



**TOWN COUNCIL MEETING**  
**Jamestown Town Hall**  
**Rosamond A. Tefft Council Chambers**  
**93 Narragansett Avenue**  
**Monday, May 1, 2017**  
**7:00 PM**

*The public is welcome to participate in this Town Council meeting. Open Forum offers citizens the opportunity to clarify an item on the agenda, address items not on the agenda, or comment on a communication or Consent Agenda item. Citizens are welcome to speak to the subject of a Public Hearing, and are allowed to speak at the discretion of the Council President or a majority of Councilors present, or at other times during the meeting, in particular during New or Unfinished Business.*

*Anyone wishing to speak should use the microphone at the front of the room, stating their name and address for the record; comments must be addressed to the Council, not the audience. It is the Town Council's hope that citizens and Councilors alike will be respectful of each other's right to speak, tolerant of different points of view, and mindful of everyone's time.*

*Attachments for Town Council Meeting agenda items are available to the public on the Town website at: <http://www.jamestownri.gov/town-government/town-council/town-council-meetings-minutes/2017-meetings-minutes/2017-meetings>*

**I. ROLL CALL**

**II. CALL TO ORDER, PLEDGE OF ALLEGIANCE**

**III. TOWN COUNCIL SITTING AS THE BOARD OF WATER AND SEWER COMMISSIONERS**

**IV. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, PRESENTATIONS, RESOLUTIONS AND PROCLAMATIONS**

**V. PUBLIC HEARINGS, LICENSES AND PERMITS**

*All approvals for licenses and permits are subject to the resolution of debts, taxes and appropriate signatures as well as, when applicable, proof of insurance.*

**VI. OPEN FORUM**

*Please note that, under scheduled requests to address, if the topic of the address is available to be put on the agenda, the Council may discuss the issue*

- A) Scheduled to address
  - 1) Donald Richardson – East Ferry Parking
  - 2) Susan Maffei Plowden and Kate Petrie – Consider a ban on single-use plastic bags on Conanicut Island
- B) Non-scheduled to address

**VII. COUNCIL, ADMINISTRATOR, SOLICITOR, COMMISSION/COMMITTEE COMMENTS & REPORTS**

- A) Town Administrator's Report: Andrew E. Nota
  - 1) East Ferry Parking Area Restoration

- 2) Rhode Island Turnpike and Bridge Authority – Newport Bridge Deck Project
- 3) *Providence Journal* Article on the RI Public Finance Management Boards Debt Service Report
- 4) Elections Administration Recommendations Report
- 5) RIDOT Director’s Meeting regarding TIP Program
- B) Parks and Recreation Department Online Registration System report and demonstration: Parks and Recreation Director Andrew Wade

**VIII. UNFINISHED BUSINESS**

- A) Taylor Point Restoration Plan Approval; review and discussion and/or potential action and/or vote
  - 1) Acknowledgement of Support
    - a) Town Staff
    - b) Conservation Commission
- B) Golf Course presentation and update: Public Works Director Michael Gray and Town Planner Lisa Bryer; review and discussion and/or potential action and/or vote, continued from April 17, 2017

*For past discussion documentation, please visit <http://www.jamestownri.gov/town-government/town-council/town-council-meetings-minutes/2017-meetings-minutes/2017-meetings>*

- C) Upcoming Meetings and Sessions – dates and times

**IX. NEW BUSINESS**

- A) 2017 Financial Town Meeting Warrant language; review and discussion and/or potential action and/or vote
- B) Potential 2017 Financial Town Meeting Warrant for: Borrowing for Construction, Renovations, Demolition and other Improvements and Related Equipment at the Municipal Golf Course through Issuance of Bonds; review and discussion and/or potential action and/or vote

**X. ORDINANCES, APPOINTMENTS, VACANCIES AND EXPIRING TERMS**

- A) Appointments, Vacancies and Expiring Terms
  - 1) Jamestown Tree Preservation and Protection Committee (One vacancy with a three-year term ending date of December 31, 2019); duly advertised; no applicants review and discussion and/or potential action and/or vote

**XI. CONSENT AGENDA**

*An item on the Consent Agenda need not be removed for simple clarification or correction of typographical errors. Approval of the Consent Agenda shall be equivalent to approval of each item as if it had been acted upon separately.*

- A) Adoption of Council Minutes
  - 1) April 10, 2017 (special meeting)
  - 2) April 17, 2017 (regular meeting)
  - 3) March 23, 2017 (budget work session)
  - 4) March 30, 2017 (budget work session)

- 5) April 6, 2017 (budget work session)
- B) Minutes of Boards/Commissions/Committees
  - 1) Jamestown Board of Canvassers (02/01/2017)
  - 2) Jamestown Philomenian Library Board of Trustees (03/22/2017)
  - 3) Jamestown Zoning Board of Review (03/28/2017)
- C) CRMC Notices
  - 1) May 2017 Calendar
- D) Abatements/Addenda of Taxes
 

Total Abatements: \$44,874.21      Total Addenda: \$44,850.20

  - 1) Real Property/Motor Vehicle/Tangible Abatements to 2013 Tax Roll
 

<u>Account/Abatement Amount</u>	
a) 09-0015-00M	\$ 24.01
  - 2) Real Property/Motor Vehicle/Tangible Abatements to 2016 Tax Roll
 

<u>Account/Abatement Amount</u>	
a) 01-0043-00	\$ 4,709.85
b) 04-0016-05	\$37,111.34
c) 16-0051-00	\$ 3,029.01
  - 3) Real Property/Motor Vehicle/Tangible Addenda to 2016 Tax Roll
 

<u>Account/Addenda Amount</u>	
a) 02-0288-70	\$37,111.34
b) 04-0016-50	\$ 4,709.85
c) 13-0097-85	\$ 3,029.01
- E) One Day Event/Entertainment License
  - 1) Applicant: RI Oral Health Foundation  
 Event: Volunteer Appreciation BBQ/Fundraiser  
 Date: September 17, 2017  
 Location: Fort Getty Pavilion
  - 2) Applicant: Race the State LLC  
 Event: Race the State  
 Date: August 6, 2017  
 Location: Mackerel Cove/Beavertail Road/Sheffield Cove

