



City of Stevenson

Leana Kinley, City Administrator

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To: City Council
From: Leana Kinley, City Administrator
RE: Courthouse Park Plaza Design Services Contract
Meeting Date: June 20, 2024

Executive Summary:

In August 2023 Council approved the initial design phase contract for the Courthouse Park Plaza project. The design was phased as the initial design was cost prohibitive. This addendum is for the second phase of design and will get the project to a construction ready project.

Overview of Items:

Initial discussions with Understory were design and engineering costs for a shovel-ready project of \$800,000 for the original design, which was estimated to cost \$8.5M to construct. To bring the design phase cost down, it was decided to move forward in two phases. The initial phase was to engage the public and develop a final schematic design for the plaza and a concept design for upper Russell Street. The second phase consists of further design development, construction documentation, and land use permitting for the plaza.

Design costs make up about 7%-15% of the overall project costs. A total cost of over \$570,000 is in line with a total project cost of \$3.8M-\$8.2M. The current design is estimated to cost \$4.25M to construct and staff are working with grant agencies to come up with funds for the project. Value planning can bring the costs down to \$3.2M and will be pursued depending on the success of the grant applications.

Next steps include finalizing the design based on the latest community survey and presenting the final design to the County Commissioners and City Council for approval as outlined in the interlocal agreement.

Action Needed:

Approve the contract amendment with Understory Landscape Architecture, LLC for design services of the Courthouse Park Plaza in the amount of \$349,423 plus expenses not to exceed \$355,000 for a total revised contract amount of \$570,752.