

EVANSTON, ILLINOIS

Robert Crown Community Center

Project Update

May 21, 2018

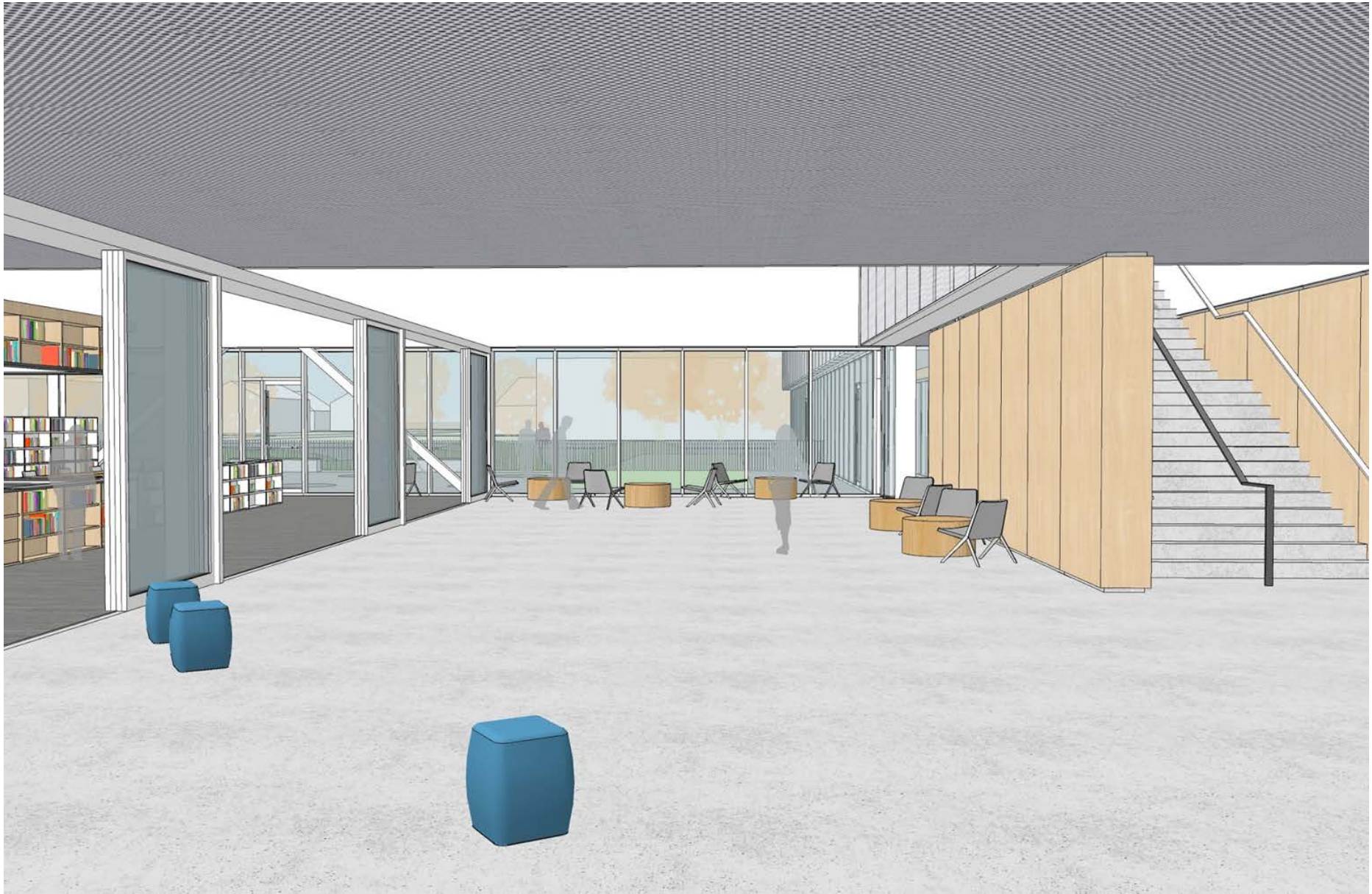


PROJECT SCHEDULE

- **June 2018:** Contract award
- **Summer 2018:** Building construction begins
- **Fall 2019:** Building opens, demolition and site work begins
- **July 2020:** Fields open













