

COMPARISON OF DEVELOPMENT COSTS FOR PUBLIC WORKS FACILITY SPA ROAD VS. FOREST DRIVE

The developer has proposed to sell Forest Drive to the City for \$2.2 million and buy Spa Road for \$4.2 million if sale and disposition are made via a land swap. The Mayor proposes to use the \$2 million difference the City would receive via a land swap to leverage the multitude of grant opportunities the City might take advantage of to expand its bicycle/pedestrian network via pathways and pedestrian bridges and to enhance the Weems Whelan field and adjacent fields on the Maryland Hall/Bates MS property.

Alternatively, if the City chooses to dispose of Spa Road via a competitive RFP, the developer has offered to sell Forest Drive to the City for \$2.4 million.

Description	Spa Road		Forest Drive		Comments
	Best Case	Worst Case	Best Case	Worst Case	
Beginning construction cost	4,286,000	4,286,000	5,400,000	5,400,000	Spa Road: Phase I cost from BGC (contractor), includes Buildings 1 and 2. Forest Drive: Cost estimated to be similar to cost for Phases I and II for Spa Road less \$600,000 because site work will be less at smaller site.
Additional cost for rear site on Spa Road	1,720,000	1,720,000	-	-	Phase II cost - October 2016 estimate from contractor BGC. Includes 10 storage facilities, vehicle storage (canopy), paving, and stormwater management.
Inflation - two years at 5.1%	628,000	628,000	565,000	565,000	Inflation at 5.1% for two years
Additional design costs	50,000	75,000	200,000	300,000	Spa Road: Additional design for increased stormwater management Forest Drive: Design costs for stormwater management and site adaptation to the Forest Drive site
Salt barn	100,000	150,000	100,000	150,000	1600 SF at \$60-\$90/SF for 800 tons of storage
Remove gas pumps from Spa Road site	70,000	200,000	70,000	200,000	2 underground storage tanks and associated equipment per price quotes obtained by City (worse case) and developer (best case)
Forest Drive only: Sound barrier	-	-	190,000	250,000	500 linear feet at \$380-500/LF
Parking at the American Legion	-	-	90,000	120,000	30,000 square feet at \$3-4/SF
Skipper Lane extension	-	-	285,000	350,000	500 linear feet at \$570-700/LF
Phase 1 archeological survey			10,000	10,000	DPW estimate for Phase 1 survey only
Spa Road:					

Description	Spa Road		Forest Drive		Comments
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Additional cost for 75% stormwater treatment	30,000	60,000	-	-	This is the incremental cost to increase stormwater treatment from 50% to 75%. Stormwater treatment of 50% is already included in the costs on lines 1-2 above.
Additional cost for Spa Road if City chooses to replace the fuel system	200,000	250,000	-	-	Two underground storage tanks and associated equipment per price quote obtained
Total excluding costs below that cannot be estimated at this time	7,084,000	7,369,000	6,910,000	7,345,000	

Stormwater Management:

Forest Drive: For new development, the City now requires stormwater treatment at the greater of 125% or the maximum extent practicable.

DPW believes the size of the Forest Drive property will likely preclude 125% stormwater treatment on-site. DPW is unable to reasonably estimate the stormwater treatment costs at Forest Drive without first developing a concept design, determining where off-site mitigation might take place, and testing the soils both on-site and off-site.

Spa Road: The original Spa Road design included 50% stormwater management. However, for redevelopment, the City now requires the greater of 75% or the maximum extent practicable, with a goal of 100%. The incremental cost to increase treatment from 50% to 75% is included in the table above. Treatment of 100% stormwater will be difficult without impacting Weems-Whelan Field. DPW is unable to estimate the cost to treat the additional 25% treatment off-site (from 75% to 100%) without identifying where the off-site mitigation might take place.

Afforestation/Reforestation:

The Forest Drive site will require afforestation and/or reforestation. Without a site design, DPW cannot estimate the costs for afforestation or reforestation.

The Spa Road site is in the critical area and not subject to forest conservation requirements.

Remediation of contaminants at Spa Road/Weems-Whelan Fields:

The costs to remediate Weems-Whelan field cannot be determined until any requirements imposed by the Maryland Department of the Environment are known. If remediation can be accomplished with a clay cap, the developer will remediate at his expense. The City does not know whether MDE would require mitigation if the public works facility is built at Spa Road without disturbing Weems-Whelan field.

American Legion Improvements:

The above costs do not include any improvements to the American Legion property that might be negotiated in exchange for the American Legion allowing the City to access to the maintenance facility across the back of its property and/or shared parking. Both the Commandant and members of the American Legion board have expressed that they are receptive to the Mayor's proposal. However, any compensation to the Legion or improvements would have to be approved by their membership. The Legion has requested a new roof, repaving of their parking lot, a memorial garden, access to Skipper's Lane, and a long-term lease for the City to share their parking.