



# University Corners

Transformational Incentive Program Application Update

Community Redevelopment Agency

April 21, 2014

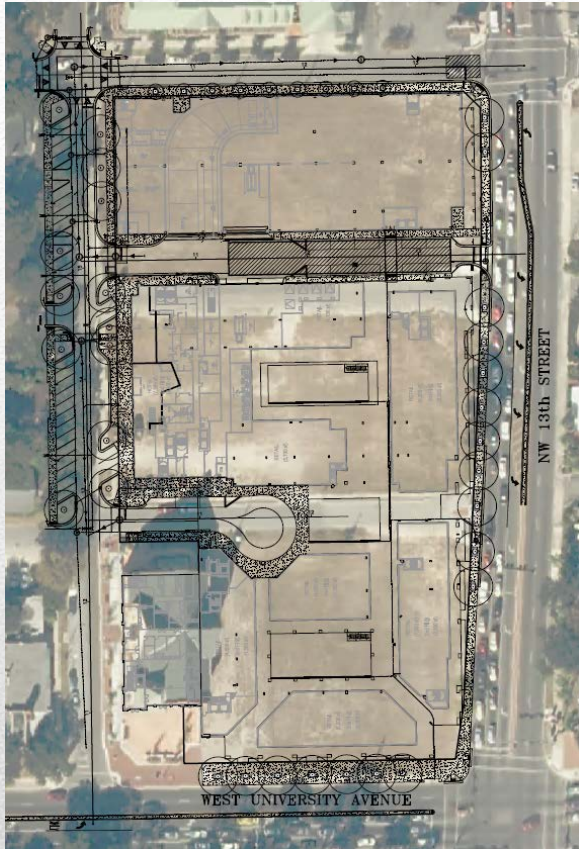
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- Follow up to March 17, 2014 CRA Board meeting
- CRA Board approved up to \$3.5 million in public infrastructure assistance and requested staff to ask NDC to begin negotiations with the University Corners developers for purchase of public spaces in the garage and New Markets Tax Credits
- Asked staff to return with more details on public infrastructure scope and cost information
- Today's presentation provides more information on the public infrastructure costs identified by the developer

## Presentation Overview

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- Public Infrastructure is considered to be items on public lands that serve or can be utilized by the public
- Items on private property (i.e., “on-site”) are not considered public, but could become public if a land agreement realized
- CRA staff met with University Corners (UC) representatives to discuss and outline possible public infrastructure projects
- 10 possible projects were identified together
- UC representatives developed cost estimates for the 10 possible projects

# Public Infrastructure

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- UC representatives developed “hard” and “soft” costs for each of the 10 projects
  - hard costs: costs of actual construction
  - soft costs: indirect costs including contractor general conditions, engineering & surveying, overhead & profit, erosion control
- UC developed unit costs and quantities for “hard cost” line items in each of the 10 projects
- UC representatives delivered a spreadsheet of estimated costs and quantities to the CRA along with early stage construction documents
- CRA hired a third-party Construction Manager to insert their unit costs for the hard cost line items; no UC costs were shared
- CRA staff analyzed the difference between UC “hard” costs and third-party “hard” costs

# Public Infrastructure





## Infrastructure Projects Considered

1. NW 3<sup>rd</sup> Avenue (off-site)
2. NW 14<sup>th</sup> Street (off-site)
3. NW 14<sup>th</sup> Street (on-site)
4. NW 13<sup>th</sup> Street (off-site)
5. NW 13<sup>th</sup> Street (on-site)
6. Intersection (off-site)
7. University Avenue (off-site)
8. University Avenue (on-site)
9. NW 2<sup>nd</sup> Avenue (on-site)
10. Sanitary Sewer Extension (off-site)

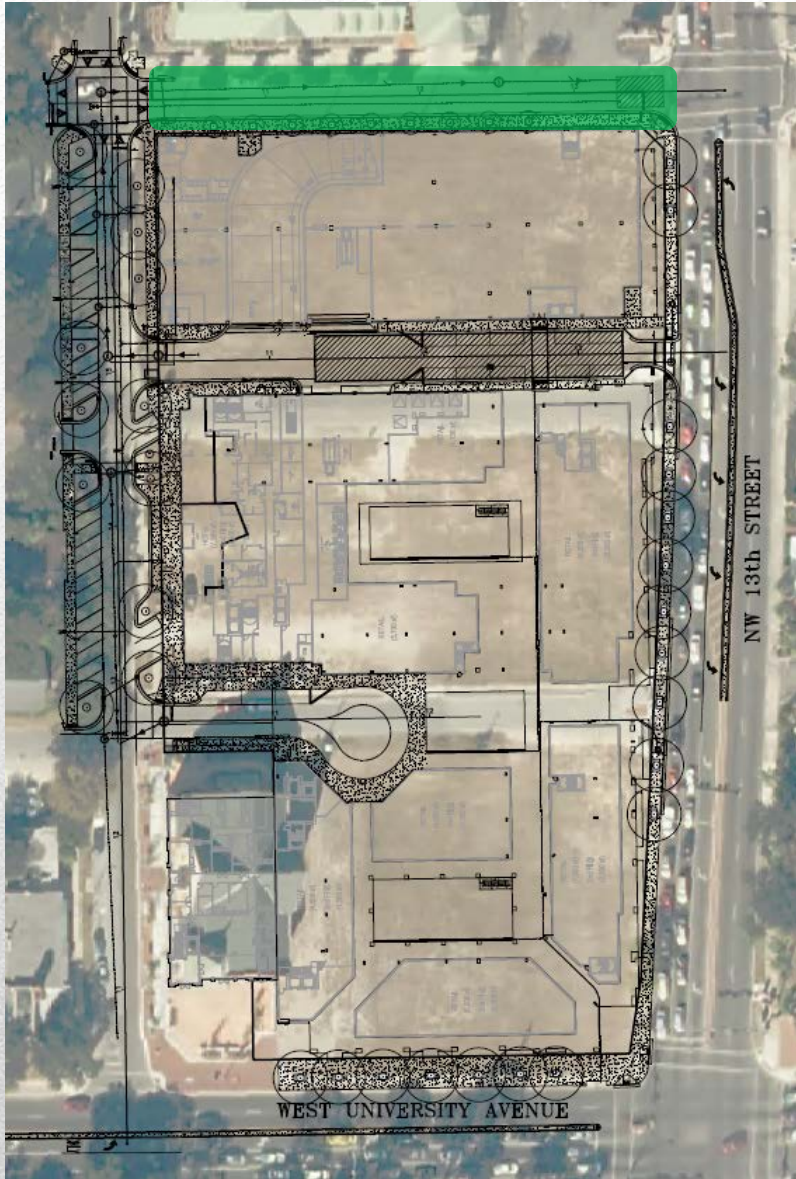
Project numbers and names correlate to spreadsheet in agenda item backup

