



COMMUNITY & ECONOMIC DEVELOPMENT OFFICE

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Date: July 18, 2012
 To: Parks, Arts and Culture Committee
 Cc: Peter Owens, CEDO Director
 Darlene Kehoe, Assistant Director of Finance, CEDO
 Nick Warner, Special Projects Manager, CEDO
 From: Kirsten Merriman Shapiro, Special Projects Manager, CEDO
 Re: Moran Center Update – Expenditures and Predevelopment Budget **as of June 30, 2012**

This communication is intended to provide an update on the working budget for the Moran Center project and city expenditures to date (June 30, 2012). I have updated the table for comparison with the October 21, 2010 figures.

Below is the current *short term* budget and expenditures

Moran Budget as of 6/30/12			
Sources		As of 10/21/10	Sources
City General Fund FY09 – Capital Reserves		\$215,856	\$215,856.00
City Hall Capital Expense FY09		\$4,000	\$4,000.00
City Capital Funds –FY10		\$305,000	\$305,000.00
City Capital Fund FY 11		\$150,000	\$150,000.00
City Capital Fund FY 12			\$75,000.00
sub-total city funds		\$674,856	\$749,856.00
Brownfield Economic Development Initiative		\$260,000	\$312,000.00
Section 108 Guaranteed Loan		\$522,750	\$627,300.00
Community Development Block Grant - Recovery		\$25,000	\$25,000.00
Burlington Electric Department Settlement		\$100,000	\$100,000.00
Community Development Block Grant		\$3,522.43	\$3,522.43
Petroleum Cleanup Fund (PCF)			\$26,502.92
FEMA reimbursement			\$6,843.73
sub-total outside funds		\$911,272.43	\$1,101,169.08
Total Sources		\$1,586,128.43	\$1,851,025.08
Uses			

Consultants	Current contracts	As of 10/21/10	Paid to date
Freeman French Freeman (fff)*	\$956,899.00	\$579,315.95	\$912,226.22
White + Burke Real Estate Investment Advisors **	\$257,900.00	\$157,875.38	\$275,649.95
Grindline Skateparks	\$42,750.00	\$21,375.00	\$42,550.00
New England Preservation Collaborative	\$6,733.75	\$2,893.75	\$6,733.75
Vanasse Hangen Brustlin, Inc.	\$47,650.00	\$24,227.69	\$47,650.29
Pomerleau Properties	\$1,000.00	\$1,000.00	\$1,000.00
DEW Construction Corporation	\$11,000.00	\$4,000.00	\$11,000.00
SE Group	\$2,225.00	\$0.00	\$2,225.00
Burak, Anderson and Melloni	\$30,044.63	\$0.00	\$29,881.58
Arace & Company	\$18,500.00	\$0.00	\$18,500.00
Barden	\$617.50	\$0.00	\$617.50
sub-total	\$1,375,319.88	\$790,687.77	\$1,348,034.29
Brownfield Remediation & testing			
Alderson Consulting, Inc.	\$28,208.80	\$15,681.80	\$28,208.80
Waite Environmental Management Engineering Ventures, Inc.	\$23,136.22	\$900.00	\$23,136.22
Environmental Products & Services	\$5,905.00	\$3,936.25	\$5,905.00
Prosons, Inc.	\$4,255.96	\$0.00	\$4,255.96
P&P Septic	\$1,500.00	\$1,500.00	\$1,500.00
Lincoln Applied	\$6,643.00	\$320.00	\$6,643.00
Vermont Department of Taxes	\$2,336.70	\$2,336.70	\$2,336.70
Heindel & Noyes	\$2,070.45	\$0.00	\$2,070.45
GMP for ECS/ENPRO on "former switchyard"	\$10,000.00	\$0.00	\$36,502.92
Vermont Dept. of Environmental Conservation	\$18,750.00	\$0.00	\$0.00
Stantec Consulting	\$56,421.00	\$0.00	\$52,089.61
sub-total	\$315.00	\$0.00	\$315.00
sub-total	\$159,542.13	\$24,674.75	\$162,963.66
Misc			
zoning permit fees to the City	\$106,937.00	\$43,937.00	\$44,388.75
Dion's Security	\$142.03	\$136.45	\$142.03
Curtis Lumber	\$85.53	\$21.63	\$85.53
Burlington Free Press	\$403.50	\$136.00	\$403.50
Lafayette	\$9,838.50	\$0	\$9,838.50
Hills	\$113.37	\$0	\$113.37
Hulbert	\$151.01	\$0	\$151.01
Camp Precast	\$930.40	\$0	\$930.40
Essex Equipment	\$669.73	\$0	\$669.73
Moran to DPW Engineering	\$1,507.56	\$0	\$1,507.56
Shattuck Welding	\$1,116.00	\$0	\$1,116.00
Ducks Unlimited	\$68,629.50	\$0	\$68,629.50
Checkers	\$3,441.32	\$0	\$3,441.32
Salaries & Benefits	\$46,766.97	\$0	\$46,766.97
sub-total	\$240,732.42	\$44,231.08	\$178,184.17
Total Uses ±	\$1,775,594.43	\$859,593.60	\$1,689,182.12

*FFF includes following subs: SE Group, LN Consulting, Engineering Ventures Inc., DEW and Pizzagalli,

**W+B includes following subs: Polaris (Weems), VHBP

± does not include costs for MBRC, staff time or \$27,568 in costs incurred before the March 2008 vote for technical investigations, regular maintenance and security along with minor miscellaneous expenses.

We are still waiting on confirmation of the amount of reimbursement to be received by FEMA. As mentioned in the last report, a portion of the project area has been approved to access the Petroleum Cleanup Fund (PCF). There is a \$10,000 deductible for all eligible sites and that is what is shown as the contract amount. Total expenditures to date for this work are \$36,502.92. As is the case with most PCF sites, the total cost of the work was not known at the time the contract was executed.

There was work completed on the project estimate reconciliation recommended by the Moran Blue Ribbon Committee and value engineering work completed by Freeman French Freeman in March and April. White+Burke provided a high level of support to the new administration as it reviewed the project.

Expenditures included additional Brownfield related work and measures taken to secure the building from trespass and to stay in compliance with Corrective Action Plan requirements. Even with the recent announcement by the Mayor, at a minimum there will still be ongoing security needs for the building, pumping the water of the basement, staff salaries and Brownfield monitoring to comply with the Corrective Action Plan that the city will need to continue to fund.

At the June 13 Meeting, a list of committed sources for the Waterfront Access North Project was requested. I have provided this information below.

SOURCES- Waterfront Access North (WFN)	
TIGER	\$3,150,000
Lake Champlain Basin Program (Stormwater)	\$200,000
Transportation Enhancement	\$100,000
CCRPC - soils assessment during construction	\$57,035
LSE	\$30,000
Tony Hawk Grant	\$10,000
CDBG - Skatepark	\$3,737
Other Utilities	\$60,975
BED - Underground Utilities	\$148,084
BED - Street Lights	\$17,776
Storm water - \$15K for Lake Street	\$15,000
Parks	\$142,500
Downtown Transportation grant	\$17,960
CCMPO Sidewalk	\$80,000
ANR grant	\$30,000
Private Fundraising	\$10,619
Total Sources	\$4,073,686

I am unable to attend the meeting on July 19, 2012. If you have additional questions or comments, please send let me them to me, so I can be prepared to respond at a future meeting.