**XII. COMMUNICATIONS, PETITIONS, AND PROCLAMATIONS AND RESOLUTIONS FROM OTHER RHODE ISLAND CITIES AND TOWNS**

- A) Communications; review and discussion and/or potential action and/or vote
  - 1) Letter of District 41 Representative Robert Quattrocchi requesting support for House Bill 5606 “An Act Creating a Special Legislative Commission to Study the Efficacy and Cost of Implementing a Recycling Program for all Multi-Family Residential Units including Condominium Complexes”
  - 2) Memorandum of Susan Maffei Plowden and Kate Petrie requesting the Town Council consider a ban on single-use plastic bags on Conanicut Island

- B) Resolutions and Proclamations from other Rhode Island Cities and Towns; review and discussion and/or potential action and/or vote
  - 1) Resolution of the Charlestown Town Council in Opposition to House Bill 5475 and Senate Bill 0481 “An Act Relating to Cities and Towns – Subdivision of Land”
  - 2) Resolution of the East Greenwich Town Council in Opposition to House Bill 5475 and Senate Bill 0481 “An Act Relating to Cities and Towns – Subdivision of Land”
  - 3) Resolution of the Scituate Town Council in Objection to House Bill 6122 “Rhode Island Cooperative Water Authority”

**XIII. AGENDA ITEMS FOR THE NEXT MEETING AND FUTURE MEETINGS**

- A) Senior Services workshop, May 15 (5:30 – 6:30 p.m.)
- B) RITBA Solar Array Project Update, May 15
- C) Tax Exemptions for Veterans, May 15
- D) Water and Sewer Budget, May 15
- E) Financial Town Meeting, June 5, 2017
- F) Traffic Committee: Term Ending dates, June 19
- G) Low Speed Vehicles on Town roads, June 19

**XIV. EXECUTIVE SESSION**

**XV. ADJOURNMENT**

*Pursuant to RIGL § 42-46-6(c) Notice of this meeting shall be posted on the Secretary of State’s website and at the Town Hall and the Jamestown Philomenian Library. In addition, notice also may be posted at the Jamestown Police Station and on the Internet at [www.jamestownri.gov](http://www.jamestownri.gov).*

ALL NOTE: This meeting location is accessible to the physically challenged. If communications assistance is needed or other accommodations to ensure equal participation, please call 1-800-745-5555, or contact the Town Clerk at 401-423-9800, via facsimile to 401-423-7230, or email to cfernstrom@jamestownri.net not less than three (3) business days prior to the meeting.



**TOWN OF JAMESTOWN**  
93 NARRAGANSETT AVENUE  
P.O. Box 377  
JAMESTOWN, RHODE ISLAND 02835

**TO:** HONORABLE TOWN COUNCIL  
**FROM:** ANDREW E. NOTA, TOWN ADMINISTRATOR  
**SUBJECT:** APRIL 2017 – PROJECT AND MISCELLANEOUS UPDATE  
**DATE:** April 26, 2017

The following business items are provided as part of an abbreviated May 2017 Administrators report. These items reflect ongoing projects and initiatives that are under review and in various stages of development with the Town staff and some that will require further Town Council direction during the various stages of development.

- **East Ferry Parking Area Restoration:** The Town staff presented several project layouts and options before the Planning Commission at their Wednesday, April 19<sup>th</sup> meeting. Based on the dialogue before the Commission, an advisory opinion was made by the Commission for the staff to work with options 1 and 3 that include a similar traffic flow configuration as to what exists today on the site. The main difference between the options being that Option 3 – includes several benches and a widening of the sidewalk along the seawall. Option 2 – included the change in location of the triangular green space and slight change in traffic flow and in spite of the value that this change would provide to the continuity of a green space along the shoreline, the logistical concerns of traffic flow and parking areas seemed to convince the group to gravitate to options 1 and 3 as the preferred choices.

The Town staff agreed to modify and finalize one plan, reflecting a similar configuration as to what exists today and return to the Commission for additional discussion and review. The staff are planning to be back before the Commission in May and hopefully before the Council in late June. The staff are also continuing their open dialogue with residents and local businesses in gathering additional public input. As previously noted, the main project elements include the replacement of curbing, sidewalks, asphalt, drainage and signage, along with the Harbor Commission repairs of steel pipe rail fencing along bulked at an estimated cost of \$250,000 - \$300,000. A Grant application has been filed with RI Commerce Corp. for 50% matching funds in the Main Street Streetscape Improvement Fund program.

- **Rhode Island Turnpike and Bridge Agency** – Newport Bridge Deck Project: The RITBA is in the process of hosting meetings with the impacted communities and public safety agencies regarding a major deck replacement project that is planned for the Newport Bridge. A meeting is planned with Jamestown's Public Safety officials on Thursday, April 27<sup>th</sup> at 1:30pm their main office. RITBA officials will provide the Town Council with a further update as to these planned

improvements at the May 15<sup>th</sup> Town Council meeting, prior to a continuation of the discussion on the Solar Array projects.

- **Providence Journal Article on the RI Public Finance Management Boards Debt Service Report:**

The Providence Journal posted an article on April 20<sup>th</sup> regarding a lengthy report on debt service incurred by the State of RI, Local Governments, Quasi-public agencies and Fire Districts. The article focused on the top six cities and towns that exceeded debt ratio targets established by the committee. The specific cities and towns included, Woonsocket, Providence, Pawtucket, West Warwick, Central Falls and Johnston with others of concern including, Cranston, Coventry, Lincoln and Warwick. Unfortunately when the article was written, the Journal mistakenly switched Jamestown in place of Johnston. In having quickly noticed the error, we contacted the Editor and a retraction and correction was made on April 21<sup>st</sup>.

The Town of Jamestown maintains an excellent position, as discussed each year annually as part of the budget proposal process and included in my budget message. **Attached** is a spreadsheet included the debt ratios for all communities, for the following categories: **Debt Ratios:** (Net Direct Debt to Assessed Value)(Overall Net Debt to Assessed Value) and **Debt plus Pension Ratios:** including Overall Debt + Net Pension Liability to Assessed Value and Overall Debt + Pension Liability to Personal Income. In accordance with these specific ratios, the Town stands in a very favorable short and long-term debt position in terms of our overall assessed value and when factoring in our pension liability.

