

2022 Special Town Meeting – Article 5 Summary

ARTICLE 5: APPROPRIATE FOR CENTER PLAYGROUND BATHROOMS AND MAINTENANCE BUILDING

Article 5 requests a supplementary appropriation of \$400,000 from the Community Preservation Fund (CPF) because all construction bids received for the project exceeded the original project appropriation. *The scope of the project has not changed.* The supplementary funding is needed to account for increased construction costs.

Approval of Article 5 is necessary for the renovation of the building to proceed.

Project Rationale

- The building was built in the 1950s and houses a public bathroom and an equipment storage facility for the Department of Public Works (DPW).
- The building requires significant renovation to replace an aging building infrastructure, to support DPW operations, and to ***provide a safe and accessible bathroom for all users of the Center Recreation Complex.***



Funding Background

- 2020 Annual Town Meeting (ATM) appropriated \$100,000 for design of the renovation of the Center Recreation Complex Bathroom/DPW Maintenance Building (Article 16b).
- 2022 ATM appropriated \$680,000 for the construction costs of the renovation of the Center Recreation Complex Bathroom/DPW Maintenance Building (Article 10e).

Update

- After 2022 ATM, the Department of Public Facilities (DPF) and project architect finalized the design and put the project out for bid.
- All bids exceeded the appropriation; the lowest was \$818,000, the highest was \$1,298,000, and the middle three bids averaged \$944,000.
- The DPF and project architect have revised the project cost based on the bids. The new cost when re-bid is estimated to be: \$900,000 + \$90,000 contingency + \$90,000 soft costs = \$1,080,000.
- The requested \$400,000 supplement would be combined with the prior 2022 ATM appropriation.

Support

- The Select Board *supports* this request (4-0; 1 pending).
- The Community Preservation Committee *unanimously supports* this request (9-0).
- The Recreation Committee *unanimously supports* this request (7-0).
- The Appropriation Committee *unanimously supports* this request (8-0).
- The Capital Expenditures Committee *unanimously supports* this request (6-0).

Additional Information

- The 2022 Special Town Meeting Article 5 slides and video presentation by Mike Cronin, Director of Public Facilities, can be found at www.lexingtonma.gov/1493/Special-Town-Meeting-2022-3
- Additional background information about the project can be found on the Recreation and Community Programs Department Capital Projects page at <https://www.lexingtonma.gov/527/Capital-Projects>