### Definitions

Off-site: within the public rights-of-way

On-site: on private property





## 1. NW 3<sup>rd</sup> Avenue (off-site)

- Demolition
- Water mains
- Sanitary sewer
- Storm drainage
- Asphalt paving
- Concrete curbs
- Sidewalks
- Unit Pavers
- Landscaping
- Site Amenities

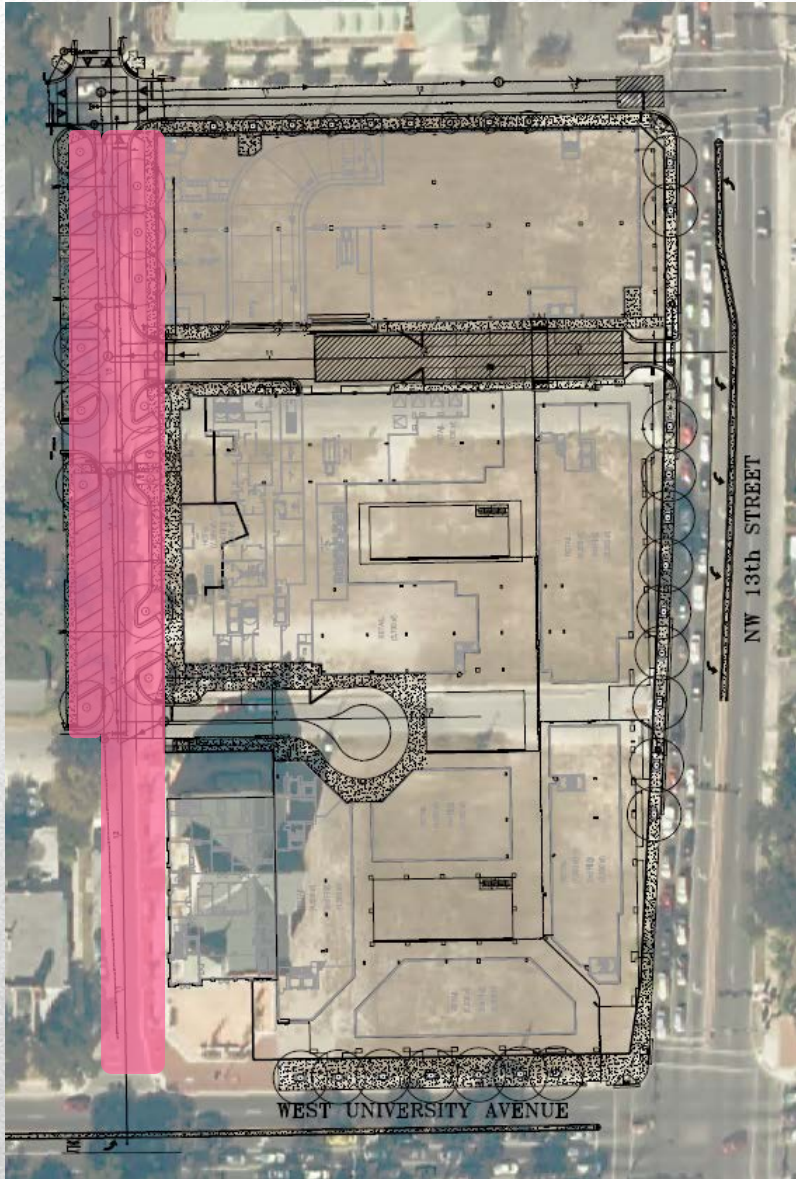
UC Hard Costs = \$275,823.38

UC Soft Costs = \$84,116.74

**UC Total = \$359,940.12**

CRA Hard Costs = \$364,432.91





## 2. NW 14<sup>th</sup> Street (off-site)

- Demolition
- Water mains
- Sanitary sewer
- Storm drainage
- Asphalt paving
- Concrete curbs
- Sidewalks
- Unit Pavers
- Landscaping
- Site Amenities