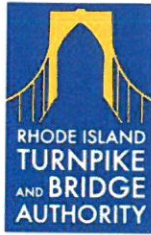
- **Elections Administration Recommendations Report:**

Following the November 2016 election, a Task Force was convened by Secretary of State, Gorbey to assess the efficiency of the election process in Rhode Island, specific to pre-election, election-day and post-election processes. Based upon the challenges that we faced with here in Jamestown during the last election, this prompted multiple representatives from the Board of Elections being placed on this task force to contribute directly to this process. Attached is a series of preliminary recommendations developed as part of Task Force efforts that are presently under review by the Secretary of State and may in fact prompt some legislative change in the near future.

- **RIDOT Director Meeting regarding TIP Program:** A meeting has been scheduled with the RIDOT Director, Peter Alviti, regarding the States TIP Program. This meeting was scheduled with the assistance of Representative Ruggiero, for Tuesday, May 9<sup>th</sup> at the RIDOT office in Providence. The discussion will focus on the TIP program priorities and its impact on the community. Specifically we plan to address existing priority concerns (Narragansett Avenue to West Ferry), either not recognized in the plan or delayed and the future discussion and funding element, reflected in the plan by RIDOT regarding a bike path lane over the Jamestown Bridge with no mechanisms in place to move bicyclists once they arrive. The existing TIP plan is attached for 2017-2025.

Should you have any questions please contact me at your convenience.

Andy



## **Rhode Island Turnpike and Bridge Authority**

One East Shore Road | P.O. Box 437 | Jamestown, Rhode Island 02835-0437

# **IMPORTANT ANNOUNCEMENT ON OVERWEIGHT AND OVERSIZED VEHICLE CROSSINGS FOR NEWPORT PELL BRIDGE**

The [Rhode Island Turnpike and Bridge Authority \(RITBA\)](http://www.ritba.org) would like to inform all commercial and private entities that utilize oversized and overweight vehicles about the bridge deck replacement project on the Newport Pell Bridge which will prohibit oversized and overweight vehicles from travelling on the bridge.

Between Mid-May and the end of June 2017 the following will be banned from crossing:

- **Gross Vehicle Weight (GVW) OVER 80,000 pounds\***
- **Width EXCEEDING 8 feet 6 inches\***

State Police will be on premise 24 hours a day, strictly enforcing this ban. This is the first phase of a multi-phased bridge deck replacement project on the Newport Pell Bridge to maintain and extend the life of the bridge as part of the RITBA Ten-Year Capital Plan. Essential precautionary measures are being implemented during the bridge deck replacement as safety is RITBA's number one priority. Due to initial construction requirements, specific dates are yet to be determined. However, RITBA will provide an update as soon as construction dates are confirmed.

*\* If absolutely necessary, there may be an opportunity for some vehicles with maximum GVW of approximately 100,000 pounds and/or maximum width of 10 feet to cross the bridge with specific permits. To obtain a permit call RITBA at 401.423.0800*





**State of Rhode Island and Providence Plantations  
Public Finance Management Board  
Debt Affordability Study**



**April 17, 2017**

## Acknowledgments

It is no exaggeration to say that this is the most ambitious and comprehensive Debt Affordability Study ever to be undertaken by a state government.

While it is common for states to issue Debt Affordability Studies from time to time, this Study is different for two reasons:

- This is the first Debt Affordability Study to provide debt targets not only for a state but for, most governmental issuers within a state.
- This is the first Debt Affordability to formally incorporate pension liabilities into affordability targets.

The undertaking of this study has been a collaborative effort involving many smart, public-spirited individuals who believe in the importance of sound public finance.

This study would not have been possible without Governor Gina Raimondo, Speaker Nicholas Mattiello, former Senate President Teresa Paiva-Weed, current Senate President Dominick Ruggerio, House Finance Chair Marvin Abney, and former Senate Finance Chair Dan DaPonte, who saw fit to support the commissioning of this study in the FY 2017 state budget. Senator DaPonte previously sponsored several pieces of legislation aimed at helping Rhode Island policymakers better understand matters of public debt.

The Public Finance Management Board is a volunteer committee tasked with overseeing the preparation of this study. I want to thank Karl Landgraf, Patricia Anderson, Shawn Brown, Michael DiBiase, Doug Jacobs, Robert Mancini, Joe Reddish and Maribeth Williamson for their service to the state.

The expertise and tireless work of Public Resources Advisory Group was vital to the success of this undertaking, particularly the tremendous efforts of Tom Huestis, Janet Lee, Jessica Donnelly, and Christine Ilarina.

Dr. Alicia H. Munnell and Jean-Pierre Aubry of the Center for Retirement Research at Boston College provided critical data analysis that contributed to the 50-state comparison of pension liabilities found in Part I of this report.

The insights and collaboration of Mary Murphy and Adam Levin of the Pew Charitable Trusts, who provided comparative research on existing state debt affordability studies, were helpful in designing the scope and data sources used for this study.

A number of collaborators and thought leaders across government provided invaluable assistance to the preparation of this study, including Auditor General Dennis Hoyle, Director of Revenue Robert Hull, Division of Municipal Finance Director Susanne Greschner, State Budget Director Tom Mullaney, House Fiscal Advisor Sharon Reynolds Ferland, Senate Fiscal Advisor Steve Whitney, and the dozens of municipal and quasi-public agency leaders who supplied us with information and offered feedback on various drafts of the study.

Finally, none of the great achievements of the Rhode Island Treasury would be possible without the skill and commitment of our staff. Deputy Treasurer Kelly Rogers, Director of Debt Management Frank Quinn and Chief of Staff Patrick Marr worked diligently to create the best, most comprehensive Debt Affordability Study ever to be produced by a state government.

A handwritten signature in black ink, reading "Seth Magaziner". The signature is written in a cursive, flowing style.

