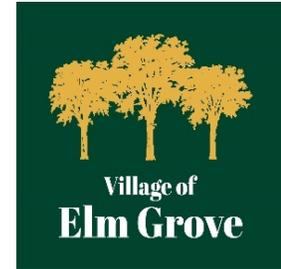


MEMO



TO: Public Works and Utilities Committee (PWUC)

FROM: Thomas Harrigan, Village Manager

DATE: August 7, 2024

RE: PWUC Meeting, August 12, 2024

Discussion on Underwood Creek Daylighting Project and Associated Referendum.

As the Underwood Creek Daylighting Project costs will exceed \$1,000,000 a referendum vote will be required pursuant to §30-2 *Letting of Contracts*. The Village shall have the referendum language submitted to the Waukesha County Clerk's Office no later than August 26, 2024. The draft referendum language is enclosed for your review.

In preparation for this deadline, the Public Works Committee and staff have been diligently scrutinizing project costs in effort to present the most accurate total project cost estimate possible. Please see the enclosed (updated) Underwood Creek Daylighting Total Project Cost Estimate for your review. Items to note:

- At this time, a 10% contingency has been applied to the *construction cost*, rather than applying a contingency per line item within the EOPC. Construction bids often have a wide range of proposed pricing for the same materials/items, making it difficult to select those items that have potential to be more volatile in pricing. It should be noted, a conservative approach has already been taken with the Engineers Opinion of Probable Cost (EOPC), especially as it relates to the removal of contaminated soils. Please see the enclosed Engineers Opinion of Probable Construction Cost and the current Total Project Cost Estimate.
- Traffic Impact Analysis (TIA) – Staff was directed to solicit a Request for Proposals (RFP) for a TIA in order to review the existing points of ingress/egress, and traffic flow through the project area and surrounding streets. The Village received one proposal with a total project cost of \$44,280.80. Currently, the TIA cost has not been included in the UC Daylighting project cost estimate. An update on this item will be presented to the PWUC at the meeting.
- CPKC Rail Land Acquisition – The updated value entered into this line item has been provided by the Village's appraiser as an estimated value for the acquisition.

Financing:

Todd Taves of Ehlers and Associates attended the July 29, 2024 Committee of the Whole meeting to review the updated financial projections for Tax Incremental District #2 (TID). The financing package identified for the project is the utilization of future TID increment and existing stormwater utility fees to finance a borrow. An updated financial projection based on the revised total project cost will be discussed at the August 12th PWUC meeting.

Rich Klein of Stantec Engineering will be in attendance (virtually) to field any questions from the Committee.

The following items are enclosed for your review:

1. Engineers Opinion of Probable Cost (EOPC) Comparison from 2019 – 2024 (Stantec)
2. Technical Memo – Draft EOPC
3. Updated Total Project Cost Summary 08.07.24
4. Environmental Soil Boring Locations
5. (Draft) Proposed Park and Shop Parking Lot Redesign
6. UC Daylighting Project Schedule
7. UC Daylighting referendum Question, Draft 3 8/7/2024 (Redline)