



Project Scope and Funding of Core Services Facility and future of Mogollon Public Works Facility

Worksession
June 14, 2016



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Discussion

Background on Core Services Facility

1. History of Project Scope
2. Current Project Scope and Funding
 - Bond Approval – Publicity Pamphlet
 - Additional Funding Sources

Background on Mogollon Property as Public Works Facility

Council Funding Options for Core Maintenance Facility



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Background on Core Services Maintenance Facility



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





History of Project Scope and Cost Estimates



- In 2009, a detailed space need study was conducted.
- Based on this study, the estimated project cost was approximately \$51.9 million dollars.
- Effort to reduce cost, project was valued engineered to a revised estimated cost of \$42.5 million dollars.
- In 2010, bond initiative to construct a new facility on McAllister Ranch in the amount of \$42 million was not approved by voters.



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Current Project Scope and Cost Estimates

- In 2011, City staff reevaluated the size and scope of the yard to only include key essentials.
- Estimated reduced scope cost to be \$21.5 million.
- July 2012, Council approved Resolution for November 2012 election.
 - \$14 million bond authorization approved in November 2012.
 - Publicity Pamphlet-Project balance to be funded through sale of City owned property (\$2mil.) and solid waste tipping fee (\$5mil).
 - *"The existing facility and potentially other City-owned properties will be sold and/or exchanged to offset the cost of the project."*
- Request for Statement of Qualifications (RSOQ) issued in October of 2015.
 - Guaranteed Maximum Price will be determined during design phase.
- Design Build Contract currently in place



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Background on Mogollon Property as Public Works Facility

