



COMMUNITY AND ECONOMIC DEVELOPMENT

BUILDING

PLANNING

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CONSERVATION

MEMORANDUM

TO: Patrick Hayes, Chair, Natick Finance Committee

FROM: Jamie Errickson, Director

DATE: March 13, 2018

RE: **North Main Street/RT 27 Corridor Project & Budget Update**

This memo is provided in regards to the proposed North Main Street (Rt. 27) corridor project. The project includes the reconstruction of North Main Street from the intersection with North Avenue to the Wayland Town Line, with the exception of the Route 27/9 Interchange, which is a separate project being funded and managed by MassDOT.

Included in the North Main Street project are:

- New/upgraded bike lanes, sidewalks, crosswalks
- New signalization and/or roadway geometry improvements at key intersections (Lake Street, Bacon Street, Pine Street, and others)
- Improved drainage and utility infrastructure

The project is currently programmed on the Boston Metropolitan Planning Organization's (MPO), Transportation Improvement Program (TIP) for construction funding in **Federal Fiscal Year 2019** (starting October 1, 2018) with an anticipated project advertisement (bid) date of August 2019, with a likely construction start of Spring 2020.

Project Design Milestones

- Fall 2017: 25% design approval from MassDOT
- Summer/Fall 2018: submission/approval of 75% design MassDOT
- Late 2018/first half of 2019: ROW work and final design submission
- August 2019: Anticipated advertising date by MassDOT for construction

In recent conversations, MassDOT seeks to move the project to Federal Fiscal Year 2020 due to concerns expressed regarding permitting through various Federal Agencies. If this shift is approved by the MPO, a new advertising date of October/November 2019 is anticipated, which will have no impact on the anticipated start of construction in Spring 2020.

The project budget details are outlined below:

Construction Costs (FFY 2019)

FFY 2019	\$12,688,000	80/20 Federal/State funding
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Note: If project moves to FFY 2020, cost estimate will increase to \$13,195,520

Design & Right of Way (ROW) Costs (January 2018 – September 2019)

Schedule of Funds	Task	Cost	Available Funds	Remaining need
2018 Spring TM	Appraisals	\$ 220,000	\$ -	\$ 220,000
	ROW Legal Documents	\$ 65,000	\$ -	\$ 65,000
2018 Fall TM	Contract #3 (full design)	\$ 882,000	\$ 675,000	\$ 207,000
	ROW Acquisition *	\$1,300,000	\$ -	\$1,300,000
	Total:	\$2,467,000	\$ 675,000	\$1,792,000
	Spring TM			\$ 285,000
	Fall TM			\$1,507,000

*NOTE: The ROW Acquisition cost is based on a preliminary cost estimate from an appraiser. Actual costs may differ once full appraisals are completed in Summer/Fall 2018 (post 75% design)

Design Costs to Date (2008 – 2017):

Task	Cost	Spent	Notes
Original Contract (2008)	\$ 709,544	\$ 530,400	Contract canceled/expired 2015
Contract #2 (25% Design)	\$ 90,180		Executed 2016
Amendment #1	\$ 7,800		
Amendment #2	\$ 28,200		
Total Contract #2:	\$ 126,180	\$ 126,180	
Total Spent to date:	\$ 656,580	\$ 656,580	

Notes:

- Total Design Costs (full design contract + total spent to date) are \$1,538,580 or 12.13% of FFY 2019 construction budget.
- Over 200 parcels are involved in the ROW work along the corridor. Of those, 50 are permanent easements and/or land takings for various reasons (sidewalk/utility encroachment, intersection improvements, etc). The rest are temporary construction easements to ensure the project can be properly constructed as planned. Some of the easements may be donated, which will reduce the anticipated ROW acquisition costs.
- All currently available funds for design were provided through project mitigation (MathWorks Apple Hill expansion, Modera Natick Center (40R), Primrose School).
- All design, right of way (ROW), and other pre-construction/bid costs are the responsibility of the Town of Natick per the MPO TIP program requirements. Per TIP program requirements (Federal), project construction will not proceed until all ROW acquisition are secured, properly recorded and certified by MassDOT.
- All construction costs are covered by State and Federal sources.