

McKinney Aquatic and Fitness Center Phase II Improvements

Background Information:

On June 22, 2015, a Guaranteed Maximum Price (GMP) was authorized for the Aquatics and Fitness Center project in an amount not to exceed \$30,450,000 which included a contingency line item of \$198,641. Total project cost is \$34,500,000.

During the design process, it was discussed that the future potential design elements for Phase 2 of the Aquatics and Fitness Center should be considered. Those elements included:

- Design and construction of an east-west park road connecting Alma Road and the existing park road to the east along with additional parking to the south of the proposed east-west connection.
- Design and construction of a curved site wall with a monument sign for both the Aquatic and Fitness Center and Gabe Nesbitt Park located at the northwest corner of the project site near the intersection of Eldorado Parkway and Alma road.
- Design and construction of three additional water slides that could be installed on the originally designed tower structure for the one slide included in the base project.

The estimated construction cost for the alternatives listed above is an amount not to exceed \$1,406,750. The estimated design cost for the alternatives listed above is an amount not to exceed \$93,250.

The MCDC Board approved amending MAFC Project 4B-1409 to incorporate the Phase II enhancements into the base project with funding from the FY 15-16 Parks and Recreation Department allocation in the amount of \$1,500,000 at the November 19, 2015 board meeting. Total project cost for amended project 4B-1409 (MAFC) is now \$36,000,000.

Financial Summary:

On July 23, 2015, the board of the McKinney Community Development Corporation approved funding in the amount of \$5,500,000 for Project #15-04, submitted by Parks and Recreation for park land acquisition, professional design and development services, park construction and other improvements. Included in the \$5,500,000 approved was \$1,500,000 for Phase II improvements associated with the Aquatic and Fitness Center: additional parking and road construction. The amount was based on initial estimates received for the improvements.

Pricing for the park road and parking improvements came in less than the estimated amounts at \$845,916. This leaves the balance of the \$1,500,000 included in the FY 16 Parks and Recreation allocation funded by MCDC available for funding the additional Phase II improvements that includes three outdoor waterslides and the design work required for the improvements.

On November 19, 2015, the MCDC Board approved an amendment to the MAFC project to include the components and cost for Phase II improvements in the amount of \$1,500,000 in the base project. These funds were included in the FY15-16 Parks and Recreation Department allocation (4B-1504) the transfer of funds to the aquatic center project (4B-1409) necessitates board action to reduce the total allocation to Parks and Rec in project 4B-1504 from \$5,500,000 to \$4,000,000 for the current fiscal year.

The McKinney Aquatics and Fitness Center Project (PK7102/4B1409) is a Capital Improvements Program funded by sales tax revenue bonds issued by MCDC; MCDC sales tax revenue and parkland dedication funds. Funds for the amended project are currently available.

The project is scheduled for completion in December 2016.