PROJECT COSTS

Estimated Project Cost - \$52.9 Million

Expenditures	2016	2017	2018	2019	2020	Total
Fundraising - Contractual Services	\$355,000	\$374,458	\$34,000			\$763,458
Architectural/Engineering		\$638,727	\$1,748,699	\$360,890	\$270,667	\$3,018,983
Construction Costs			\$17,648,039	\$22,041,671	\$4,062,500	\$43,752,210
Material Testing			\$20,000	\$60,000	\$20,000	\$100,000
Furniture/Fixtures/Equipment				\$1,200,000		\$1,200,000
Additional Costs/Contingencies			\$1,038,186	\$1,999,740	\$1,049,210	\$4,087,136
Total Expenditures	\$355,000	\$1,013,185	\$20,488,925	\$25,662,300	\$5,402,377	\$52,921,787

COST ESTIMATE INCREASE

Estimated Project Cost - \$52.9 million

- Poor soils requiring the installation of deep foundations and a structural slab - previously assumed to be standard footings and slab on grade (+\$1,500,000)
- Public art added to scope (+\$400,000)
- Owner contingency increased based on discussion with the construction manager (+1,400,000)
- Steel price increases (+\$500,000)
- More detailed development of the construction documents (+\$600,000)

VALUE ENGINEERING PROCESS

Description	Accepted	Rejected
Remove exterior restrooms from east side of building	(26,617)	(\$10,647)
Lightning protection		\$47,910
Provide only (1) scoreboard per space - (3) total	(\$43,652)	
Eliminate ceilings in storage rooms	(\$1,049)	
Eliminate 1/2" thick Brock shock pad at turf field		(\$347,826)
Delete irrigation system from design	(24,594)	
Change countertops from quartz to Corian	(\$23,316)	
Provide wet fire system in lieu of dry system at rinks	(\$21,294)	

FUNDING PLAN

SOURCES	2016	2017	2018	2019	2020	Total
Bond Funding						
City Bond Proceeds	\$1,000,000	\$900,000	\$21,250,000	\$18,750,000		\$41,900,000
Library Bond Proceeds			\$1,250,000	\$1,250,000		\$2,500,000
Subtotal	\$1,000,000	\$900,000	\$22,500,000	\$20,000,000	\$0	\$44,400,000
Other Funding						
Transfer Parking Fund			\$1,500,000			\$1,500,000
Transfer Sewer Fund			\$1,000,000			\$1,000,000
Friends of Crown - Cash		\$2,568,308	\$2,510,054	\$1,000,000		\$6,078,362
Subtotal	\$0	\$2,568,308	\$5,010,054	\$1,000,000	\$0	\$8,578,362
Total Sources	\$1,000,000	\$3,468,308	\$27,510,054	\$21,000,000	\$0	\$52,978,362
	2016	2017	2018	2019	2020	Total
Total Uses	\$355,000	\$1,013,185	\$20,488,925	\$25,662,300	\$5,402,377	\$52,921,787
Ending Cash Balance	\$645,000	\$3,100,123	\$10,121,252	\$5,458,952	\$56,575	

BOND FUNDING OPTIONS

- There are three types of bonds available for this project:
 - **Tax-Exempt General Obligation Bonds**
 - City's most common bonds used for capital projects
 - **Taxable Bonds**
 - Used for TIF projects (issued in 2017)
 - higher interest rate
 - not callable
 - **501C3 Bonds**
 - allow unlimited use by 501C3 organizations
 - same rates as tax-exempt GO bonds
 - Additional Public Hearing required
 - Need 501C3 paperwork from exclusive use donors
 - Review of agreements with donors

Tax-Exempt 501C3 Bond

- TOTAL BOND AMOUNT = \$42.5M
 - \$22.5M in Bonds in 2018
 - \$20M in 2019 (number will fluctuate based on money collected by Friends of Robert Crown)
- Includes assumption of a 0.5% rate prior to 2019 bond issuance (rate 5.5%)
- 25 year final maturity
- Interest only payments for the first 5 years-- \$1.6M years 1-5
- Years 6-25 average payment -- \$2.9M



