



Board of County Commissioners - Staff Report

Meeting Date: October 18, 2016

Submitting Dept: Housing

Presenter: Stacy Stoker

Subject: Grove Phase 3, Stage 1
Infrastructure Soft Costs

Statement / Purpose:

Grove Phase 3, stage 1 infrastructure soft costs approval.

Background / Description (Pros & Cons):

In April of 2016, the Commissioners voted to allow Habitat for Humanity to construct the twenty-four (24) housing units that make up Phase 3 of The Grove development, and to fund and construct the infrastructure for Phase 3. The Commissioners also budgeted \$1,300,000.00 in the FY17 budget to fund the construction of the Phase 3 infrastructure.

September 26, 2016 the Board of County Commissioners approved a contract with Eiden Construction, LLC for construction of the first stage of infrastructure of The Grove Phase 3. The contract was in the amount of \$92,278.00.

Staff is requesting approval of soft costs that are associated with the construction of the first stage of Phase 3 Infrastructure. They are as follows:

Surveying and Testing:	\$ 18,000.00
Project Management:	\$ 9,500.00
Owner's contingency:	\$ 5,000.00
Total:	\$ 32,500.00

Stakeholder Analysis & Involvement:

Fiscal Impact:

Based on the budget provided by Habitat for Humanity in April 2016, the estimated cost to build the infrastructure in Phase 3 is \$1.3M. This amount was budgeted for by the Commissioners in the FY16/17 budget. Each stage of infrastructure work will be bid separately. Bids for infrastructure phase 1 were opened and the lowest bid was \$92,278.00.

Staff Impact:

Staff will continue to spend time working on the agreement with Habitat, the bidding process for each stage of infrastructure, construction management, and project budget oversight over the next 4 to 5 years.

Legal Review:

Legal staff is working with Habitat for Humanity to draft the formal agreement for Phase 3 development.

Staff Input / Recommendation:

Staff recommends approval of the soft costs budget for Stage 1 of the Phase 3 infrastructure.

Attachments:

None

Suggested Motion:

I move to approve the soft cost budget for stage 1 of the Phase 3 infrastructure in the amount of \$32,500.00.