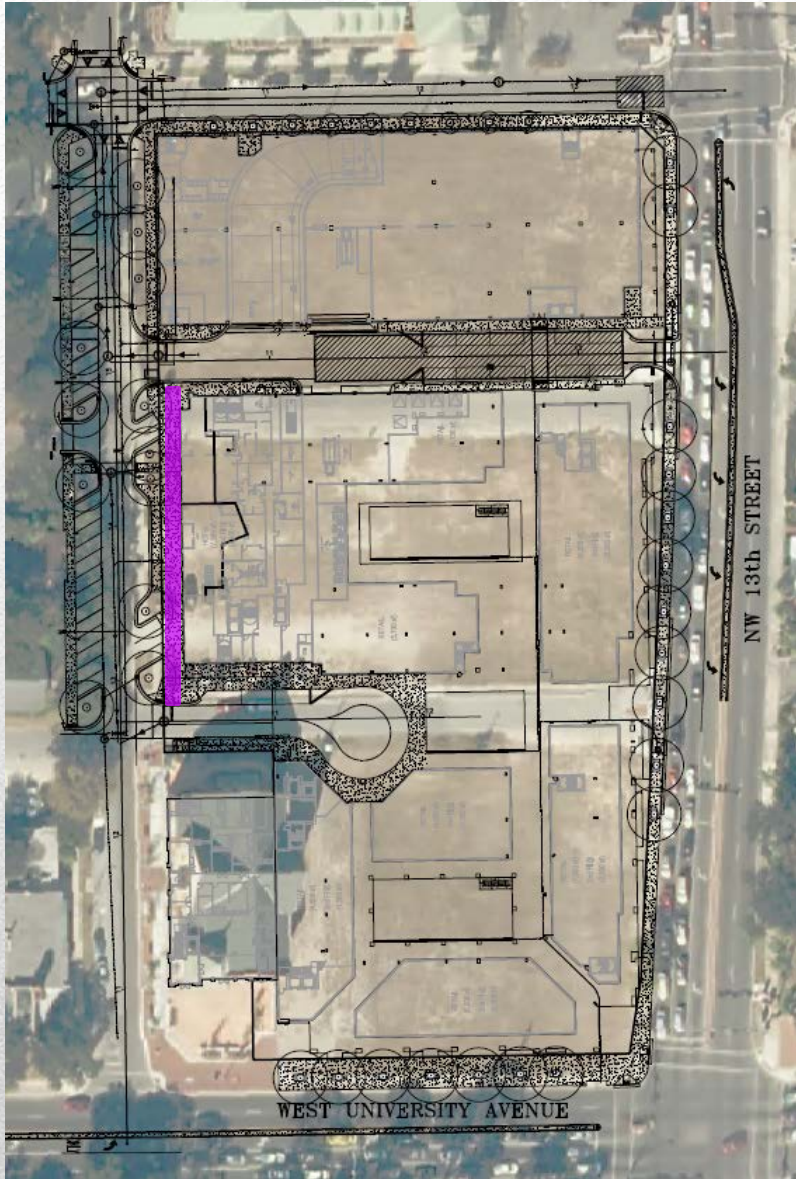
UC Hard Costs = \$455,739.04

UC Soft Costs = \$139,728.15

**UC Total = \$595,467.19**

CRA Hard Costs = \$612,123.18





### 3. NW 14<sup>th</sup> Street (on-site)

- Water mains
- Sidewalks
- Unit pavers

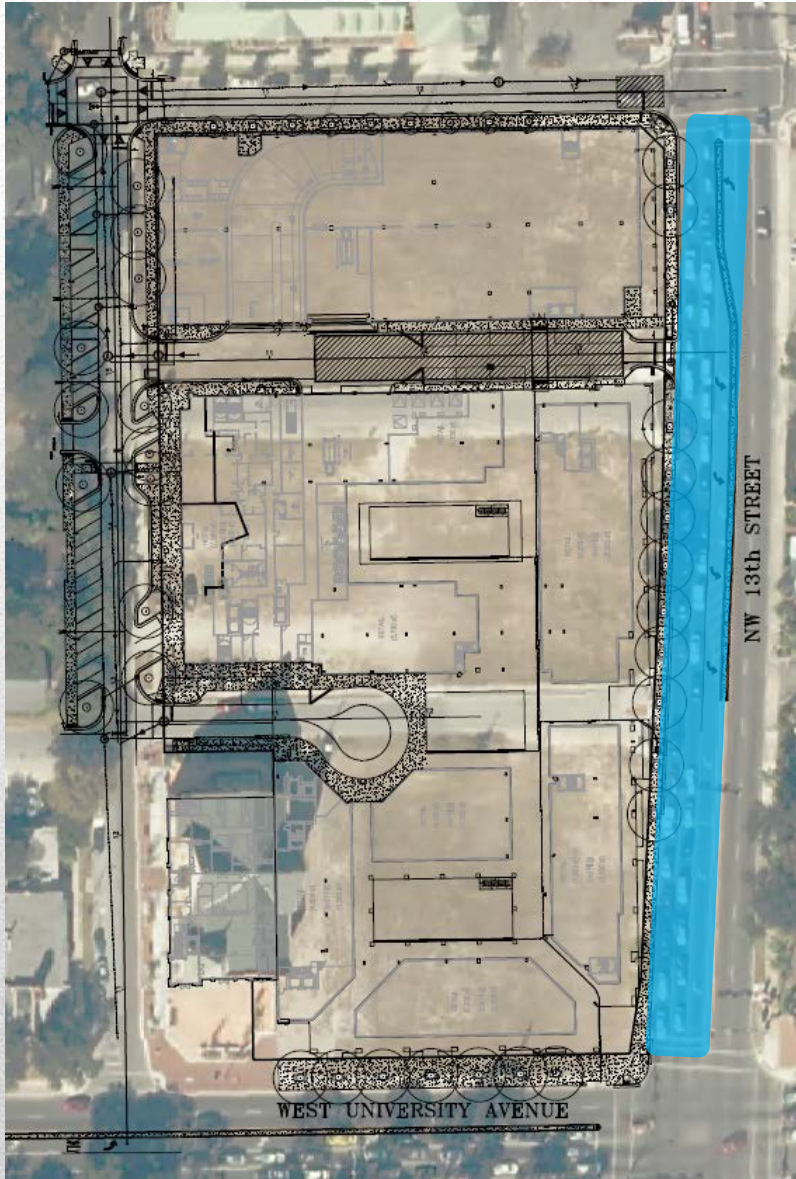
UC Hard Costs = \$40,938.02

UC Soft Costs = \$31,146.26

**UC Total = \$72,084.28**

CRA Hard Costs = \$71,126.00





#### 4. NW 13<sup>th</sup> Street (off-site)

- Demolition
- Storm drainage
- Asphalt paving
- Concrete curbs
- Sidewalks
- Unit Pavers
- Landscaping
- Site Amenities

