

Permanent Municipal Building Committee Status Report

March 29, 2018

Article 25: High School Complex Renovation

- I. Current Status
 - a. Schematic design has been completed and an estimate has been produced consistent with the design. Design development and construction documents have yet to be completed.
 - b. Wetland delineation has not yet been completed.
- II. Significant unresolved issues impacting scope and budget
 - a. Need for restrooms to meet code requirements. Potential exposure ranges from \$0-\$500,000 if we are not successful in getting a variance to use existing school restrooms or port-a-potties. Not included in current budget.
 - b. A decision relating to the use of crumb rubber as infill material has not been fully reviewed. Additional analysis on the potential health, safety, and ground water impact of various infill materials are pending before the Committee. Alternative infill options not currently in the budget.
 - c. Aquifer protections measures (yet to be determined as to scope or even necessity) could add a currently in-determinant amount to the budget.
- III. Schedule considerations
 - a. Design and permitting will likely be completed by September, 2018. Bidding will follow thereafter with construction to commence in the spring of 2019. The project would be completed in time for school opening in the fall of 2019. The field would be off line for the spring and summer of 2019.
- IV. Conclusions
 - a. As we will not be able to construct in 2018, we have added an escalation allowance to our preliminary budget.
 - b. The PMBC believes that it is imprudent to presume that addressing the unresolved issues identified can be accomplished without substantial impact to the budget.
 - c. The PMBC seeks the latitude to complete the design, permitting and bidding consistent with our best judgment in dealing with the unresolved issues identified above.
 - d. The PMBC does not believe that the current budget of \$3.5 million is prudent or likely achievable given our current understanding of scope and unknown factors identified above. The PMBC believes the most likely budget is \$4 million with a likely range from \$3.7-4.4 million.

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Article 26: High School Tennis Courts / Softball Field

- I. Current Status
 - a. Schematic design has been completed and an estimate has been produced consistent with the design. Design development and construction documents have yet to be completed.
 - b. Wetland delineation has not yet been completed.
- II. Significant unresolved issues impacting scope and budget
 - a. No major issues that we are aware of that would significantly impact scope or budget.
- III. Schedule considerations
 - a. Design and permitting will likely be completed by September, 2018. Bidding will follow thereafter with construction to commence in the spring of 2019 complimenting the High School Stadium Complex Renovations. The project would be completed in time for school opening in the fall of 2019. The softball field and tennis courts would be off line for the spring and summer of 2019.
- IV. Conclusions
 - a. As we will not be able to construct in 2018, we have added an escalation allowance to our preliminary budget.
 - b. Prudently budgeting for escalation and contingencies for unknown conditions and/or bidding climate would allow for the construction of the project as contemplated within the constraints of the budgeted amount of \$1,960,000.
 - c. The PMBC seeks the latitude to complete the design, permitting and bidding consistent with our best judgment.

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March 29, 2018

Article 28: Construction of Synthetic Turf Athletic Field at Loker Conservation & Recreation Area

- I. Current Status
 - a. Schematic design has been completed and an estimate has been produced consistent with the design. Design development and construction documents have yet to be completed.
 - b. Traffic studies and wetland delineation have yet to be completed.
 - c. Geo-technical borings and test pits have been completed as well as environmental samplings and have yielded no results of particular concern.
- II. Significant unresolved issues impacting scope and budget
 - a. As traffic studies and wetland delineation have not yet been completed, they remain the biggest considerations that may impact scope and budget.
 - b. A decision relating to the use of crumb rubber as infill material has not been fully reviewed. Additional analysis on the potential health, safety, and ground water impact of various infill materials is pending before the Committee.
- III. Schedule considerations
 - a. Design and permitting will likely be completed by September, 2018. Bidding will follow thereafter with construction to commence in the spring of 2019. Construction should be complete by the end of the summer, 2019.
- IV. Conclusions
 - a. As we will not be able to construct in 2018, we have added an escalation allowance to our preliminary budget.
 - b. Prudently budgeting for escalation and contingencies for unknown conditions and/or bidding climate would allow for the construction of the project as contemplated within the constraints of the budgeted amount of \$2,000,000. The PMBC can deliver the project but can't, however, due to budgetary constraints, represent at this time that the field will be lighted. Accommodations will be incorporated for future lighting of the field.
 - c. The PMBC seeks the latitude to complete the design, permitting and bidding consistent with our best judgment.