

REGULAR BOARD MEETING

Meeting Date: 08/15/24

Business Item: ROUTINE BUSINESS

Item Number: **4B**

Division: Planning, Design & Technology

Originating Source: Jonathan Vlaming, Associate Superintendent

Agenda Item: Receive Mississippi Gateway Regional Park Construction Progress Update

Superintendent's Recommendation:

NO ACTION REQUIRED.

Prepared By: Jason Zemke, Senior Manager of Architecture and Matt Swenson, Project Manager.

Background:

Construction crews made noticeable progress on all portions of the Mississippi Gateway Redevelopment Project in July. At the Gateway Center, work continues on both the interior and exterior of the building. Decking and siding installation have been started on the exterior, while plumbing, mechanical, and electrical installation continues in the building's interior. Elsewhere at the East Unit, the masonry walls of the seasonal restroom building are more than halfway completed. The structure for the Treetop Trail is now complete and the first span of concrete decking will be installed soon. With the Treetop Trail structure completed, crews have now begun to build the hillside Nature Play Area, starting with earthwork and retaining walls.

Also at the East Unit, the river flats picnic area and wetland trails are underway. At the West Unit, the two most visible changes are the completion of the curbing for the new parking area and the installation of the play area equipment. In the coming weeks, the parking area will be ready for paving and the play area will be ready for rubber surfacing. Refer to attached "Mississippi Gateway Progress Photos.pdf".

The most significant event in August will be the start of the Rush Creek Regional Trail Underpass. The Underpass project will provide a traffic-free route for the regional trail under West River Road, connecting the East and the West Units of the park. West River Road will be closed from September through most of November. Road and trail detours will be posted, and the park will remain open and be accessible to vehicles from the south.

Budget Summary through 7/01/2024 (Park District Only):

	Current	Change From Last Summary
Total Funding/Approved Budget	\$29,414,379	N/A
Expenses (Committed and Budgeted)	\$27,802,700	+\$41,238¹

Remaining Contingency	\$1,532,621	-\$41,238¹
Remaining Funds - unassigned ²	\$79,058 ²	

¹*When Expenses increase, there should be an equivalent reduction in Remaining Contingency, since contingency is generally used to fund cost increases that arise during construction.*

²*Currently unassigned funds from base budget.*

Contingency Reserve Summary:

	Original	Spent	Remaining
FFE + Soft Costs	\$234,529	\$304	\$234,833
H+U (CM Firm) Contingency	\$105,715	0	\$105,715
Construction Contracts	\$1,324,227	\$(132,154)	\$1,192,073
Total	\$1,664,471	\$(131,850)	\$1,532,621

The overall construction project, including the West Unit, is hovering around 60% complete, with over \$16.5 Million of work put in place.

For this budget update period, eleven construction contract Change Orders have been finalized, including both credits and increases. In aggregate, the increases exceed the credits received, thereby resulting in additional overall costs for the project. The value of these recent Change Orders is an additional cost of \$45,357. Additional Change Orders are in process and will be included in future budget updates to the Board as they are approved. At this time, both completed and proposed Change Orders have been in-line with a project of this size and complexity, and the Contingency Reserve is sufficient to address all Change Orders in process.

Approved Change Orders this period generally include roof drain adjustments, the addition of a heat pump due to scope gap, and a switch in insulation type for the exterior wall of the Gateway Center due to product availability.

Relationship to the System Plan:

The Request for Action supports the following goal(s) of the System Plan:

Goal 1: You Belong Here

Goal 2: Parks Matter

Goal 3: Lead by Example

Attachments:

[Mississippi Gateway Progress Photos.pdf](#)