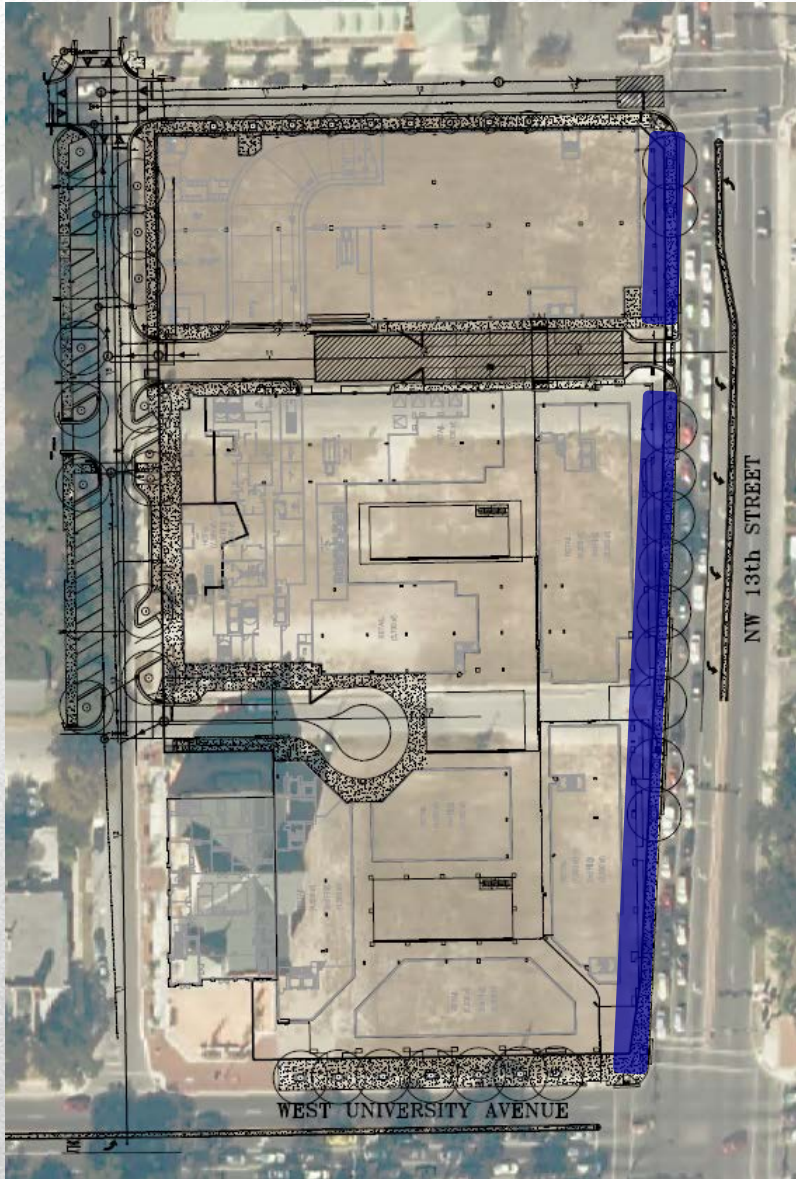
UC Hard Costs = \$185,465.03

UC Soft Costs = \$73,143.00

**UC Total = \$258,608.03**

CRA Hard Costs = \$211,587.07





## 5. NW 13<sup>th</sup> Street (on-site)

- Sidewalks
- Unit pavers

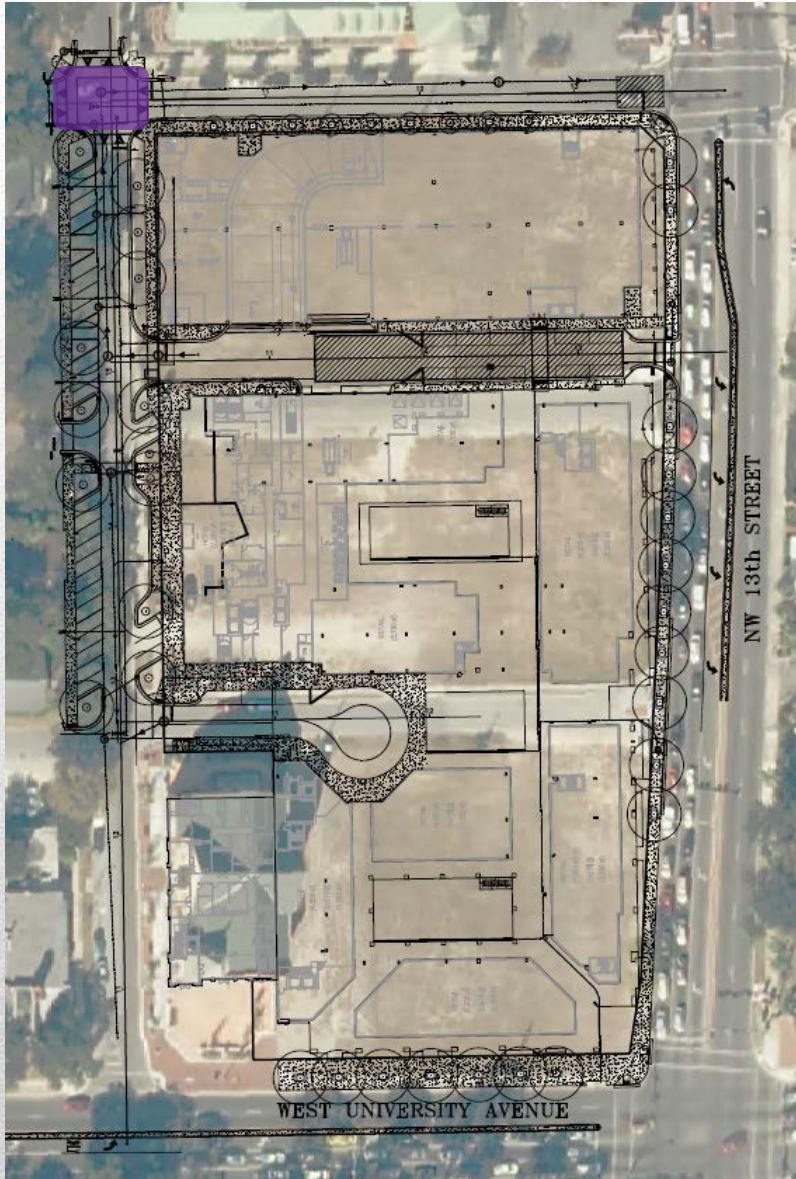
UC Hard Costs = \$81,089.07

UC Soft Costs = \$41,849.93

**UC Total = \$122,939.00**

CRA Hard Costs = \$103,941.00





## 6. Intersection (off-site)

- Demolition
- Water mains
- Sanitary sewer
- Storm drainage
- Asphalt paving
- Concrete curbs
- Sidewalks