Tax-Exempt Financing Scenario Debt Service

Year	RCC Tax-Exempt Debt Service						Total Aggregate
	2018 Bonds			2019 Bonds			
	Principal	Interest	Total	Principal	Interest	Total	
2018	-	319,867	319,867	-	-	-	319,867
2019	-	1,010,105	1,010,105	-	296,683	296,683	1,306,788
2020	-	1,010,105	1,010,105	-	936,895	936,895	1,947,000
2021	-	1,010,105	1,010,105	-	936,895	936,895	1,947,000
2022	316,600	1,010,105	1,326,705	253,400	936,895	1,190,295	2,517,000
2023	330,500	994,275	1,324,775	264,500	924,225	1,188,725	2,513,500
2024	590,000	977,750	1,567,750	510,000	911,000	1,421,000	2,988,750
2025	620,000	948,250	1,568,250	535,000	885,500	1,420,500	2,988,750
2026	650,000	917,250	1,567,250	565,000	858,750	1,423,750	2,991,000
2027	685,000	884,750	1,569,750	590,000	830,500	1,420,500	2,990,250
2028	720,000	850,500	1,570,500	620,000	801,000	1,421,000	2,991,500
2029	755,000	814,500	1,569,500	650,000	770,000	1,420,000	2,989,500
2030	795,000	776,750	1,571,750	685,000	737,500	1,422,500	2,994,250
2031	830,000	737,000	1,567,000	720,000	703,250	1,423,250	2,990,250
2032	875,000	695,500	1,570,500	755,000	667,250	1,422,250	2,992,750
2033	920,000	651,750	1,571,750	790,000	629,500	1,419,500	2,991,250
2034	965,000	605,750	1,570,750	830,000	590,000	1,420,000	2,990,750
2035	1,010,000	557,500	1,567,500	870,000	548,500	1,418,500	2,986,000
2036	1,060,000	507,000	1,567,000	915,000	505,000	1,420,000	2,987,000
2037	1,115,000	454,000	1,569,000	960,000	459,250	1,419,250	2,988,250
2038	1,170,000	398,250	1,568,250	1,010,000	411,250	1,421,250	2,989,500
2039	1,230,000	339,750	1,569,750	1,060,000	360,750	1,420,750	2,990,500
2040	1,290,000	278,250	1,568,250	1,115,000	307,750	1,422,750	2,991,000
2041	1,355,000	213,750	1,568,750	1,170,000	252,000	1,422,000	2,990,750
2042	1,425,000	146,000	1,571,000	1,225,000	193,500	1,418,500	2,989,500
2043	1,495,000	74,750	1,569,750	1,290,000	132,250	1,422,250	2,992,000
2044	-	-	-	1,355,000	67,750	1,422,750	1,422,750
Total	20,202,100	17,183,562	37,385,662	18,737,900	15,653,843	34,391,743	71,777,405

NEW FUNDING HIGHLIGHTS

- Previously presented bonds:
 - \$37.9M in total bonds with pledges from FRCC
 - Included interest-only bonds callable after 5 years issued in 2019
 - No CIP in 2023
 - Level debt service during the bond term
- Revised Bond Recommendation
 - \$42.5M in total bonds
 - Total project cost increased to \$52.9
 - Only uses cash on hand from FRCC
 - All FRCC money collected after 2019 will be paid towards debt service
 - Working with financial advisor make sure that we can bond every year
 - Slight annual increases to debt service during bond term

GMP CONTRACT AWARD

Bulley & Andrews pre-construction services contract approved 2/26/18. Advantages include:

1. Can hire most qualified contractor
2. Contractor can give input on constructability of design options
3. Team problem solving for design issues
4. Shorten construction mobilization

GMP CONTRACT AWARD

Staff is proposing to enter into a Guaranteed Maximum Price (GMP) contract with Bulley & Andrews:

- Expedite construction
- Limits risk
- Includes contingency
 - Contractor contingency - address fluctuations in bid prices
 - Owner contingency - accommodate design decisions

All remaining contingency returned to Owner at end of contract.