**Seth Magaziner**  
**General Treasurer**  
**Chairman of the Public Finance Management Board**

**Table VI – Debt and Pension Affordability Ratios for Municipalities**

Obligor Name	Debt Ratios		Debt + Pension Ratios	
	Net Direct Debt to Assessed Value	Overall Net Debt to Assessed Value	Overall Debt + Net Pension Liability to Assessed Value	Overall Debt + Net Pension Liability to Personal Income
Barrington	0.5%	0.5%	2.5%	4.6%
Bristol	1.1%	1.6%	3.0%	6.8%
Burrillville	1.2%	1.3%	3.1%	5.3%
Central Falls	3.7%	3.7%	19.2%	17.3%
Charlestown	0.2%	0.5%	0.6%	3.1%
Coventry	1.3%	1.4%	6.3%	11.5%
Cranston	1.1%	1.1%	6.8%	11.9%
Cumberland	1.4%	1.5%	4.6%	7.7%
East Greenwich	2.3%	2.3%	4.8%	9.8%
East Providence	1.1%	1.1%	4.6%	8.1%
Exeter	0.1%	0.1%	0.1%	0.3%
Foster	0.0%	2.7%	3.6%	N/A
Glocester	0.3%	3.2%	4.0%	6.9%
Hopkinton	0.2%	1.3%	1.6%	3.0%
Jamestown	0.4%	0.4%	1.1%	5.5%
Johnston	1.1%	1.1%	13.0%	19.2%
Lincoln	1.5%	1.6%	6.3%	10.0%
Little Compton	0.6%	0.6%	1.0%	N/A
Middletown	1.0%	1.0%	2.6%	8.0%
Narragansett	0.5%	0.5%	2.0%	8.6%
New Shoreham	1.1%	1.1%	1.5%	N/A
Newport	0.8%	0.8%	4.9%	19.5%
North Kingstown	1.1%	1.1%	3.3%	7.3%
North Providence	0.7%	0.7%	5.1%	6.8%
North Smithfield	2.0%	2.0%	3.7%	7.4%
Pawtucket	1.8%	1.8%	14.9%	20.1%
Portsmouth	0.4%	0.5%	2.7%	7.2%
Providence	4.4%	4.4%	17.8%	30.3%
Richmond	0.4%	1.4%	1.7%	3.2%
Scituate	0.4%	0.4%	0.6%	1.4%
Smithfield	0.5%	0.5%	3.1%	7.1%
South Kingstown	0.3%	0.3%	1.6%	4.2%
Tiverton	1.9%	2.2%	3.3%	7.2%
Warren	1.2%	1.9%	2.8%	5.3%
Warwick	0.5%	0.5%	6.0%	12.0%
West Greenwich	0.7%	1.1%	1.4%	3.4%
West Warwick	1.1%	1.1%	9.7%	16.4%
Westerly	1.4%	1.4%	2.4%	11.0%
Woonsocket	10.0%	10.0%	20.3%	22.3%
	Meets recommended target		Exceeds recommended target slightly	
	Exceeds recommended target significantly			

(Note: above ratios include allocation of Narragansett Bay Commission debt to municipalities in its service area.)

## TABLE OF CONTENTS

<b>EXECUTIVE SUMMARY .....</b>	<b>1</b>
<b>PART ONE: State tax-supported debt and long-term liabilities.....</b>	<b>10</b>
<b>PART TWO: State-level agencies, public and quasi-public corporations debt and long-term liabilities.....</b>	<b>32</b>
<b>PART THREE: Municipalities, regional authorities, fire districts and other special district debt and long-term liabilities .....</b>	<b>50</b>
<b>PART FOUR: Guidelines for debt management best practices for the State and Guidelines for debt management best practices for Rhode Island Quasi- Public Entities and Local Governments .....</b>	<b>62</b>
<b>APPENDIX A - PART ONE: State debt and pension ratios .....</b>	<b>81</b>
<b>APPENDIX B - PART TWO: Quasi-public agencies debt information.....</b>	<b>103</b>
<b>APPENDIX C - PART THREE: Municipality debt, demographic/economic statistics, debt and pension liability ratios, and state reimbursements.....</b>	<b>114</b>
<b>GLOSSARY OF TERMS.....</b>	<b>123</b>

## Executive Summary

### **Introduction**

There are more than 100 entities in Rhode Island with the authority to issue public debt. These issuing entities range from the State itself, to municipalities and school districts, water districts and fire districts, and quasi-public entities that manage important public infrastructure like TF Green airport and the Pell Bridge. Combined, these entities have accumulated approximately \$10.5 billion of debt outstanding in various forms.

Maintaining an ability to borrow, often called “debt capacity,” is critical for state and local governments. Without debt capacity the State may not be able to maintain aging infrastructure and invest in projects that support economic growth. Public capital investments attract private capital investments, which creates jobs and improves the quality of life for residents of the State.

While it is often useful and necessary for public entities to take on debt to spread the cost of large capital projects across multiple budget cycles, the power to issue public debt must be exercised with care. When a public entity issues long-term debt, it binds citizens to make debt service payments for many years in the future, through taxes, fees, tolls or utility rate charges. Sometimes even when public debt is not explicitly backed by taxpayer funds, taxpayers can find themselves liable for the cost of debt when the original revenue stream becomes insufficient to cover the cost of debt service. Therefore, it is important for each issuer of public debt to have a clear sense of how much debt it can prudently issue at any given time.

### **Scope of the Debt Affordability Study**

The Public Finance Management Board (PFMB) was created during the 1986 Session of the General Assembly for the purpose of providing advice and assistance to issuers of tax-exempt debt in the State of Rhode Island. In 2016, at the request of the Office of the General Treasurer, the General Assembly enacted a series of measures to strengthen debt management in Rhode Island, including the requirement that the PFMB produce a debt affordability study every two years to recommend limits of indebtedness to all issuers of public debt in the state.

This study examines the levels of indebtedness of the state, its quasi-public agencies, municipalities and districts, and recommends debt affordability limits for each issuer. The study is premised on the concept that resources, not only needs, should guide debt issuance.

For the purposes of this study, debt affordability is defined as the issuer’s ability to repay all of its obligations based on the strength of its revenue streams and the capacity of the underlying population to afford the cost of borrowing. Maintaining an appropriate level of debt affordability is crucial for ensuring long-term fiscal sustainability and economic competitiveness while investing in projects necessary to deliver essential public services.

