

Milestone	City releases RFP for Frisbie Park Master Plan	Ad Hoc Committee adds renovation of northern 3.7 acres to accommodate 2.2 acre expansion area	Final Concept Presented to City Council	ADA Improvements to Existing Park Site Added to Overall Project Scope	Updated Cost Estimate at 90% Construction Document Phase	Griffin Structures Peer Review of CWDG Cost Estimate at 90% Construction Document Phase
Date	December 9, 2015	February 9, 2017	May 9, 2017	November 14, 2017	January 17, 2018	February 27, 2018
Area to be developed (acres)	10.5	14.2	14.2	16.7	16.7	16.7
Estimated Cost	\$7,875,000	\$10,650,000	\$14,292,000	\$16,722,000	\$17,014,635	\$18,200,000
Acreage Increase from Previous Estimate	0	3.7	0	2.5	0	0
Cost Increase from Previous Estimate	0	\$2,775,000	\$3,642,000	\$2,430,000	\$292,635	\$1,478,000
Estimated Cost per Acre	\$750,000	\$750,000	\$1,006,479	\$1,001,317	\$1,018,840	\$1,089,820
Primary Reason(s) for Cost Increase	Costs were initially budgeted based on construction of undeveloped site with limited earthwork needed	35% increase in project area but still using \$750k per acre budget; full extent of earthwork not factored until dispersion of amenities on site was locked down.	Budgetary unit cost adjusted to reflect demolition and protection of existing items, significant earthwork, density of proposed amenities (such as multi-use courts, skate park, large quantity of shade shelters, renovation of existing restroom, etc.)	Expanded scope area due to necessary barrier removal, demolition, and modernization of existing park facilities not previously addressed by Frisbie Park Expansion Project; including costs of demolishing and rebuilding restroom/concession building; concrete bleachers	90% Construction Drawings provided biddable-level plans for accurate cost estimating, reflecting approximately 1.75% increase from \$16,722,000 (or \$292,635)	Industry-wide construction cost increase of 7% factored into overall project costs (or \$1,185,365)