

Unity Park

Path Forward on Construction

May 11, 2020

Limited scope of work

LOA provided to the Harper Corporation on March 10, 2020, in the amount of \$4.67 Million.

In response to the COVID-19 Quarantine, Harper will be authorized to proceed with the following items:

- Purchase of Storm Pipe and Erosion Control Materials - \$860k
- Installation of Erosion Control - \$450k
- Limited site grading activities - \$500k

Limited scope of work

Harper has been authorized to proceed with the following items:

- Plant materials have been ordered to be grown.
 - Order total for plants is \$1,029,012
 - 10% Non-refundable Down Payment of **\$102,901** due end of May (Balance due upon delivery)
 - No additional charges if plants are received latest by October 2021
 - If project is cancelled, no additional cancellation fee for plants, but down payment is not refunded

Limited scope of work

Harper spending on authorized work:

- Storm Pipe & Erosion Control Materials - \$860k
- Installation of Erosion Control - \$450k
- Limited Site Grading - \$500k
- Down Payment on Plant Materials - \$102,901

Total Not To Exceed - \$1,912,901

Work authorized to proceed during COVID-19 Quarantine

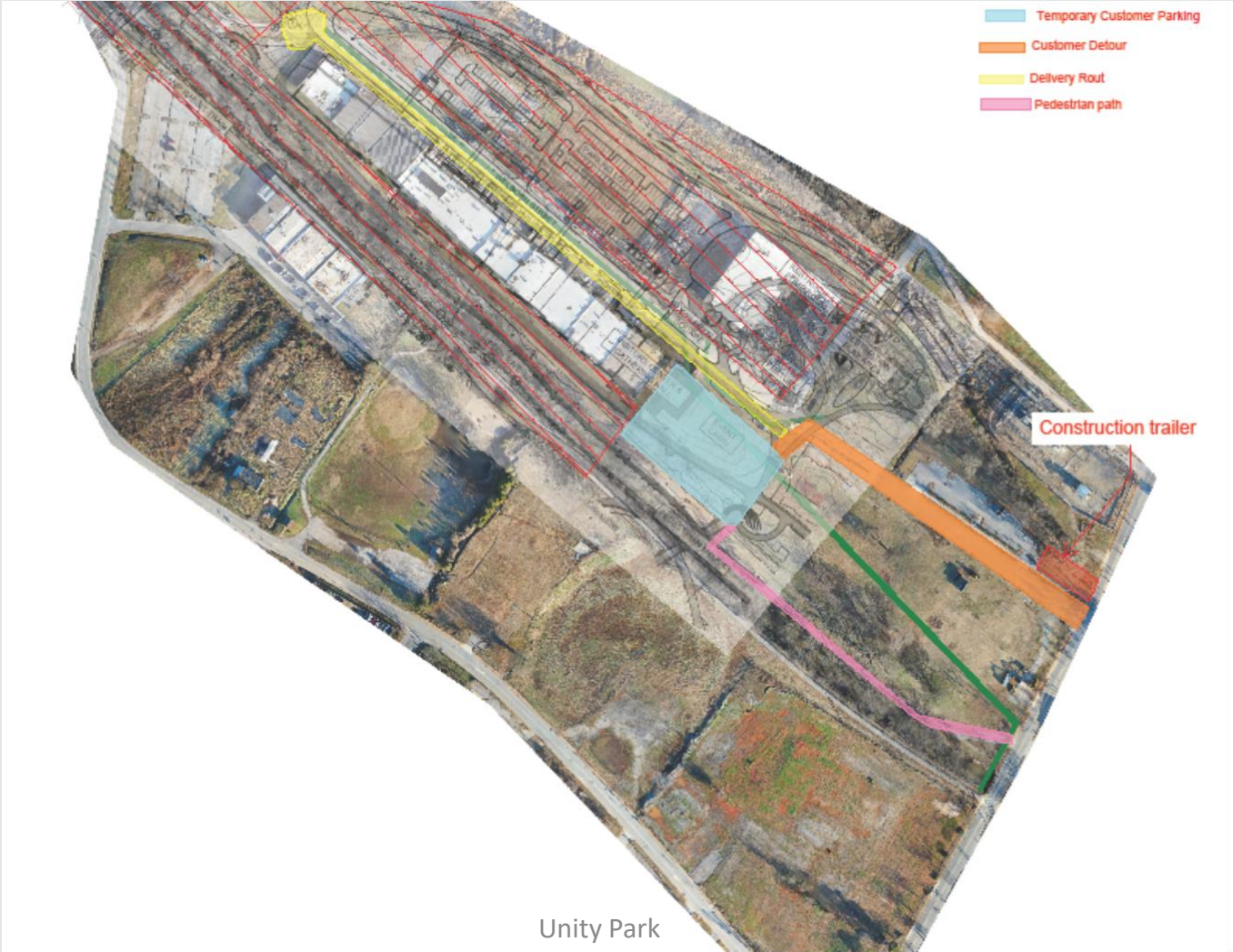
- Limited site grading activities – Harper Corporation
- Relocation of sewer trunk lines – ReWa
- Undergrounding of electric transmission lines – Duke Energy
- Finalizing of architectural plans (Visitor's Center and Bridges)
 - MKSK Architects
- Construction of temporary parking area – City Public Works

