

Permanent Municipal Building Committee Status Report

April 25, 2019

ARTICLE 15: LOKER TURF FIELD CONSTRUCTION

1. HISTORY

- a. At the 2017 Special Town Meeting (FALL) the sum of \$154,000 was appropriated to fund the design of a new turf field at the Loker Recreation Area.
- b. The PMBC reported at the 2018 Annual Town Meeting that significant unresolved issues impacting scope and budget remained outstanding and that the PMBC sought the latitude to complete the Design, Permitting and Bidding to allow the PMBC to present a prudent budget and schedule.
- c. Based on the above mentioned report, Town Meeting passed over the Article to authorize construction of the project.

2. CURRENT STATUS

- a. Design and bidding are completed. Contractual bids have been received.
- b. Permitting
 - i. It was determined that a Zoning Board of Appeals (ZBA) permit would be required due to the field lighting. The ZBA meets again on May 21st to consider the application.
 - ii. The Planning Board has tendered comments on the project that have been addressed.
 - iii. The Conservation Commission has yet to render a conclusive decision as 2 separate filings have each resulted in tie votes.
 - iv. Conversations with the Historic Commission regarding the project are ongoing. A 2013 study conducted by Technology Integration Group, Inc. and the Narragansett Indian Historic Preservation Office to survey the Recreation Commission parcel yielded no findings of historical significance. Other areas of the Loker parcel not within this project's boundaries may have significance.

3. SCHEDULE CONSIDERATIONS

- a. Permits will need to be issued by the ZBA and Conservation Commission prior to the award of the construction contracts.
- b. Bidders are not required to honor their bids beyond stipulated time frames. As we are not sure when permits will be issued we can't be assured that the current bidders will hold their bids.

4. CONCLUSIONS

- a. As the project has yet to receive all of its required permits, we are not in a position to award the construction contract.
- b. The bids that were received were very favorable and subsequently below our expectations. If the low, responsible bidder agrees to hold their bid pending issuance of required permits, the PMBC believes that a budget of \$2.8 million is prudent and justified. This is approximately 25% lower than the \$3,753,901 budget in the warrant.