs increase in general, it is mainly a result of less guesswork in the estimating process as design documents become increasingly refined and detailed. At the beginning of a project (schematic design), the drawings are not much more than bubble diagrams. At the design development level, the drawings start to take more shape and have some hard engineering behind them. In the construction document phase, detailing and precise requirements are understood much more significantly. Thus as we go through the process there are progressively fewer and fewer unknowns in estimate preparation.

This project has had a variety of issues to contend with over time including scope increases (such as the addition of a third artificial turf field and larger and additional interior rooms), soil bearing and soil management issues, selection of a higher cost infill mix for the athletic turf, increased steel pricing due to tariffs, inclusion of public art, and general cost escalation due to inflation over the project's two year lifespan.

A chart detailing the history of the cost estimates is included on the next page. Hard costs reflect the actual building materials and construction of the facility. Soft costs include the architectural design and engineering, fundraising costs paid to CCS, soils and materials testing, and site survey.

Date	Source	Hard Cost Estimate (including construction contingencies)	Soft Cost Estimate	Total Estimate
8/18/2016	City RFP for Architectural Services	\$ 30,000,000	included in hard costs	\$ 30,000,000
	Target budget identified in City RFP. Not based on cost estimates.			
7/12/2017	WTA - Schematic Design Estimate	\$ 37,038,146	\$ 5,307,750	\$ 42,345,896
	Initial schematic estimate prepared by consultant. Drawings not much more than bubble diagrams.			
9/18/2017	WTA with subconsultants James McHugh Construction Co.	\$ 41,388,891	\$ 5,367,483	\$ 46,756,374
	Schematic design finalized, more detail available for estimating, scope increases (third artificial turf field, larger and additional interior rooms)			
2/19/2018	City - average costs of construction manager proposals	\$ 42,481,762	\$ 6,058,951	\$ 48,540,713
	Contractor proposals provided estimated pricing based on schematic design documents from 9/18/17 above.			
3/29/2018	Bulley and Andrews	\$ 47,655,142	\$ 5,720,139	\$ 53,375,281
	50% design development documents, significant advancement in design, soil management issues, foundation design issues, public art, increased contingency amounts and MWRD ruling which increased the size of the stormwater detention requirements (due to decision to count the turf fields as impervious surfaces).			
4/27/2018	Bulley and Andrews	\$ 47,027,705	\$ 5,991,411	\$ 53,019,116
	100% design development documents, foundation design refinement, AV budget moved from hard cost to soft cost			
6/15/2018	Bulley and Andrews	\$ 47,741,803	\$ 5,571,451	\$ 53,313,254
	50% construction documents, second substantial advancement of design, security, communications, and signage moved from soft cost to hard cost			

*Woodhouse Tinucci Architects