

# THE MARC

MIDCOAST ATHLETIC & RECREATION COMPLEX

[www.marcproject.org](http://www.marcproject.org)

# MARC PHASE 1 SITE PLAN



## Development Costs

Concept Development Budget		Pre-Dev Costs			
	Total Est.	Master Plan	DD	Tier 1	Tier 2
<b>Acquisition</b>					
<b>Hard costs</b>					
Demo - Earthwork	270,000			83,000	135,000
Site Utilities	430,000			137,500	209,000
Sitework	925,500			232,750	454,750
Buildings	1,884,000				5,500
Grass Fields	230,000				230,000
Basketball Courts	371,250				371,250
Pickleball Courts	432,500			282,500	432,500
Tennis Courts	382,750				382,750
Skateboard Park	215,000			215,000	215,000
Outdoor Skating	951,250				
Playgrounds	260,000				109,850
Site Lighting (in sitework/site utilities)					
Turf Field(s)	1,290,000			1,290,000	1,340,000
Pool	4,095,000				
Construction Sub Total	11,737,250			2,240,750	3,885,600
GC's	938,980			179,260	310,848
Design Contingency	1,267,623			169,401	293,751
Construction Contingency	1,115,508			207,153	359,216
FF&E				207,153	359,216
<b>Hard Cost Total</b>	<b>15,059,361</b>			<b>3,003,717</b>	<b>5,208,631</b>
<b>Soft costs</b>	<b>Total</b>	<b>Master Plan</b>	<b>DD</b>	<b>Tier 2</b>	<b>Tier 3</b>
Civil Design			293,000		
Survey			5,500		
Geotech			18,000		
Environmental Consultant		10,000	10,000		
Planning Consultant		86,000			
Fundraising Consultant					
Builders Risk/GL					
Permitting			10,000		
Testing/Inspections			5,500		
Accounting					
Legal			2,500		
Operating Reserve					
Soft Cost Contingency			28,500		
<b>Soft Cost Total</b>	<b>2,788,771</b>	<b>96,000</b>	<b>373,000</b>	<b>310,729</b>	<b>538,824</b>
<b>TOTAL</b>	<b>17,848,132</b>	<b>96,000</b>	<b>373,000</b>	<b>3,314,446</b>	<b>5,747,455</b>

## The Two Construction Tiers – A \$3 million - \$6 million Funding Strategy

### **Tier 1: +/- \$3.3m Project**

- Land & Water Conservation Fund \$500k Grant (notification pending in Dec. 2022)
- Matching funds from Recreation Impact Fee - Recreation Committee approved the use of Rec Impact 11/17/2022
- \$500k match from the Town of Brunswick Recreation Impact Fee funds, and \$100k in private fundraising, we will complete construction drawings for the defined LWCF project components to include: a skateboard park, 8 pickle-ball courts, the perimeter trail and related infrastructure. This scope of work is projected to be completed during the 2023 construction season.
- LC4 gave an update to the Recreation Commission on Nov. 17th and requested consideration of an allocation of \$500k from Recreation Impact Fee for Phase 1 of the project,
- Rec Commission unanimously approved the request and will bring this recommendation to the Town Council in December 2022
- The LC4 Advisory Committee plans to make a request of the Town Council to consider a \$1,000,000 bond to help leverage and secure \$1.3m in private funding to complete the full Tier 1 scope of work.
- If private funds are raised by the 2023 construction season, the plan is to complete a field turf along with the Tier 1 elements of Phase 1. If the full fundraising goal is not met by the anticipated construction start in Spring 2023, the turf field component will be moved to Tier 2 (anticipated for Spring/Summer 2024).

### **Tier 2, +/- \$6m Project:**

- In the first quarter of 2023, staff will reapply the 2024 construction season. The CDS funds (“Congressional Earmarks”) will fund the remaining elements of MARC Phase 1 and include: basketball courts, tennis courts, a grass field, a playground, lights and more site infrastructure).