Because of the diverse nature of Rhode Island’s population, the PFMB does not recommend a single overall limit for public debt across all issuers. The public debt burden that is affordable for the population of one community might be higher or lower than the affordable level for a community located elsewhere in the State. Instead, this report recommends separate affordability limits for the State, the Quasi-Public agencies and each municipality.

Debt is not the only type of long-term liability that states, municipalities and other public entities incur. Most notably, pension liabilities that have been contractually or statutorily promised to public employees represent long-term liabilities of the entities responsible for debt repayment. In embarking on this study, the PFMB felt that the level of debt that is affordable for a public entity to issue cannot be measured in isolation, but must be viewed in the context of the amount of pension liability that the issuing entity has taken on. Therefore, where possible, this report will utilize affordability targets that include both debt and pension liabilities together.

This is the first time that Rhode Island has integrated pension liabilities into debt affordability targets. While this has not been done in past affordability studies, the PFMB believes that pension liabilities are significant enough that they must be considered together with traditional debt. The ratings agencies have recently begun to adopt methodologies that combine pension and debt into the same affordability measurements, and while no other state has formally adopted a debt affordability target that integrates pension liabilities, several have indicated that they will consider doing so in the future.

The PFMB also considered whether to integrate other post-employment benefits (OPEB), which primarily include retiree health care benefits, into the report's affordability targets. Several challenges to integrating OPEB into affordability targets emerged, including the lack of uniformity in reporting, the difficulty of accurately forecasting OPEB cost inflation, and legal uncertainty around the ease with which states and other public entities can change OPEB policies. As a result, the PFMB is not including OPEB liabilities in the current debt affordability study, but will revisit the feasibility of integrating OPEB when the next study is performed in 2019.

### Summary of Debt Currently Outstanding

**State Tax-Supported Debt.** The first part of the study considers all tax-supported debt of the State. The State of Rhode Island raises revenue from a variety of sources including an income tax, sales tax, revenues from lottery and gambling activities, State-level tax-supported debt includes three different types of issuance:

- (i) **Direct debt or general obligation bonds** – debt of the State for which the full faith and credit are pledged, usually through a referendum of the electorate
- (ii) **Appropriation debt** – debt secured by contractual agreements which, while not considered General Obligations of the State, are still subject to annual appropriation by the General Assembly
- (iii) **Moral obligation debt** – debt secured by a pledge that represents a promise by a government obligor to seek future appropriations for debt service payments, typically in order to make up deficits in a reserve fund should it fall below its required level.

As of June 30, 2016, the State had a total of \$1.87 billion of tax-supported debt outstanding. In addition, as of June 30, 2016, the State had approximately \$2.83 billion of unfunded actuarial accrued liability (UAAL) for its pensions.

**Quasi-Public Agencies.** The second part of the study evaluates the debt of the State's quasi-public agencies. Quasi-Public agencies are governmental agencies with tax-exempt bonding authority that are managed with a degree of independence from the legislative and executive branches of state government.

Quasi-Public agency debt falls into two general categories: (i) debt secured by revenues of the agency (Direct Borrowers) and (ii) conduit debt which is borrowed on behalf of another underlying entity, be it another government agency, a private corporation or nonprofit organization, in order to help the underlying borrower achieve tax-exempt status or a lower cost of financing (Conduit Issuers)<sup>1</sup>.

The debt issued by the quasi-public agencies is usually in the form of revenue bonds, in which debt service is payable solely from the revenues derived (i) from a dedicated revenue source, (ii) from operating businesses or a facility (iii) under a loan or financing agreement with an underlying conduit borrower.

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<sup>1</sup> This study does not recommend targets for non-profit and private entities that borrow conduit debt through quasi-public agencies, secure the debt with their own revenue sources, and do not have a moral obligation or any other connection with the State, an agency of the State or a municipality. Responsibility for repayment of these debts lie solely with the non-profit and private entities, the taxpayers bear no liability, and it is unlikely that a state or local government would ever assume these liabilities should the underlying borrower be unable to make debt service payments.

**Table I – Quasi-Public Agency Issuers**

<b>Direct Borrower</b>	<b>Type/Purpose of Bonds</b>
Narragansett Bay Commission	Wastewater System Revenue Bonds
Rhode Island Turnpike and Bridge Authority	Toll Revenue Bonds
Tobacco Settlement Financing Corporation	Tobacco Master Settlement Agreement Bonds
Rhode Island Resource Recovery Corporation	Resource Recovery System Revenue Bonds
<b>Conduit Issuer</b>	<b>Type/Purpose of Bonds</b>
Rhode Island Commerce Corporation	GARVEEs, Airport Revenue Bonds, Economic Development, Moral Obligation Bonds
Rhode Island Health and Educational Building Corporation (RIHEBC)	Public School, Higher Education, Other Education, Health Care Revenue Bonds (Includes Pooled Bonds)
Rhode Island Housing and Mortgage Finance Corporation	Single-Family and Multi-Family Housing Revenue Bonds, Moral Obligation Bonds
Rhode Island Infrastructure Bank (RIIB)	Water Pollution Control, Safe Drinking Water, Water, Sewer Revenue Bonds, Energy Efficiency Loans (Includes Pooled Bonds)
Rhode Island Student Loan Authority	Student Loan Revenue Bonds

As of June 30, 2016, Quasi-Public Agencies in the State had a total of almost \$5.0 billion of debt outstanding, excluding debt held by non-profit and private conduit borrowers.

**Municipalities and Special Districts.** The third part of the study considers debt of the municipalities, fire districts, special districts and local authorities of the State. Rhode Island has 39 municipalities, 44 fire districts, and 17 special districts and local authorities that can issue debt. Most of the Rhode Island municipalities and local districts issue general obligation bonds directly and enter into capital leases supported by property tax revenue. Many also borrow through the Rhode Island Health and Educational Building Corporation (“RIHEBC”) Public Schools Revenue Bonds Financing Program, a conduit bond program. In some cases, municipal entities issue revenue bonds secured by the revenues of public utilities like water and sewer systems.

