



City Council Report

Date: April 21, 2014
To: City Council
Through: Kari Kent, Deputy City Manager
From: Beth Huning, City Engineer
Rob Kidder, Assistant City Engineer
Subject: Riverview Multi-Use Sports Facility
City Project CP0295
District 1

Strategic Initiatives



Purpose and Recommendation

The purpose of this report is to present the second Guaranteed Maximum Price (GMP No. 2) for the Riverview Multi-Use Sports Facility, a Construction Manager at Risk (CMAR) project. (See Exhibit "A" for project location.)

The GMP No. 2 includes the remaining scope of work necessary to complete the project. It is recommended that Council award this project to Haydon Building Corporation in the amount of \$3,152,098.40 for these improvements.

Background

This facility will be located on the northeast portion of the Riverview site which was previously the softball quad. The new facility will be designed for the dual purpose of parking for the new Cubs Stadium and multi-use sports fields. Currently, this area is an existing dirt field with an existing concessions building that will remain. Improvements to the existing field are needed to provide both stable parking for the Cubs Stadium and to be used as multi-use sports fields. Minor repairs are required to the existing building to continue using it for concessions and restrooms.

Discussion

The Parks, Recreation and Commercial Facilities Department (PRCF) has plans to utilize this area as multi-use sports fields to enhance the City's park programs, encourage future sporting events, and provide a more suitable turf parking surface. The Riverview Multi-Use Sports Facility is being delivered by using the CMAR project delivery method using two contract awards. The first GMP was awarded by Council on March 17, 2014 for grading purposes to meet an expedited schedule. The first GMP was for \$503,485.40 and is currently under construction. The approval of this second

GMP is necessary to complete the project, which includes the turf, drainage, irrigation, landscaping, lighting, and other miscellaneous features.

Impacts to the area will include temporary closure of the site, construction noise, and dust. The entire project is scheduled to be completed by October 2014.

Alternatives

This project is necessary to provide suitable parking for the Cubs Stadium and large public events, and to provide additional resources to the City's PRCF Department to enhance the City sports programs and encourage future sports activities. An alternative is to not award the project. This is not recommended since the existing field would remain as a dirt parking area and would not provide the added benefits of using this area for sports fields.

Fiscal Impact

The recommended total award amount is \$3,152,098.40 based on the GMP proposal of \$2,865,544.00, plus an additional \$286,554.40 (10% allowance for change orders). Funding is available in the Excise Tax Bonds and Economic Investment Fund.

Coordinated With

The Parks, Recreation, and Commercial Facilities Department concurs with this recommendation.