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Green Water Treatment Plant

Decommissioning and
Site Redevelopment Update

May 24, 2007



Purpose of Today's Briefing

- Recap Previous City Council Responses
- Provide Update Regarding Decommissioning and Demolition
- Discuss GWTP Redevelopment Potential
- Discuss City Council Goals for Key RFP Points



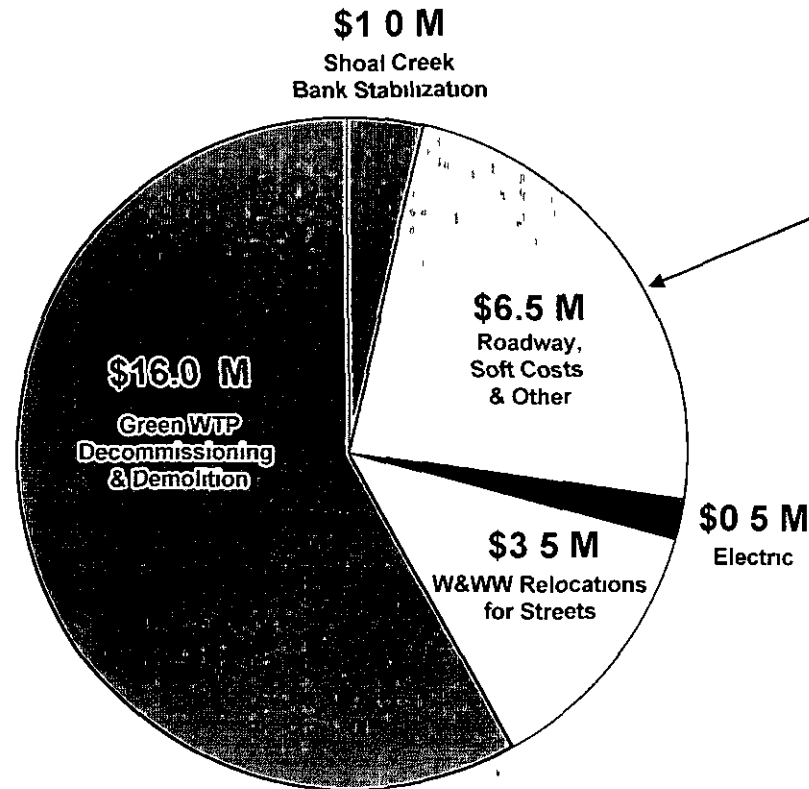
Recap Previous Responses

October 2006 City Council Briefing

- Presented a Timeline for Decommissioning and Demolition
- Agreed on a Request for Proposal (RFP) Process
 - Staff to present top three finalists (unranked) for City Council selection
- Proposed a Feasibility Study
 - Analyze levels of affordability
 - Examine various density scenarios