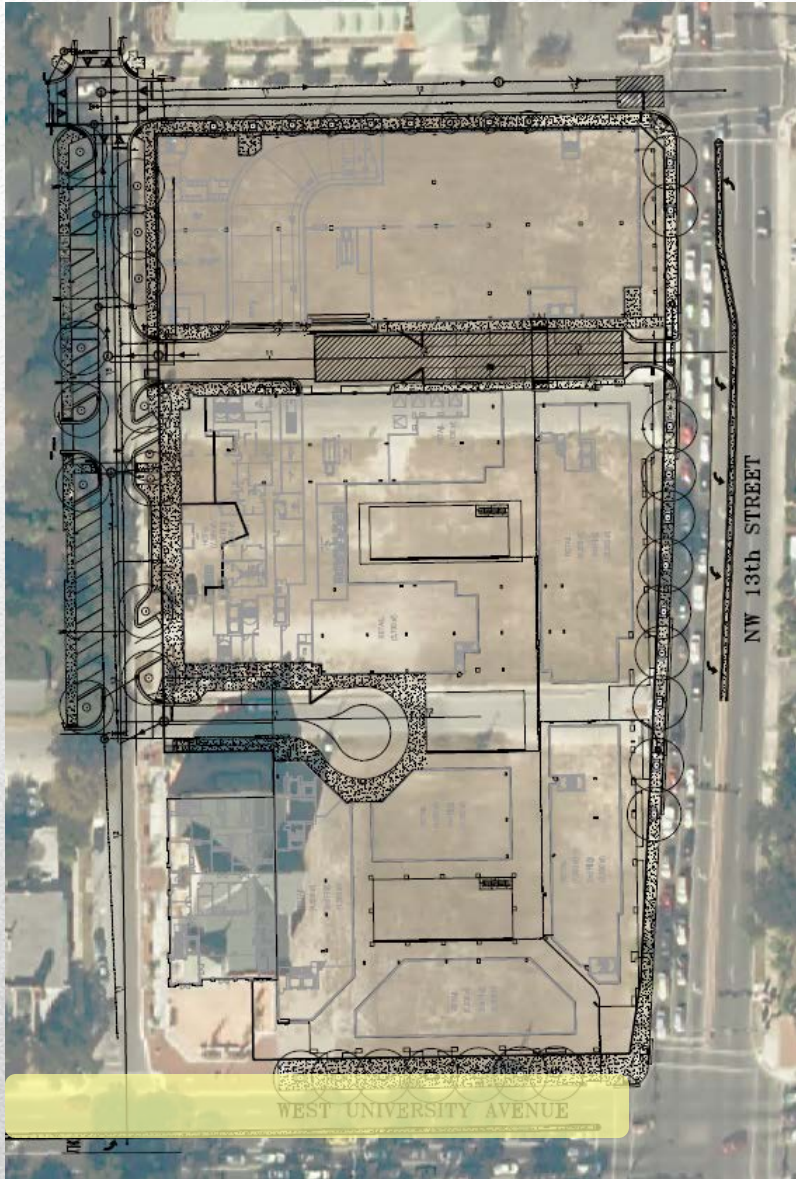
UC Hard Costs = \$78,722.78

UC Soft Costs = \$44,414.61

**UC Total = \$123,137.39**

CRA Hard Costs = \$86,670.41





## 7. University Avenue (off-site)

- Demolition
- Storm drainage
- Asphalt paving
- Concrete curbs
- Sidewalks
- Unit Pavers
- Landscaping
- Site Amenities

