

Permanent Municipal Building Committee Status Report

April 25, 2019

ARTICLE 13: HIGH SCHOOL COMPLEX RENOVATION

1. HISTORY

- a. At the 2017 Special Town Meeting (FALL) an aggregated sum of \$328,000 was appropriated to fund the design of
 - i) High School Stadium Complex Renovations and
 - ii) High School Tennis Court/Softball Field Reconstruction.
- 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 upon the above mentioned report, Town Meeting passed over the articles to authorize construction of the project(s).

2. CURRENT STATUS

- a. Construction documents were completed and contractual bids have been received.
- b. Commonwealth Procurement Procedures require that horizontal construction (fields, courts, track, bleachers) be bid in a different manner than vertical construction (restroom facilities, ticket/concession stand, storage building).
- c. The horizontal construction elements of the project had a low responsible bidder that was within 1% of budgeted amounts.
- d. The vertical construction bids were 13% over budgeted amounts. Redesign to utilize a different construction method is ongoing. The PMBC is confident that we will be able to meet stipulated budget constraints.
- e. Site Plan approval (Planning Board) and Chapter 194 (Conservation Commission) permits have been issued. No other permits are required other than building permits applied for by contractors.

3. SCHEDULE CONSIDERATIONS

- a. Pending approval of the appropriation at Annual Town Meeting, the contract will be awarded for the horizontal construction to commence as soon as practical. Horizontal construction is anticipated to be completed by December of this year. It is unlikely that it will be completed before the end of the fall sports seasons. While the softball field will have grass planted this fall, it will most likely not be ready for the spring season due to the need to establish the grass.
- b. Vertical construction of the restroom facilities, ticket/concession stand and storage building will likely commence late summer and be completed sometime after horizontal construction is completed. The use of the completed horizontal facilities will not be precluded by the continuing vertical construction.

4. CONCLUSIONS

- a. Approximately 83% of the total project budget is known with certainty at this time as bids have been received and design/project management expenses are known.
- b. The PMBC is confident that the remaining 17% of the budget, covering primarily the vertical construction, is a prudent amount that the PMBC is confident is sufficient to complete the project.
- c. The PMBC is confident that the project can be completed within the constraints of the \$7,750,000 appropriation outlined in the warrant.