Recap of Estimated Infrastructure Costs



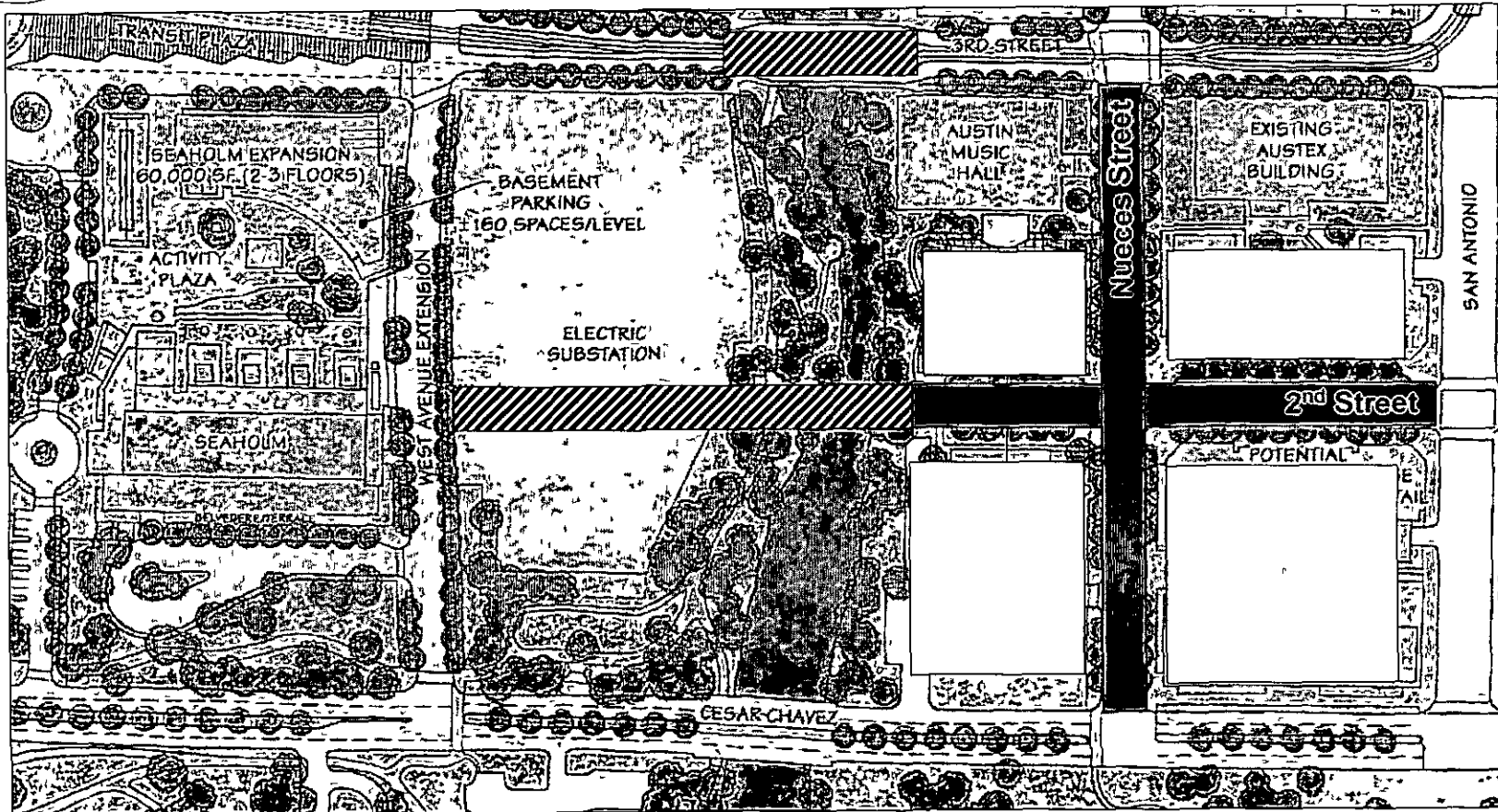
Does not include extending 2nd and 3rd Streets across Shoal Creek to Seaholm (Unfunded)

Total - \$27.5 Million

All costs (except roadways) to be reimbursed from land sale proceeds.



GWTP Street Grid



Unfunded Street & Bridge Estimated Costs

- 2nd Street Bridge (\$6.5 to \$9.0 Million)
- 2nd Street Extension from Shoal Creek to Seaholm (\$2.0 Million)
- 3rd Street Bridge (no estimate at this time)