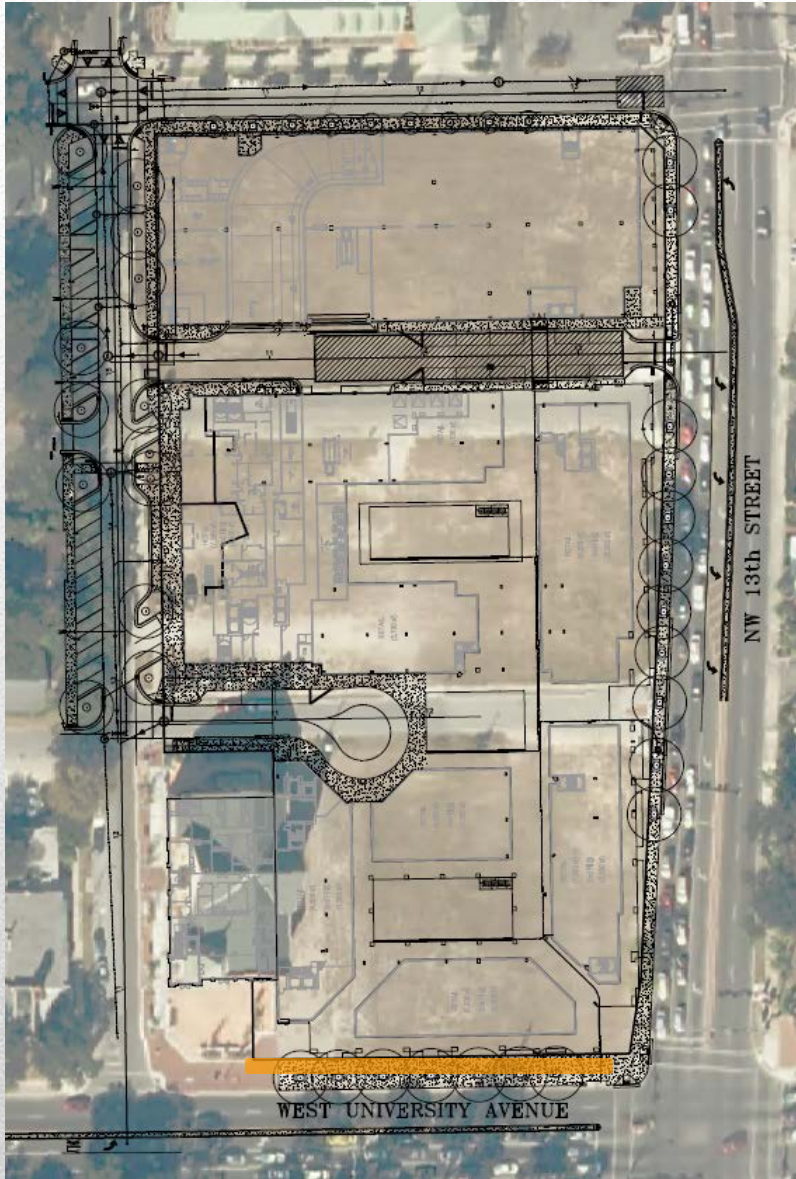
UC Hard Costs = \$167,494.51

UC Soft Costs = \$74,258.74

**UC Total = \$241,753.25**

CRA Hard Costs = \$125,080.67





## 8. University Avenue (on-site)

- Unit pavers

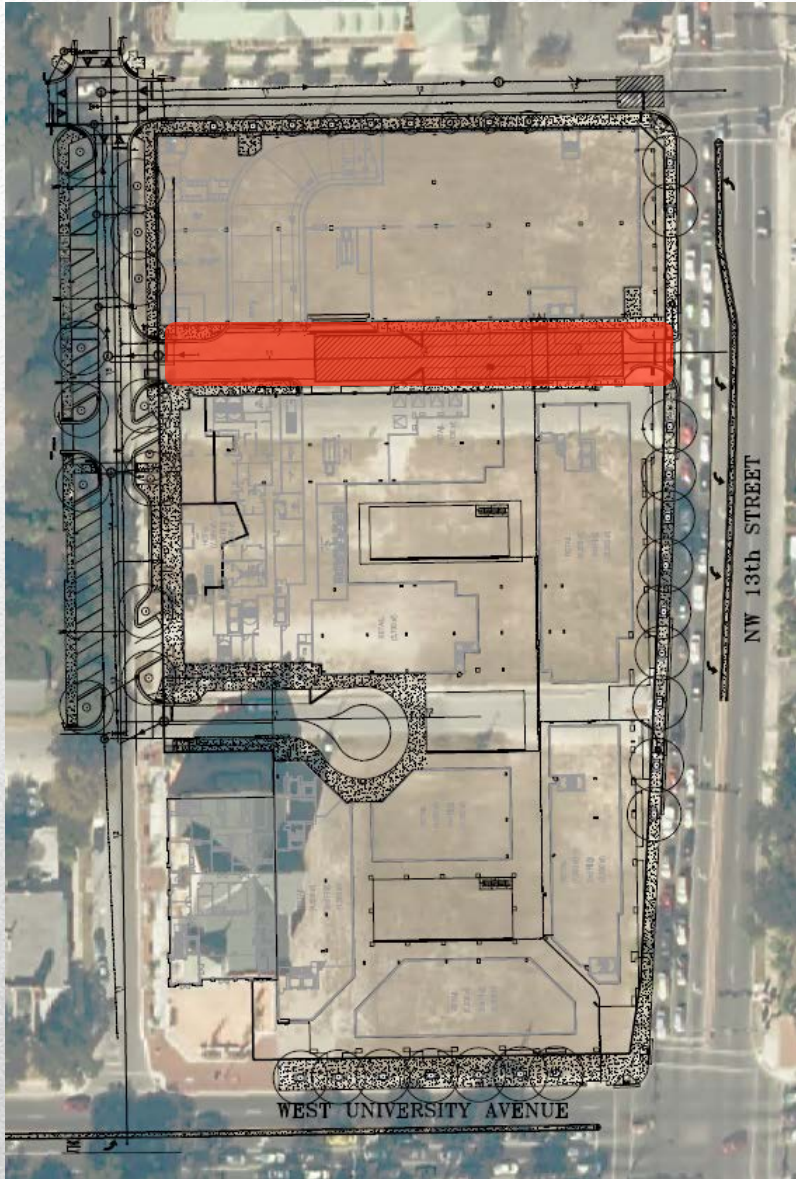
UC Hard Costs = \$32,663.85

UC Soft Costs = \$28,119.47

**UC Total = \$60,783.32**

CRA Hard Costs = \$48,319.00





## 9. NW 2<sup>nd</sup> Avenue (on-site)

- Demolition
- Water mains
- Sanitary sewer
- Storm drainage (\*vault = \$414,540.00)
- Asphalt paving
- Concrete curbs
- Sidewalks
- Unit Pavers
- Landscaping
- Site Amenities

