

AGENDA ITEM #: \_\_\_\_\_

DATE: August 26, 2019

CAR #: 2019-6741



## CITY COUNCIL ACTION REPORT

**SUBJECT:** Recreation Campus and Offsite Expenditure Authority and Budget Transfers

**STAFF PRESENTER(S):** Nathan Torres, Parks and Recreation Director  
Anthony Humphrey, P.E., Senior Project Manager

**OTHER PRESENTER(S):** None

**Summary:** Authorize expenditures up to \$64,729,700 for all fees and costs for design, construction, and equipment for completion of the Goodyear Recreation Campus (30-acre park, recreation center, aquatic facility, RID Relocation, Estrella Parkway and Harrison Street) and budget transfers between the projects that make up the Total Project Budget.

**Recommendation:** Approve expenditure authority up to \$64,729,700 for fees and costs for completion of the Goodyear Recreation Campus, related offsite improvements, and related budget transfers.

**Fiscal Impact:** The total project budget of \$67,393,000 covers all fees and costs for the design, construction, equipping, and completion of the Goodyear Recreation Campus and related offsite improvements. It is funded from General funds, property tax supported G.O. bonds, and impact fees.

Total Project Budget	\$ 67,393,000
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Previous Council Expenditure Authorizations

Council Approved Pre-construction Services on May 24, 2018	\$ (298,000)
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Council Approved Design Services on September 24, 2018	\$ (2,365,300)
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Total Previous Authorizations	\$ (2,663,300)
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Remaining Budget Available for Authorization	\$ 64,729,700
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The remaining budget available for authorization reflects City Council authorization for expenditures to vendors that exceed \$500,000. Expenditures not requiring council authorization, such as project management and master planning, have been incurred. With this authorization, expenditures will not exceed the \$67.4 million Total Project Budget.

The overall project budget includes several individual projects for the 30-acre community park, recreation center, aquatic facility, and the various offsites. It is important that each project be appropriately accounted for individually in the financial system. As a result, budget transfers between projects that do not increase the Total Project Budget may be required.

The operating costs and revenues for this project are planned in the General Fund forecast and financial planning via the operating cost set-aside. Those operating costs will be requested in the FY2021 supplemental budget process.

## **Background and Previous Actions**

On July 14, 2014, City Council adopted the Parks, Recreation, Trails, and Open Space Master Plan. The purpose of this plan is to provide strategies and operational policies to best meet the needs of current and future residents. The plan was developed through a highly interactive process involving public forums, stakeholder meetings, surveys, site evaluations, benchmarks to like communities, meetings with the Parks and Recreation Advisory Commission as well as the General Plan Committee. The Parks, Recreation, Trails, and Open Space Master Plan identified the following priorities as mid-term goals (2018-2023):

- Recreation Center (*Gym, Track and Activity Space*)
- Family pool/aquatics facility
- Two community parks (*30 acres each with lighted fields, ramadas, tot lots, sport courts, and trails*)

The Parks, Recreation, Trails, and Open Space Master Plan also indicated the need for recreational facilities to be located in Central Goodyear, specifically between Interstate-10 and the Gila River. The City's 86-acre site, generally located at Estrella and Harrison, was identified as a prime location for the future Recreation Campus.

Planning for the future Recreation Campus began in August of 2017 with the selection of Kimley-Horn to provide master planning services for the project. The Recreation Campus Master Plan encompasses the entire 86-acre site and is consistent with the recommendations in the current Parks, Recreation, Trails, and Open Space Master Plan. The Recreation Campus includes a 30-acre community park, a recreation center, and an aquatics facility on the eastern portion of the site (40-acres). The remaining 46-acres will include future regional park amenities.

On May 21, 2018, City Council adopted the Recreation Campus Master Plan.

On May 24, 2018, Hunter Contracting Co. was awarded a Construction Manager at Risk (CMAR) contract to provide pre-construction design services.

On September 24, 2018, City Council approved an expenditure in the amount of \$2,365,300 for the development of construction drawings for the Recreation Campus to include: community park (30-acres), recreation/aquatic center (10-acres), public art, relocate RID facilities and off-site improvements to Estrella Parkway, and Harrison Street.

## **Staff Analysis**

Staff has been engaged in the design process for the Recreation Campus and associated offsite improvements since September of 2018. The design phase will be completed this year and the project is proceeding into the construction phase. The construction phase includes: final design, construction, construction administration (CA), quality assurance testing (QA), furniture, fixtures and equipment (FFE), necessary permitting and project contingency.

The approval of expenditure authority for all remaining fees and costs for design, construction, and completion of the Goodyear Recreation Campus and related offsite improvements allows staff greater flexibility to implement the construction activities. Staff will continue to review, negotiate, and issue Guaranteed Maximum Price (GMP) contracts within the requested spending authority on an as needed basis to ensure timely delivery of long-lead items as well as secure optimal pricing on volatile materials.

The construction drawings for the Roosevelt Irrigation District (RID) relocation, Harrison and Estrella improvements are 90% complete. The development of construction drawings for the 30-acre park, recreation center and aquatic facility is anticipated to conclude in late 2019. Construction is scheduled to begin in October 2019 and expected to take approximately 19 to 21 months to complete, allowing for a grand opening by summer of 2021. Staff will provide regular updates throughout this process.

## **Attachments**

None.