Most municipalities and districts also have pension liabilities, which are accounted for in this study. There are 150 pension plans for municipal employees across Rhode Island, 116 of which are managed centrally by the State through the Municipal Employees Retirement System (MERS), 34 of which are managed independently by municipalities. Regardless of the management structure, the municipalities and district are fully responsible for the liabilities of these plans. In addition, school districts participate in the statewide Employees Retirement System (ERS), in which the State is responsible for 40% of the liability and the school district is responsible for 60% of the liability.

Pension liabilities are calculated through a series of assumptions, and thus can be difficult to estimate with precision. For the purposes of this study, municipal pension liabilities are derived from the financial statements of the municipalities, under rule 68 of the Governmental Accounting Standards Board (GASB) framework.

As of June 30, 2015, municipalities and special districts in the State had a total of \$2.0 billion of debt and \$3.69 billion of pension liabilities outstanding<sup>2</sup>.

<sup>2</sup> At the time of publication of this study, debt and pension information for some special districts, particularly housing authorities, was not immediately available. The figures in this study represent only those districts whose financial information as available to the PFMB at the time of publication.



**Table II – Aggregate Debt and Pension Liabilities Outstanding**

Outstanding Debt (FY2016)	General Obligation	Lease/ Appropriation	Revenue (Public)	Revenue (Private/ Non-Profit)	Total Debt Outstanding
<b>State of Rhode Island</b>	\$1,051,810,000	\$821,164,296	\$ -	\$ -	\$1,872,974,296
<b>Quasi-Public Agencies</b>					
Narragansett Bay Commission			242,820,000		\$242,820,000
Rhode Island Turnpike and Bridge Authority			56,160,000		\$56,160,000
Tobacco Settlement Financing Corporation			604,785,000		\$604,785,000
Rhode Island Resource Recovery Corporation			29,142,861		\$29,142,861
Rhode Island Commerce Corporation					
GARVEEs			230,280,000		\$230,280,000
Airport Revenue Bonds			356,096,991		\$356,096,991
Other			-	92,764,023	\$92,764,023
Rhode Island Health and Educational Building Corp.					
Education			229,255,000	1,498,476,283	\$1,727,731,283
Healthcare			-	698,009,135	\$698,009,135
Rhode Island Housing and Mortgage Finance Corp.			1,211,845,486		\$1,211,845,486
Rhode Island Infrastructure Bank					
Water Pollution Control			522,700,000		\$522,700,000
Safe Drinking Water			264,742,000		\$264,742,000
Rhode Island Student Loan Authority			525,988,000		\$525,988,000
<b>Municipalities and Special Districts (FY 2015)</b>	\$1,322,423,557	\$390,571,530	\$334,271,474	\$ -	\$2,047,266,561
<b>GRAND TOTAL</b>	\$2,374,233,557	\$1,211,735,826	\$4,608,086,812	\$2,289,249,441	\$10,483,305,636

*Note: For this table, RIHEBC Public School Revenue Bonds and RIHEBC Providence Public Building Authority are not included in RIHEBC debt and are included in the General Obligation debt of Municipalities and Special Districts. RIIB Water Pollution Control and Safe Drinking Water debt shown as RIIB debt and not included in Revenue debt of Municipalities and Special Districts. Narragansett Bay Commission debt is shown as NBC debt and not included in Revenue debt of the participating municipalities. Information on the local housing authorities is not readily available at this time and will therefore, not be included in this iteration of the debt affordability study.*

### **PFMB Recommendations and Rationale**

The PFMB considered several factors in developing its debt affordability recommendations. For each issuer, the PFMB considered relevant peer comparisons, Ratings Agency guidance, and legal requirements contained in bond indentures. These affordability limits are purely advisory, and represent what the PFMB feels are prudent levels of indebtedness given the available information.

The PFMB recognizes that it may be appropriate for affordability targets to be temporarily exceeded if increased capital spending is needed to manage emergency situations or revenues are temporarily impaired by economic downturns, but issuers are recommended to endeavor to return to their target ratios in normal economic circumstances.

### **State Net Tax Supported Debt and Pension Liability.**

For the State, the PFMB recommends the following Debt and Pension Affordability Ratios. Generally speaking, the PFMB finds the level of State indebtedness to be manageable but recommends somewhat lower debt affordability targets than the State has used previously, reflecting the fact that Rhode Island's state-level debt and pension liabilities are at the high end relative to other states. At the same time, these new targets allow the state room to continue making important capital investments in projects to promote the economic health of the state and the well-being of its citizens.

**Table III – State Debt and Pension Affordability Ratios (PFMB Recommended Targets)**

Ratio	Current Level (FY2017)	Recommended Target
Debt Service on Tax-Supported Debt to General Revenues	6.1%	Not to exceed 7.5% within the next five years and 7.0% thereafter
Net Tax-Supported Debt as Percentage of Personal Income	3.4%	Not to exceed 4.0%
Rapidity of Repayment over 10 Years	76.1%	Amount of debt to be retired over the next ten years targeted at no less than 50%
Net Tax-Supported Debt Service + Pension ARC as a Percentage of General Revenues	13.07%	Not to exceed 16%
Net Tax-Supported Debt + Pension Liability (UAAL) as a Percentage of Personal Income	8.5%	Not to exceed 8% beginning in 2021
Pension ARC and OPEB ARC Funding Level	100%	100%

Based on these recommended debt affordability targets for State net tax-supported debt, the PFMB estimates that the State has available capacity to assume approximately \$221.8 million of new debt in 2019, the first year in which any authorization from a 2018 voter referendum could be issued, and remaining capacity of approximately \$1.25 billion over a ten-year period.

**Quasi-Public Agencies.** Each of the State’s Quasi-Public agencies is unique, with different revenue streams and functions. After considering the unique considerations of each Quasi-Public agency, relevant ratings agency guidance and peer comparisons, the PFMB recommends the following individualized affordability ratios for each agency.

The table on the following page shows the recommended affordability metrics for each quasi-public agency, with green shaded levels indicating the quasi-public agency is within the recommended target and yellow shaded levels indicating current levels are slightly above recommended targets. In no cases is a State Quasi-Public significantly above its recommended affordability level at a current time, though the PFMB notes that several Quasi-Public agencies are currently considering investing large capital projects in the coming years, and will need to carefully evaluate the affordability of those projects should they move forward.