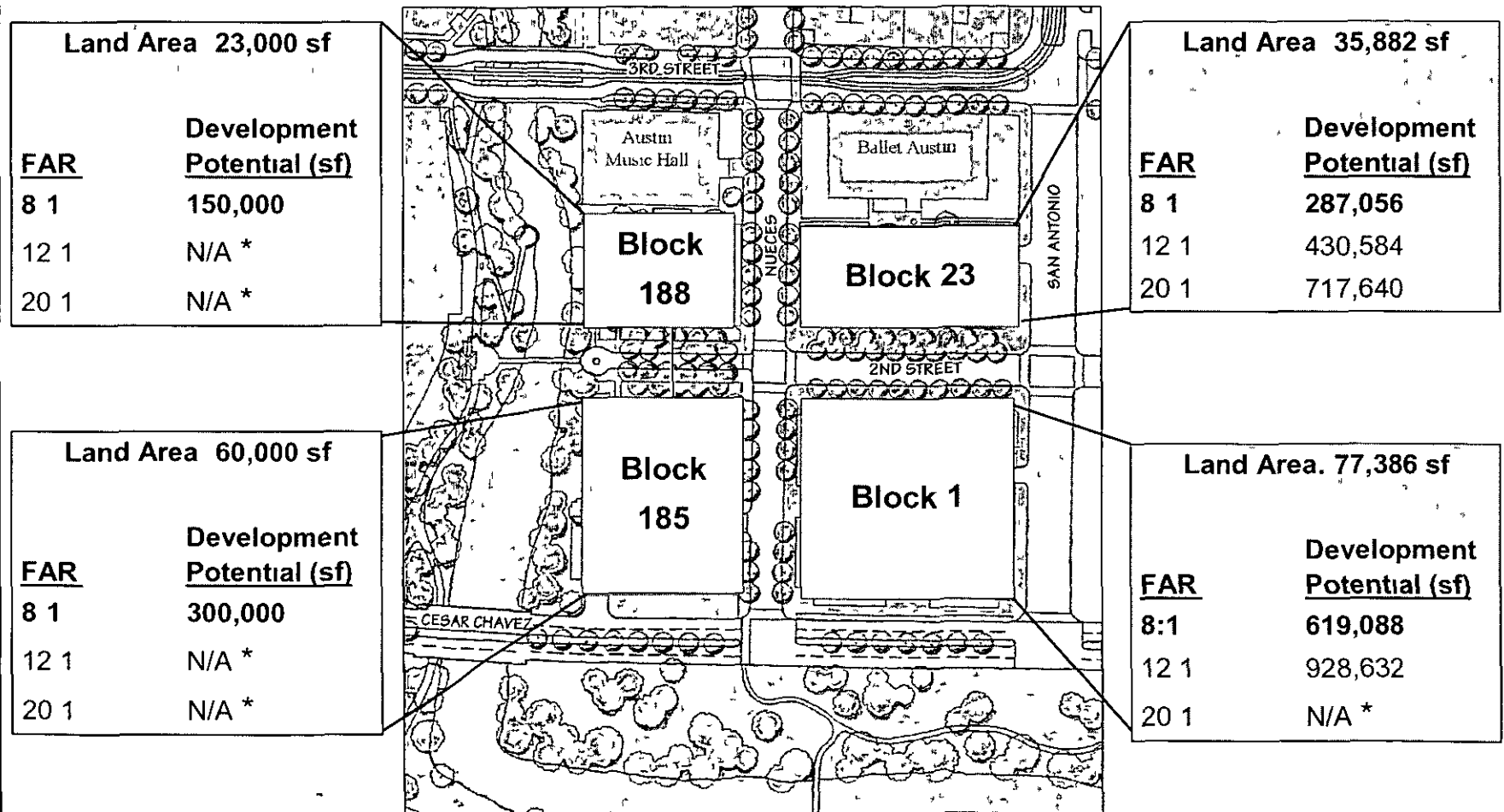


GWTP Decommissioning and Demolition Update

- Project Completion Schedule Change
 - Preliminary Schedule: November 2008
 - Updated Schedule: February 2010
 - 15-Month Change Due to Complexity, Environmental Remediation, Creek Bank Stabilization, Etc.
- Current Status
 - Engineering Firm Selected (URS Corporation)
 - Notice to Proceed Issued April 9, 2007
 - Preliminary Engineering Work Underway
- Major Project Milestones
 - Preliminary Engineering Completed by November 2007
 - Design and Permitting Completed by September 2008
 - Deconstruction Bid and Award Completed by February 2009
 - Decommission and Demolition Completed by February 2010
- Estimated Project Cost
 - \$16.0 Million: Decommissioning and Demolition
 - \$3.5 Million: Utility Relocations