UC Hard Costs = \$728,993.92

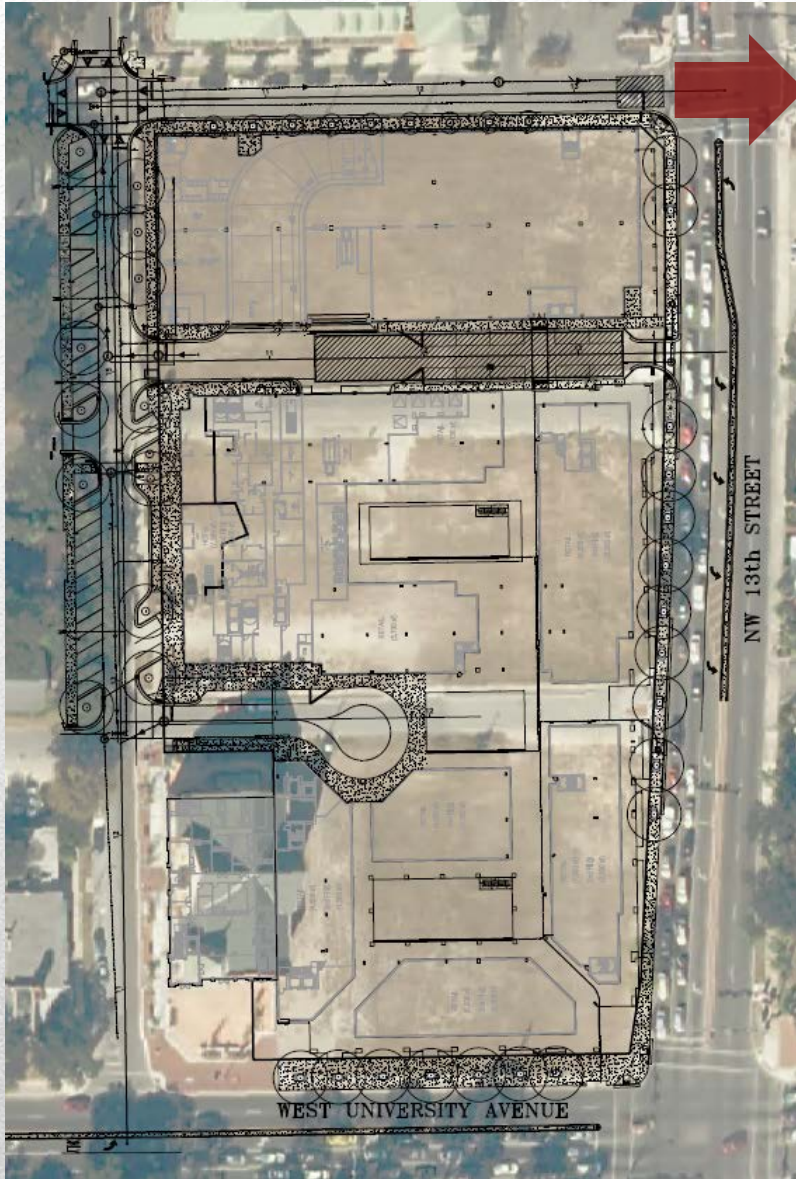
UC Soft Costs = \$200,247.84

**UC Total = \$929,241.76**

CRA Hard Costs = \$216,747.90 - \$631,287.90\*

\*No construction documents or information available for stormwater vault therefore unable to verify cost provided by UC. Stormwater vault *may* treat a portion of “public stormwater”, however unable to determine % amount at this time.





## 10. Sanitary Sewer Extension (off-site)

- Demolition
- Sanitary sewer
- Asphalt paving
- Site Amenities

UC Hard Costs = \$406,730.85

UC Soft Costs = \$157,240.43

**UC Total = \$563,971.28**

CRA Hard Costs = 387,829.67

This work is also considered in the proposed “Infrastructure Improvement Area” by GRU.



## University Corners

Total = \$3,327,925.62

**Hard Costs = \$2,453,660.45**

Soft Costs = \$874,265.17

## CRA

**Hard Costs = \$2,227,857.80 - \$2,642,397.80\***

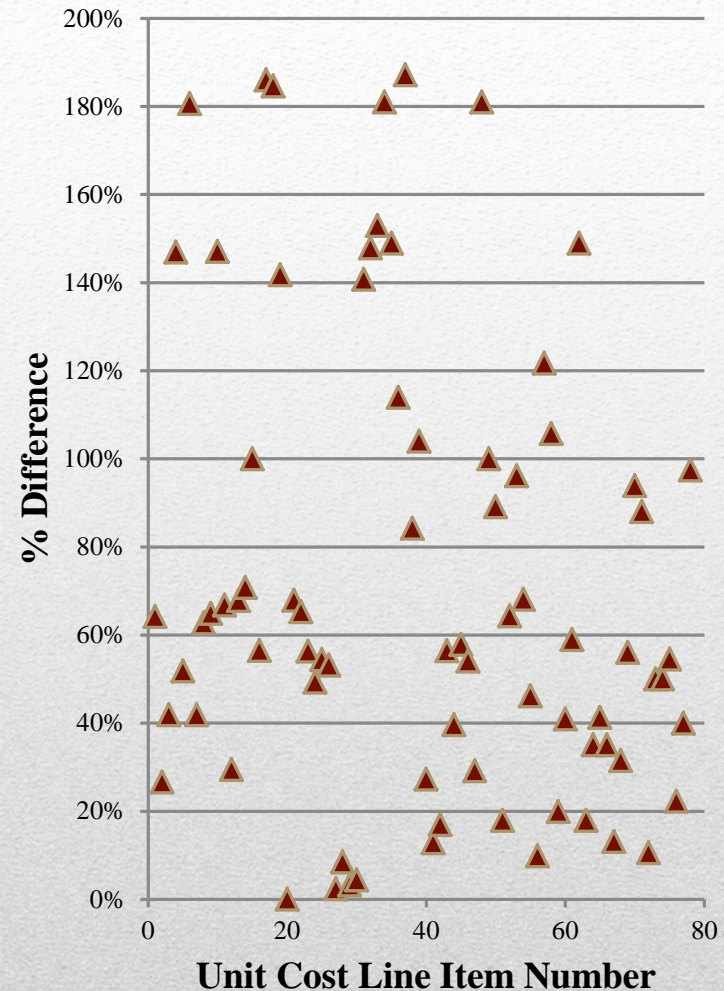
\*includes \$414,540.00 for stormwater vault as provided by UC

## Public Infrastructure Costs Comparison

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- Total final “hard” costs are comparable, however parties arrived at the final cost in different ways
- Percent difference between unit costs ranged from 0% to 187%
- Items showing greatest percent difference are difficult to quantify without knowing full breadth of scope
  - Early stage construction documents, lump sum (LS) items, time dependent items
  - Example: testing, shoring, pump arounds, sanitary sewer (SS) extension, stormwater vault, maintenance of traffic (MOT)
- Cost sources may come from different regions (local vs. non-local)
  - Example: street lights
- Review assumes that quantities provided by UC are correct



## Public Infrastructure “Hard” Costs Comparison



## **CRA Executive Director to CRA Board:**

- 1) Approve 10 proposed public infrastructure projects as presented
- 2) Authorize CRA staff and CRA attorney to draft a development agreement
- 3) Return to CRA Board with a draft development agreement for the Board's consideration and approval

## Recommendations

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