**Table IV – Quasi-Public Agency Affordability Metrics (PFMB Recommended Targets)**

Borrowers	Affordability Metric	Current Level
Narragansett Bay Commission	1.3x debt service coverage for both Commission debt and RIIB loans	Debt Service Coverage 1.4x
Rhode Island Turnpike and Bridge Authority	1.7x debt service coverage	Debt Service Coverage 1.68x
Rhode Island Resource Recovery Corporation	PFMB recommends the Corporation refrain from any issuance of long-term debt until the future of the facility is more certain.	Debt Service Coverage 4.00x
Rhode Island Department of Transportation Grant Anticipation Revenue Bonds (GARVEEs)	4.5x debt service coverage	Debt Service Coverage 4.5x
Rhode Island Airport Corporation	1.5x debt service coverage when including the Coverage Account Ending Balance, and \$100 debt per enplaned passenger	Debt Service Coverage 1.76x
		\$137 per enplaned passenger
Rhode Island Health and Educational Building Corporation – University of Rhode Island	Total Debt to Cash Flow of less than 11.0x as a factor required for Additional Bonds.	7.0x Debt to Cash Flow
Rhode Island Housing and Mortgage Finance Corporation	Target minimum Program Asset to Debt Ratio (PADR) of 1.10x based on Moody’s rating criteria for Aaa rating.	PADR of 1.19x (Single Family) PADR of 1.12x (Multi-Family)
Rhode Island Infrastructure Bank (Clean Water and Drinking Water Programs)	Maintain a minimum of 1.2x debt service coverage and  Maintain asset to liabilities ratios at a minimum of 1.3x.	Debt service coverages: 1.3x for Clean Water and 1.5x for Drinking Water  Asset to liabilities ratios: 1.5x for Clean Water and 1.6x for Drinking Water.
Rhode Island Student Loan Authority	Target minimum Parity Ratio of 110%	Parity Ratio of 120.97%

Meets recommended target	Current level slightly above recommended target
Exceeds recommended target/Recommended no new debt	

**Municipal/Local Debt and Pension Liability.** Municipal governance in Rhode Island is comprised of a patchwork of overlapping authorities. In addition to the state’s 39 cities and towns, local government includes dozens of regional and local districts, some contained entirely within a municipality and others across multiple municipalities. Some of these governmental entities raise revenue through property taxes, and others through charges such as utility fees.

In determining how to set targets for this complex patchwork of municipal issuers, the PFMB ultimately determined that the most important consideration is the ability of the underlying population of a municipality to afford the aggregate levels of debt their governmental agencies have taken on. Therefore, three of the four recommended affordability targets for debt incorporate the debt of municipalities and overlapping districts into combined ratios.

**Table V – Local Debt and Pension Affordability Ratios (PFMB Recommended Targets)**

Ratio	Ratio Components	Recommended Target
<b>Net Direct Debt to Full Value</b>	<p><i>Net Direct Debt</i> is only the tax-supported debt of a municipality, and does not include the debt of overlapping districts or enterprise debt that is funded by non-tax revenue such as utility charges.</p> <p><i>Full value</i> represents the total assessed value of the municipality, including real property and tangible personal property less exemptions</p>	Less than 3%
<b>Overall Net Debt to Full Value</b>	<p><i>Overall Net Debt</i> is tax-supported debt of a municipality AND tax supported debt of overlapping districts, but does not include enterprise debt that is funded by non-tax revenue such as utility charges.</p> <p><i>Full value</i> represents the total assessed value of the municipality, including real property and tangible personal property less exemptions</p>	Less than 4%
<b>Overall Debt + Net Pension Liability to Full Value</b>	<p><i>Overall Debt</i> includes all debt of a municipality and its overlapping districts, including tax-supported debt and debt supported by other revenues such as utility charges.</p> <p><i>Full value</i> represents the total assessed value of the municipality, including real property and tangible personal property less exemptions</p>	Less than 4.50%
<b>Overall Debt + Net Pension Liability to Personal Income</b>	<p><i>Overall Debt</i> includes all debt of a municipality and its overlapping districts, including tax-supported debt and debt supported by other revenues such as utility charges.</p> <p><i>Personal Income</i> represent the average income of a resident of the municipality as calculated applying the ratio of money income to per capita money income for the county to the city/town's money income and multiplying by population.</p>	Less than 20%

The table below shows the current levels of these affordability ratios for each municipality with green shaded levels indicating the municipality is within the recommended limits, yellow shaded levels indicating current levels are slightly above the recommended limits and red shaded levels indicating the current levels significantly exceed the recommended limits.

**April 27, 2017**

**Media contact:**

Nicole Lagace  
[nlagace@sos.ri.gov](mailto:nlagace@sos.ri.gov)  
(401) 330-3180

## **Secretary of State Gorbea releases Elections Administration Recommendations Report**

*Elections Task Force has identified ways to improve elections systems in Rhode Island*

PROVIDENCE, RI – Secretary of State Nellie M. Gorbea today released a report of recommendations (*see attached*) to improve elections systems in Rhode Island. The report is the result of an Elections Task Force she convened to review the administration of elections across the state in 2016.

The Elections Task Force, made up of state and local elections officials along with Rhode Island voters, met three times and heard from national experts on best practices in elections administration as well as citizens concerned with Election Day operations.

“2016 was quite an election year with the administration of three statewide elections and the implementation of new technology like online voter registration, new voting equipment and an electronic poll book pilot program,” Secretary Gorbea said. “Any time you implement something new, it’s good to debrief and discuss what worked and what didn’t go as planned. As the state’s Chief Elections Official, I convened this task force to do just that.”

Among the recommendations discussed were legislative initiatives such as In-Person Early Voting, Automatic Voter Registration, Post-election Audits, and clarifying the number of voting machines that the Board of Elections can allocate at each polling place. These initiatives are currently under review at the General Assembly.

In-Person Early voting would eliminate the state’s current “emergency mail ballot” process and instead implement the same process voters use at a polling place. If passed, voters could go to a place designated by their city or town, show their ID, and fill out and cast their ballot into a voting machine right then and there.

