



Inspector General Insights

Background: On December 8, 2020 the Collier County Board of County Commissioners approved the next contract phase of the Sports Complex and Events Center. The executive summary prepared by staff noted the cost of the facility at \$104.5 million. However, that amount did not include the cost of land, soft costs (engineering, impact fees, etc.) and the fieldhouse option. Actual estimates including land, soft costs and the fieldhouse option may exceed \$162 million. The following chart notes how costs have increased since the initial estimate in March 2017.

Project Phase	March 28, 2017 Executive Summary	March 26, 2019 Executive Summary	December 10, 2019 Executive Summary	November 10, 2020 Executive Summary	Total Cost Estimate	December 8, 2020 Executive Summary Expenses
CMAR Services (Pre-Construction)		\$0.00	\$0.00	\$195,527.00	\$195,527.00	\$0.00
Phase 0 Lake Excavation		\$3,223,930.00	\$3,093,711.00	\$3,302,910.67	\$3,302,910.67	\$3,093,711.00
Phase 1A; Horizontal and Vertical Work (GMP #2; 3/26/2019; 11C)		\$26,272,829.00	\$29,838,212.00	\$28,744,304.49	\$28,744,304.49	\$29,838,212.00
Phase 1B; Horizontal and Vertical Work (GMP #3; 12/10/2019; 11D)		\$10,500,000.00	\$18,997,279.00	\$20,072,296.87	\$20,072,296.87	\$18,997,279.00
Phase 2; Site 305 (Clearing and Grubbing, 11/10/2020; 11D (5th Amendment to 17-7198)				\$1,758,600.00	\$1,758,600.00	\$1,758,600.00
Phase 2; Site 305 (Amendment #6) (12/8/2020; #11B)		\$29,750,000.00	\$28,750,000.00	\$26,991,400.00	\$32,998,449.00	\$30,869,018.00
Phase 2 Future (12/8/2020; #11B)					\$20,000,000.00	\$20,000,000.00
Soft Costs @ 12.5% (Executive Summary (12/10/2019; 11D)		\$8,718,344.88	\$10,119,712.00	\$10,119,712.00	\$10,119,712.00	\$0.00
Sub-Total w/o Fieldhouse & Land		\$78,465,103.88	\$90,798,914.00	\$91,184,751.03	\$117,191,800.03	\$104,556,820.00
Phase 3; Fieldhouse		\$16,000,000.00	\$16,000,000.00	\$26,000,000.00	\$26,000,000.00	\$0.00
Sub-Total inc. Fieldhouse		\$94,465,103.88	\$106,798,914.00	\$117,184,751.03	\$143,191,800.03	\$104,556,820.00
Initial Stadium Land Acquisition		\$12,320,443.60	\$12,320,443.60	\$12,320,443.60	\$12,320,443.60	
Adjacent 4.8 acre parcel (9/25/2018)		\$959,153.50	\$959,153.50	\$959,153.50	\$959,153.50	
Additional 0.345 Acre Parcel (12/10/19)			\$126,276.24	\$126,276.24	\$126,276.24	
Reimburse Solid Waste, Utilities, and Transportation Funds for 305 Land Costs		\$5,545,427.00	\$5,545,427.00	\$5,545,427.00	\$5,545,427.00	
Sub-Total Land Acquisition		\$18,825,024.10	\$18,951,300.34	\$18,951,300.34	\$18,951,300.34	\$0.00
Total	\$60,000,000 - \$100,000,000	\$113,290,127.98	\$125,750,214.34	\$136,136,051.37	\$162,143,100.37	\$104,556,820.00
Notes	*Staff would not recommend a project outlay where the land costs would force the project to exceed \$80,000,000.*					

Collier County's extensive community and regional park system is required by the Growth Management Plan. The established Level Of Service Standard (LOSS) requires 1.2 acres of park land, including passive parks, per 1,000 population for Community Parks (unit cost of \$119,947 per acre) and 2.7 acres of park land per 1,000 population for Regional Parks (unit cost of \$504,450 per acre). As the County's population increases, the LOSS triggers the need to acquire additional park land/facilities to maintain the established ratio of park land per 1,000 population. Impact fees on new construction provide a major source of revenue to acquire the new park land/facilities and the voter approved one-cent sales tax also provides a new revenue source for those capital projects that were proposed to the voters in the ballot referendum.

The most recent Annual Update and Inventory Report (AUIR) was adopted by the Board of County Commissioners on November 10, 2020. Community parks reflect a 5-year surplus of 43.76 acres or \$5.2 million and regional parks reflect a 5-year surplus of 187.42 acres or \$94.5 million, attributable to the 194.23 acre land acquisition for the Sports Complex. Impact fees and infrastructure sales tax proceeds are earmarked for capital construction; statutory limitations prevent those proceeds from supporting the operating costs of these growth-required facilities. Operating costs are funded by General Fund or Unincorporated Area General Fund budgets, which are funded principally by ad valorem taxes. The Fiscal Year 2021 adopted budget

included recurring operating costs for two new facilities - \$3.5 million for the Sports Complex and Events Center and \$3.3 million for the Big Corkscrew Regional Park, as delineated below:

Fund (Revenue Source)	Net Cost of Existing Park Facilities	Sports Complex and Events Center	Big Corkscrew Regional Park	Total
General Fund (ad valorem taxes)	\$5,989,100	\$3,014,000	\$3,301,200	\$12,304,300
MSTD General Fund (ad valorem taxes)	\$10,913,100	\$0	\$0	\$10,913,100
Tourism Promotion (tourist taxes)	\$0	\$470,900	\$0	\$470,900
Total	\$16,902,200	\$3,484,900	\$3,301,200	\$23,688,300

A major existing facility is the North County Regional Park that opened in Fiscal Year 2006, with initial capital assets amounting to approximately \$66 million. In addition to a water park, the regional park includes more than 100 acres of restored wetlands and lakes, a fitness center and gymnasium, eight lighted soccer fields, five lighted softball fields, walking and fitness trails, a boardwalk, a playground, picnic pavilions, an exhibit hall and administration offices. The Board of County Commissioners approved a major reinvestment of \$20 million in capital infrastructure at this site in September 2020. The capital reinvestment was funded as part of a revenue bond debt issuance.

As noted above, other current major construction projects include the Big Corkscrew Regional Park and the Sports Complex and Events Center. During the infrastructure sales tax campaign, the estimated cost of the Big Corkscrew Regional Park was \$60 million, offset by \$20 million in existing funding. The remaining \$40 million shortfall was to be funded by the infrastructure sales tax.



North Collier Regional Park
courtesy: CollierCountyFL.gov



Big Corkscrew Island Regional Park
courtesy: CollierCountyFL.gov

Observations: Current revised estimates of Big Corkscrew park construction costs range from \$78.3 million to \$83.3 million. Final costs are still in flux as the bids for Phase II of this facility have not yet been solicited. Actual estimates of the Sports Complex and Events Center including land, soft costs and the fieldhouse option may exceed \$162 million.

Conclusion: Once completed, the County will have two new park facilities. Over the next ten-twenty years, all parks may require a reinvestment in capital maintenance to facilities, in addition to the annually recurring operating costs.

Total # Transactions	Amounts Reviewed	Questioned Costs	Taxpayer Savings	Open Observations / Recommendations
2	\$ 245,443,100	N/A	N/A	N/A