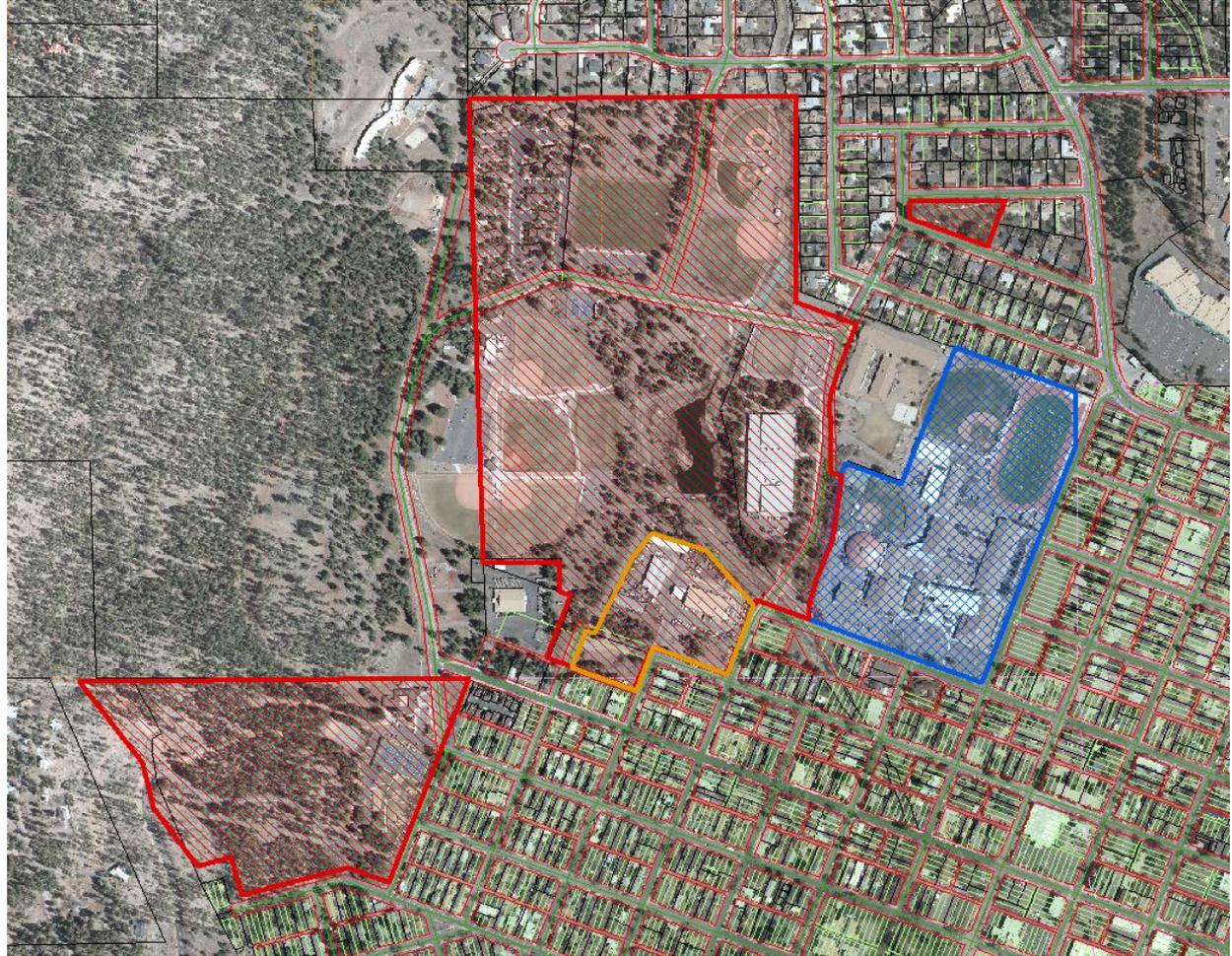


TEAM FLAGSTAFF

WE MAKE THE CITY BETTER



Mogollon Property



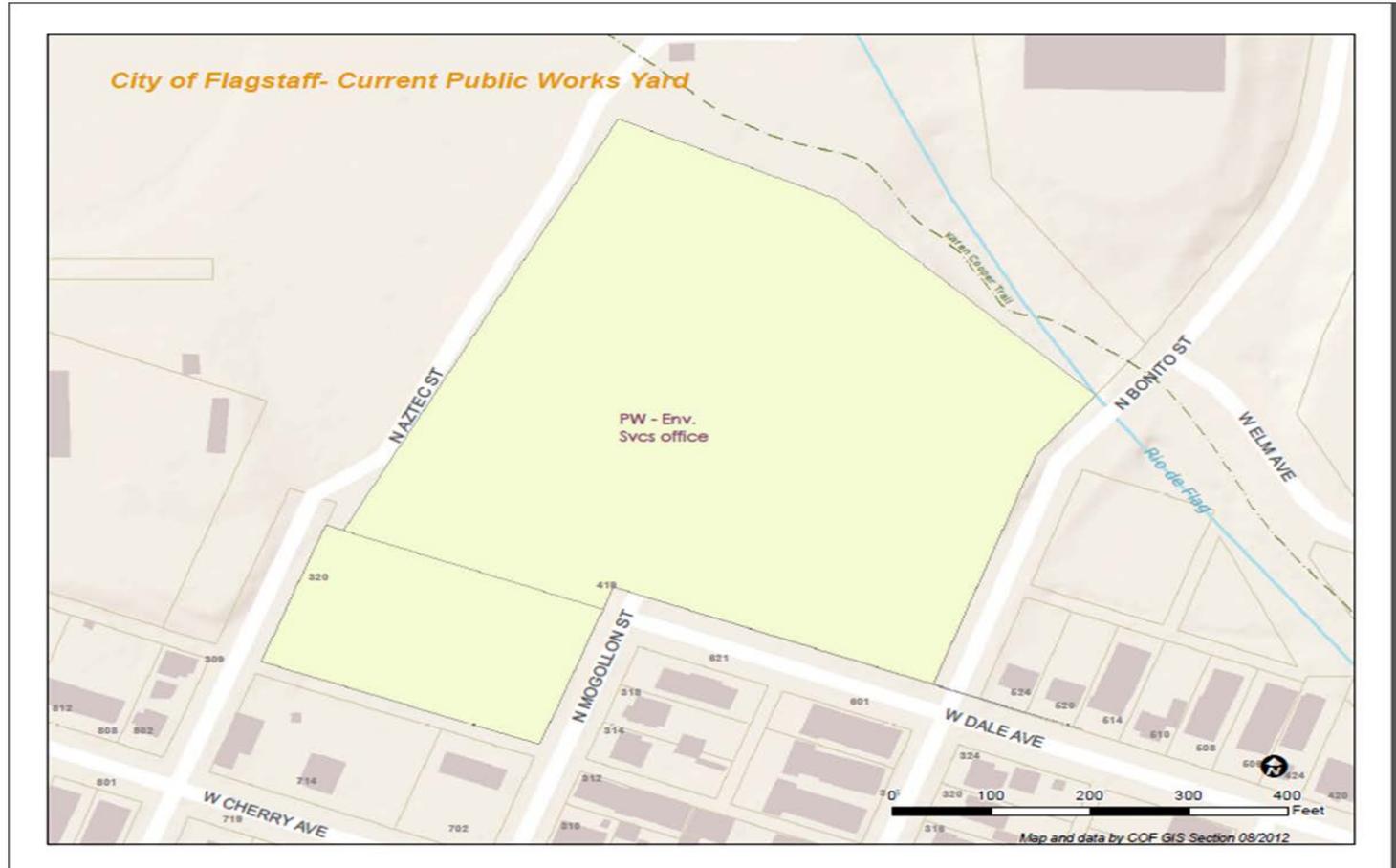
TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Mogollon Property



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Mogollon Property

- Current Facility occupies an approximate 7+ acre parcel that adjoins Mogollon St, Aztec St, and Bonito St.
- The Mogollon Property has served as the Public Works Facility for nearly 70 years.
- As our City has experienced growth, and our demand for services has grown, we have modified the facility to meet demands and service expectations.
- In 2009, a detailed space need study was conducted to determine how our facility could best meet our demands. and to explore options for a new Core Services Maintenance Facility.
- Began moving forward with new facility options.



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Mogollon Property

- In exploring the future of the Mogollon Property, staff received quotes for environmental remediation and demolition of structures.
 - Rough estimate of remediation and demolition costs.
- During \$14 million bond authorization approval in November 2012, Publicity Pamphlet noted Core Services Maintenance Facility project balance to be funded through sale of current Public Works Facility and potentially other City owned property.



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Financial Options for Core Services Facility



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Financial Options for Core Services Facility

1. Amend a portion of Ordinance and sell the approximately 7+ acre property
2. Retain Property
3. Defer Decision and Direct staff to pursue additional information



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Amend Ordinance and Sell Property



- Amend and Sell the property
 - Utilize the sale of the property to fund construction of Core Services Maintenance Facility.
 - Design-Build Agreement in place for pre-construction services of Core Services Maintenance Facility.
 - If property is sold, need for funding is addressed.



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Retain Property

- If choose to retain, gap in pro forma to fund new facility.
- Option requires seeking alternative funding for remediation and improvements to Mogollon site for future use and funding for construction of new facility.



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER



Defer Decision and Direct Staff to Pursue Additional Information

- Additional information needed from staff for future decision making?



TEAM FLAGSTAFF

WE MAKE THE CITY BETTER





Thank you Questions?



TEAM FLAGSTAFF
WE MAKE THE CITY BETTER