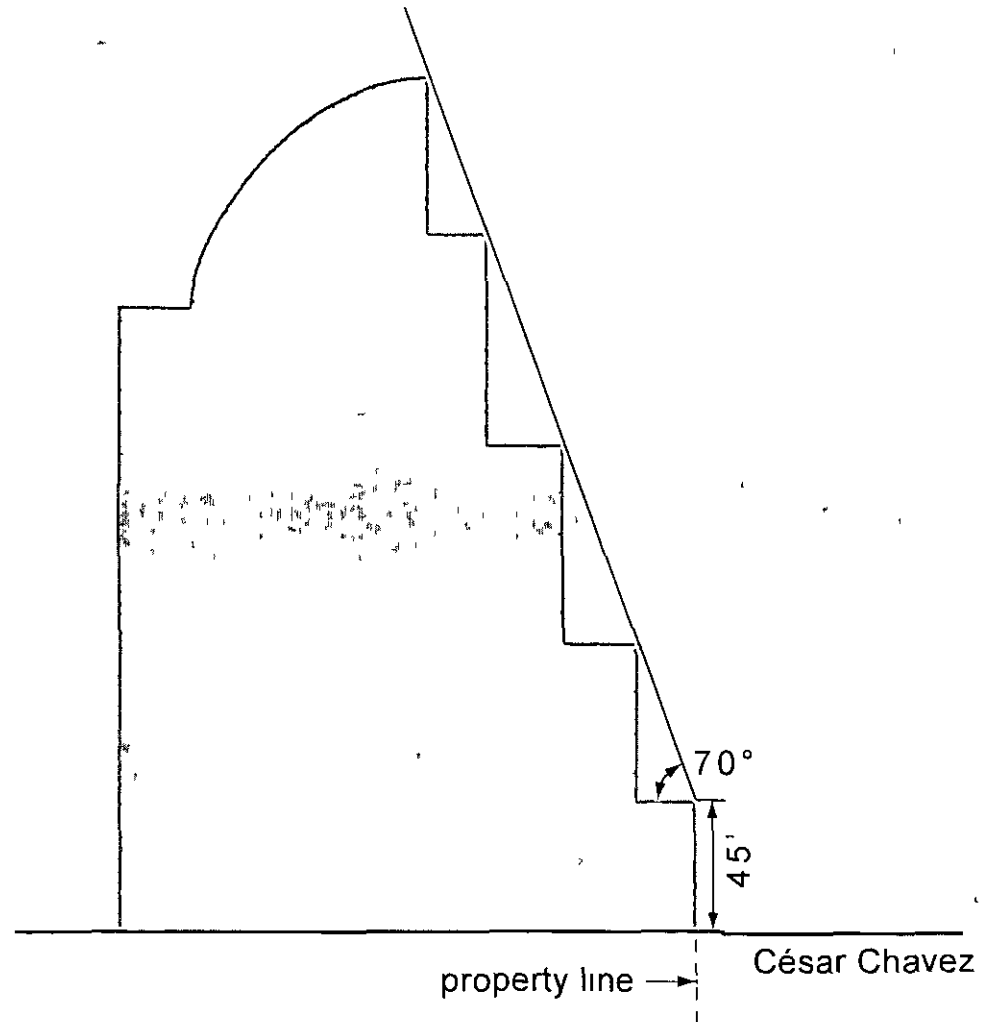
GWTP Developable Site



* Denotes Waterfront Overlay Ordinance Restrictions



Waterfront Overlay





Moving Forward

What are City Council Goals for these Key RFP Points?

- Library Site and Structure
 - Location on site
 - Stand alone or mixed-use
 - Combined or separate RFP
- Affordable Housing Levels and Targets
- Children's Play Area
- Prohibited Uses
- Compliance with Watershed Overlay Ordinance
- Other



Summary

Next Steps to Continue Progress

- Complete the Feasibility Study
- Begin Drafting the RFP
 - Incorporate City Council Goals
 - Use Information from Phase 1 of the Downtown Master Plan
- Obtain Further City Council Direction Prior to Finalizing RFP