ECONOMIC BENEFIT PROGRAM

Plan Goals

1. Local Employment Program participation

- 15%+ of all construction trade hours worked onsite completed by Evanston residents
- Hire 1+ local resident

2. M/W/EBE goals

- 25% of work by M/W/EBE businesses
- Includes 3% of work by EBE

3. Create a Community Project

ECONOMIC BENEFIT PROGRAM

Plan Development

- Initially developed by Bulley & Andrews
- Refined by City / Bulley & Andrews
- Presented to M/WEBE Committee on 4/18/18

ECONOMIC BENEFIT PROGRAM

Project Achievement Plan

- With help of unions, identify LEP trade workers
- Utilize City databases
- Work with subcontractors to identify opportunities
 - Sub-tier contracting with meaningful, right-sized scopes of work
- Connect residents with subcontractors

ECONOMIC BENEFIT PROGRAM

Public outreach

- Vendor Fair - 5/1/18
- Workforce Outreach - TBD (mid-summer)
- Website

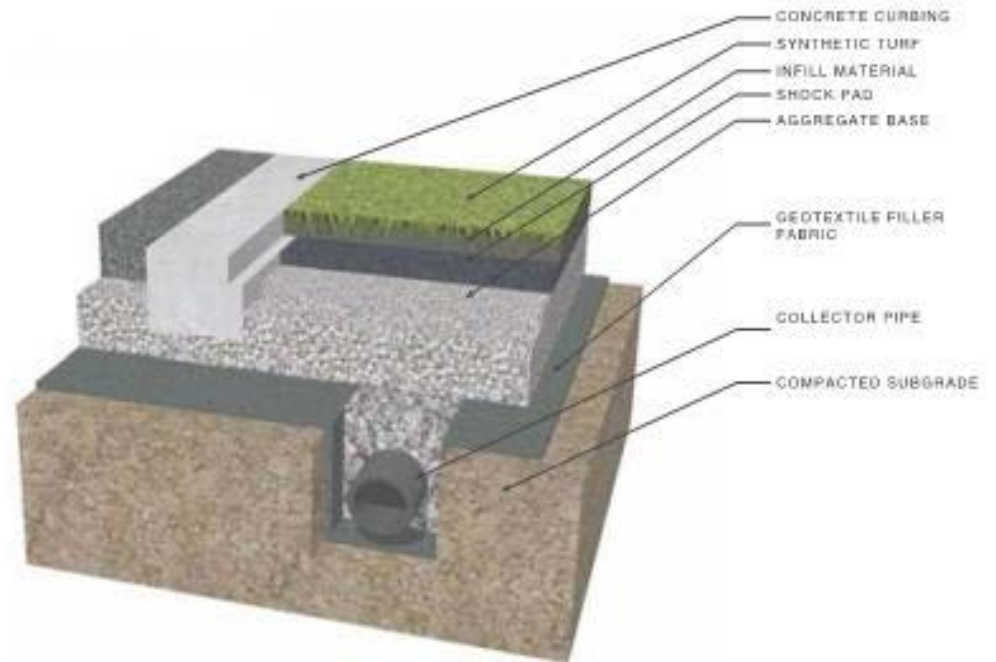
TURF FIELD DISCUSSION



ARTIFICIAL TURF SYSTEM

Parts

- Aggregate Base - Gravel
- Shock Pad
- Carpet System
- Infill Mix



INFILL MATERIAL TYPES & COSTS

Mix Type	Cost (Estimate Only)	Material Source
Crumb Rubber / Sand	\$176,700	Tires
Crumb Rubber / Sand / Zeolite	\$205,200	Tires (crumb rubber) and naturally occurring or synthetic virgin material (zeolite)
Nike Grind / Sand / Zeolite	\$359,100	Recycled shoe soles (Nike Grind) and naturally occurring or synthetic virgin material (zeolite) (zeolite)
EPDM or TPE (recycled) / Sand	\$399,000	Door and window seals, hoses, track and playground surfacing, toys
Nike Grind / Sand	\$484,500	Recycled shoe soles
Sand / Organic	\$456,000	Cork and coconut husk
EPDM or TPE (virgin) / Sand	\$627,000	Virgin rubber

Discussion/Questions?