



CITY OF CONCORD

REPORT TO MAYOR AND CITY COUNCIL

FROM: Matthew R. Walsh, Dir. of Redevelopment, Downtown Services
& Special Projects

DATE: May 1, 2018

SUBJECT: CIP #51: White Park Multi-Purpose Recreational Building (“Skate House”)

Recommendation:

1. Accept this report; and,
2. Set the attached resolution appropriating the sum of up to \$1,150,000 in bonds and notes for the construction and fit-up of a new Multi-Purpose Recreational Building at White Park for public hearing on June 11, 2018.

Background:

In 2012, the City embarked on an effort to replace the White Park Skate House. The current facility was constructed in the 1950s, is 2,758 square feet in size, and was closed over a decade ago due to health and safety concerns associated with extensive moisture problems.

In 2012, the HL Turner Group, a Concord based architectural and engineering firm, offered to design a new facility at no cost to the City. Upon accepting this offer, the community embarked on a robust, multi-year, community based design effort, which explored a variety of options for a new facility at White Park. Working with the neighborhood, it was ultimately decided that the new facility would be built in the same location of the existing facility. To date, the HL Turner Group has donated in excess of \$40,000 in pro bono design services for this project.

The new two story facility will be approximately 2,285 square feet in size and will feature a large exterior patio (1,110+/- square feet), public restrooms, interior and exterior fireplaces, a snack bar, and rental shop for ice skates. The second floor of the facility will be used for storage. In addition to supporting ice skating during the winter months, the facility will also support recreational activities in White Park year round. The facility will also be available for public and private functions. A rendering of the proposed project is attached to this report.

In June 2016, as part of its adoption of the FY2017 Budget, the City Council tentatively approved \$900,000 for construction and fit up of a new facility, of which half was to be raised through donations. However, these monies were “asterisked funds”, meaning that although they were carried in the FY2017 Capital Improvement Program, these dollars were not appropriated at the time of budget adoption.

For approximately a decade, the Black Ice Pond Hockey Association has been hosting its annual January tournament at White Park. A portion of the proceeds from this event have been donated to the City for construction of the new Multi-Purpose Recreational Building.

In December 2017, the City issued a Request for Qualifications and Experience (RFQ&E) to engage a Construction Manager (CM) to build this new facility. On February 28, 2018, the City selected Milestone Engineering and Construction, a Concord based general contractor, to be the CM for this project. As the City Council will recall, Milestone is the CM for the City’s new Community Center currently under construction at 14 Canterbury Road. Milestone was the only respondent to the City’s solicitation.

Discussion:

- 1) **Project Budget:** Following the selection of Milestone for the project, the project team began the process of updating the FY2017 preliminary construction and fit-up estimates for the facility. This effort included securing budget pricing from various subcontractors and vendors. Based upon this effort, the project budget was finalized on April 6, 2018. The total budget for the project is \$1,150,000. Cost escalations over the original June 2016 budget of \$900,000 can be attributed to the following factors: a very hot construction market, limited availability of subcontractors, cost escalations for some building materials, as well as the omission of various soft costs in the original project estimate (such as furnishings, security, and other similar items).
- 2) **Fundraising and City Appropriation:** Since this project’s conception, it has always been envisioned that the project would be financed through a public / private partnership with the Black Ice Pond Hockey Association. Specifically, it has been envisioned that half of the actual total cost of construction and fit-up would be supported by donations. Towards this end, the Black Ice Pond Hockey Association has raised and donated approximately \$108,755 to the City to support this project.

During the City Council’s April 9, 2018 meeting, Mayor Bouley announced the formation of a fundraising committee to raise donations for half of the total actual project costs. The Committee, which is being led by Mayor Bouley, Chris Brown of the Black Ice Pond Hockey Association, and Jennifer Frizzell, also includes Councilor Champlin, Tom Champagne, Kristyn Van Ostern, Laura Simoes, and Luke Bonner.

The attached \$1,150,000 appropriation resolution provides funding for the entire cost of the project. This guarantees that all funding needed for the project will be in place, hence allowing the City Manager to issue a “Notice to Proceed” to Construction Manager. However, because half of the total project costs will be funded through donations, the Finance Department may not issue the bond immediately. Rather, the bond will likely be sold after the project is completed. The City will issue a bond in the net amount actually needed for the project, thereby minimizing costs to the taxpayers. Issuance of said Notice to Proceed would likely occur immediately following the City Council’s June 11, 2018 meeting.

- 3) Operating Costs and Revenues: It is anticipated the new facility will open in January 2019. As such, the City will incur some operating and maintenance expenses during FY2019. Some revenues may also accrue from the new facility.

At this juncture, the Parks and Recreation Department projects that the annual operating costs for the facility will be approximately \$32,880. Annual revenues will be approximately \$30,500. These are preliminary full year estimates.

Similar to the process used for the new City-wide Community Center Project (CIP #443), City Administration intends to submit an amendment to the FY2019 Parks and Recreation Budget for this facility for the City Council's consideration this fall. City Council may review PCR #874 for an estimate of potential expenditures and revenues for the facility for FY2019.

- 4) Project Schedule: Should funds be appropriated on June 11th, construction would begin in mid-July. It is estimated the project will be completed in late January 2019.