

Loker Project Responses to FinCom Questions 2/22/2019

- 1. Provide the current detail cost estimate for the project (in same detail as received by PMBC).**

See Attached. (PMBC 1/29/2019)

- 2. What is your status with the ZBA and when will their requirements reflected in cost detail?**

Site Plan Approval and Special Permit Hearing with Zoning Board of Appeals is scheduled for Tuesday, March 26. A ZBA Site visit to Loker is scheduled on March 15. All are welcome. No costs are anticipated as result of ZBA Site Plan Approval that would change the cost estimate.

- 3. Provide the conservation commission orders of conditions for the project and is the cost of all of these requirements included in the cost estimate?**

Order of Conditions has not been issued by the Conservation Commission. No new costs are anticipated as result of Chapter 194 Wetlands Protection Permit and Order of Conditions that would change the cost estimate.

- 4. Please provide a copy of the Planning Boards recommendation re Loker to the ZBA.**

Town Planner, Sarkis Sarkisian posted these today, they have not yet been submitted to the ZBA.

- [Site Plans \(2/26/2018\)](#)
- [Planning Board Comments on Site Plan Review Application](#)

- 5. What additional continuing cost will be incurred (e.g. conservation testing requirement)?**

Order of Conditions have not been issued by the Conservation Commission. If there are operating expenses for the field the user fees would cover the costs.

- 6. Additional test borings and environmental testing are to be performed, will he results of these test be received before construction begins; are the cost of the independent monitoring include in the cost estimate?**

All anticipated costs are included in the cost estimate.

- 7. The environmental testing standards have changed significantly since the testing was performed when the town took over the property. Will testing at the current standards be performed and signed off by a LSP?**

No new environmental testing is planned.

- 8. The design has the current parking lot being raised by 14 ft., because of septic system concerns; will the slope of the road to Route 30 be consistent with best design practices?**

Yes, all plans are designed to be consistent with best design practices.

9. What risk does the PMBC see in this project coming in at the budgeted amount?

This is a question for the PMBC. The PMBC approved and set the upper cost limit for the project, the team anticipates the low bidder will be below that upper limit.

10. W & S was asked at the Jan. 31 PMBC meeting for alternatives that could be specified to reduce the cost if bids come in higher than anticipated. What alternatives did they identify and what were the anticipated cost savings?

Weston & Sampson has not been before the PMBC since Jan 31. There is a PMBC open public meeting scheduled for Tues Feb 26.

11. There were significant cost overruns in the design work by W & S, how much was the overrun and are these cost included in the current construction cost phase in the warrant?

There are no cost overruns. Payments for the design work were managed and paid for out of the funds appropriated for design. All future costs are included in the cost estimate.

12. Why spend this much on one field when you could place artificial turf on several of the existing fields for the same investment and gain significantly more playing time and have regulation fields vs the smaller field that is being planned here?

- *The size of the field designed for Loker is NOT smaller than regulation. It is the exact size that is useful for Wayland Recreation, it matches the size of both Alpine and Town Building fields which are sites that are heavily utilized by Recreation programs, youth and adult sports organizations and sometimes WPS Athletics. Loker is not designed to be the size of a HS stadium or a regulation high school football field, because there isn't a need for Loker to be designed to that specification, if the WHS Stadium exists.*
- *One benefit of Loker Turf is the addition of a field footprint to the current inventory of fields. The benefits for replacing a grass field with a turf field are real, but not nearly as significant as adding an additional turf footprint with lights.*
- *There is a known severe field shortage that is quantified as a deficit of about 3,000+ hours annually equal to the need for 7.5 grass fields or 1-2 turf fields. Changing an existing grass field to turf merely scratches the surface of the deficit. Recreation has a limited number of parcels to work with, and Loker sits vacant while other parcels are being over used.*
- *The effects of school start time changes, in conjunction with sunset times and restrictions on field lights at other sites will only exacerbate the field footprint shortage come September. Some youth leagues have already had to turn children away from youth sports, and/or are actively renting costly facilities in other towns to meet the field demand.*

13. What % is included for contingencies and cost escalations? What is the normal % used in other major projects? Do these percentages adequately reflect the environmental and Ledge risk?

See attached budget. Contingency and escalation certainly do change in various iterations of this cost estimate. The cost estimate includes all anticipated costs and risks.

A) The Project Contingency = 5% of total project costs, which is a typical percentage for projects where design is 100% complete. It was seen previously listed as 7% when the design was less complete. Contingencies will go lower as you get closer to finishing the design. That's typical. Loker is now 100% designed.

B) Escalation = 0% of Construction Costs. This was previously 4.5%, but escalation typically becomes 0% within 6 months of bidding the project. The project is advertised for bid now.

14. What is the plan if the tax exemption vote is defeated?

A question for the Selectmen. The project couldn't be funded with exempt debt until there is a ballot question that passes a Town vote. The Warrant Article could still go forward at Town Meeting.

15. As of June 30, 2018 there was \$592,139 in the Rec Revolving fund and \$420,530 in the athletic field revenue fund and \$188,618 in the rec stabilization fund. Why are you using only \$325,000 (Loker - \$150K; High School \$175K) of the \$1.2M to offset the cost to the taxpayers.

- The Recreation Revolving Fund is used to operate the Recreation Department, we offer thousands of programs, camps, clinics, workshops, activities and events over the course of the year. Typically a June 30 snapshot of a revolving fund is not indicative of the Recreation Departments assets. For example, the first week in July is the busiest week in any Recreation Department; much of the revenue for Summer Camps and Beach Operation are taken in before June 30, but most, if not all, expenses for operating those major areas are seen after July 1.*
- The \$420,530 in the Field Revolving Fund includes the \$175,000 to be transferred for the WHS Turf project – representative of 100% of the fees collected for renting the existing WHS Turf since it was installed, less maintenance expenses.*
- The remaining \$245,000 will be spent on annual operating expenses for all fields in Town, some bigger ticket items planned are a FY19 Alpine Feasibility Study, Little League field rehabs and upgrades, Oxbow Meadows settlement items, 25k in new DPW Irrigation charges.*
- The Stabilization Fund has a balance of \$188,618. Upon approval, \$150,000 would be transferred to fund the Loker Turf project. Leaving \$38,618 to support other projects laid out in the 2018 Town-Wide Recreation Facilities Strategic Plan.*
- In short, 90% of the available funds applicable to the Loker/WHS projects are planned to fund the projects. \$1.2M is not the amount available for this project, only about \$363,000 is available (\$188k Stabilization Fund + 175,000 turf fees). That is \$325k of the \$363k.*