GMP Pricing to be confirmed and approved by City Council

Harper Corporation has asked all sub-contractors that have priced the Unity Park project and are current low-bid for their trade specialty to hold their current pricing till July 6th, 2020.

Other than the limited scope of work described in this presentation, all other work will wait on authorization by City Council of the total GMP pricing and notice-to-proceed to be issued by the City Manager.

Temporary Parking – Location Map



Unity Park Undergrounding

- Phase 1A – Nearing Completion
- Phase 1B – Under Design - Construction Summer 2020
- Phase 2 – Requesting Design Proposals – Construction Winter 2020
- Phase 3 – Would proceed with Development



Undergrounding Phase 1A

- Construction almost complete
- Total cost: **\$3.3 M**
 - City Cost: \$2.0 M
 - City's cost includes Spectrum, AT&T and other communications
 - Duke Cost: \$1.3M
- Available for use after Phase 1A: about **\$2.1 M**



Unity Park Undergrounding - Next Steps

- Available for use after Phase IA: about \$2.1 M
 - Plus yearly budget addition of \$1M
- Phase IB Estimate - \$1.5 M
- Phase II Estimate - \$2.7 M

Unity Park Budget Update

Category	Actual Spent/Encumbered as of 5/8/20
Construction	\$1,536,908
ROW Acquisition	\$6,567,788
Planning/Design	\$6,226,187
Utility Undergrounding	\$1,511,313
Project Management	\$143,332
Total	\$16,170,528

- Anticipated Harper GMP - \$38,189,903
- + Anticipated Owner Costs - \$1,650,000
- = Anticipated Remaining Project Costs - \$39,839,903

\$8.63 million raised since May 2018

	Phase 1 Committed	Phase 2 Committed	Total Phases 1&2
Major gifts	\$3,750,000	\$2,250,000	\$6,000,000
Mid-level and small gifts	\$305,000	\$25,000	\$330,000
Grants	\$250,000		\$250,000
Total Cash Commitments	\$4,305,000	\$2,275,000	\$6,580,000
Estimated in-kind contributions			\$2,000,000
Affordable housing grant*			\$50,000
Total Raised to Date			\$8,630,000

* Does not include value of Wayne Trotter's land donated for affordable housing.

Path to \$22.2 million

Target		Committed	Phase 1 Opportunity	Phase 2 Opportunity
\$15,100,000	Major Gifts	\$6,000,000	\$3,000,000 ²	\$1.25M Wetlands, \$1M Meadowbrook Green, \$5M Tower
\$3,350,000	In-Kind	\$2,000,000		
\$3,000,000	Foundation Grants	\$250,000	\$2,750,000	
\$500,000	Mid-Level Gifts	\$300,000	\$700,000 ²	
\$250,000	Small Gifts	\$30,000	\$220,000	
\$22,200,000	Total	\$8,580,000¹	\$6,670,000	\$7,250,000

¹ Removes \$50,000 affordable housing grant from \$8,630,000 on previous slide

² \$3.7 million in identified naming rights and recognition opportunities

Questions?