Automatic Voter Registration (AVR) is gaining bi-partisan popularity across the country as an effective way to clean up voter rolls. AVR would improve the efficiency of the voter registration process, beginning at the DMV, by automatically registering eligible citizens to vote unless they choose not to register and “opt-out” of the process. This means when someone updates their address at the DMV, they will also update their voter registration information. This will help eliminate the bloat in our voter rolls that occur from unintentional, duplicate voter registrations.

Other recommendations called for fully implementing the very popular electronic-poll books across the state and using best practices identified in the private sector to reduce wait times and improve field operations on Election Day.

“We must always strive to do better for voters because the single act of casting a ballot is fundamental to our democracy and fundamental to making government accountable to the people it serves,” Secretary Gorbea said. “The task force is a great example of different government entities coming together to address problems and implement solutions so that voters can trust the integrity of every vote.”

**Members of the Elections Task Force are:** Diane Mederos, Vice Chairwoman, Board of Elections; William West and Dr. Isadore Ramos, Commissioners, Board of Elections; Louis Cirillo, Town Clerk, Bristol; Louise Phaneuf Town Clerk, Burrillville; Sonia Grace, City Clerk, Central Falls; Cheryl Fernstrom, Town Clerk and Karen Montoya Deputy Town Clerk, Jamestown; Kenneth McGill, City Registrar, Pawtucket; Renay Brooks Omisore, Board of Canvassers, Providence; Patty Aylesworth, Director of Elections and Dottie McCarthy, Board of Canvassers, Warwick; Michele Murphy, Board of Canvassers and Cathy Brayman, Deputy Town Clerk, Westerly; Sheri Sweitzer and Pilar McCloud, Rhode Island voters.

# Elections Administration Recommendations Report

Rhode Island Department of State Elections Task Force

April 27, 2017



**Nellie M. Gorbea**  
Secretary of State

## **TABLE OF CONTENTS**

<b>Background</b>	Page 3
<b>Pre-Election Day</b> <i>(Recommendations 1-7)</i>	Page 4
<b>Election Day</b> <i>(Recommendations 8-16)</i>	Page 9
<b>Post-Election Day</b> <i>(Recommendation 17)</i>	Page 14
<b>Conclusion</b>	Page 14





### **BACKGROUND**

Elections are the foundation of our democracy. The single act of casting a ballot is fundamental to our democracy and critically important to making government accountable to the people it serves. As elections officials, it is our job to ensure that elections in the state are accessible to all eligible Rhode Islanders, that the voting experience is smooth and without delay, and that voters can trust the integrity of every vote.

The 2016 election cycle was a busy one for elections officials across Rhode Island. The state held three statewide elections starting with the Presidential Preference Primary (PPP) in April, followed by the State Primaries in September and the November 8<sup>th</sup> General Election. In addition, elections officials implemented several new systems aimed at improving elections administration including new, state-of-the-art voting machines and online voter registration.

Throughout the year, the hard work and dedication of the Department of State, Board of Elections, 39 cities and towns and thousands of poll workers were focused on running Rhode Island elections successfully. Secretary of State Nellie M. Gorbea personally visited polling places around Rhode Island during each of the three statewide elections. She witnessed voters excited to be engaged in the democratic process. A review by elections officials of the data provided by poll workers and boards of canvassers shows that, overall, the 2016 elections ran smoothly. However, there were significant delays and issues in scattered polling places in Warwick, North Kingstown, Providence and Pawtucket<sup>1</sup>.

In February 2017, Secretary of State Nellie M. Gorbea convened a task force of state and local elections officials and Rhode Island voters to review pre-election, election day, and post-election processes. The following report is based on their discussions of best practices, public feedback on current processes, and presentations from national experts. The report highlights key initiatives already underway to improve elections administration in Rhode Island and provides additional recommendations to enhance the administration of elections moving forward.

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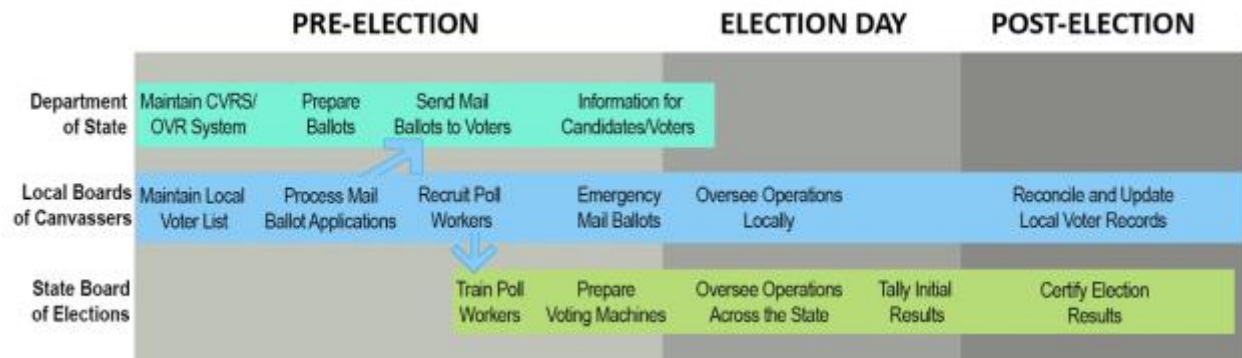
<sup>1</sup> ACLU of Rhode Island. 2016 General Election Day Poll Monitoring Report (January 2017) Retrieved from [http://riaclu.org/images/uploads/2016\\_Election\\_Day\\_Report\\_FINAL\\_012417.pdf](http://riaclu.org/images/uploads/2016_Election_Day_Report_FINAL_012417.pdf)

## Elections Administration Recommendations Report

Rhode Island Department of State Elections Task Force

### PRE-ELECTION DAY

While major statewide elections happen every two years, the RI Department of State, the Board of Elections, and the 39 cities and towns collaborate for months of preparation and training to ensure every Election Day runs smoothly. The below illustration outlines this collaboration and different responsibilities for each entity.



Prior to Election Day, these three governmental entities work on maintaining accurate voter rolls, preparing mail ballots, designating polling place locations, and proofing ballots. Over the past two years, two major new initiatives were implemented to improve pre-election day processes: modernizing the clean-up of voter rolls and creating online voter registration.

In 2015, Rhode Island joined the Electronic Registration Information Center (ERIC) to help clean-up Rhode Island's voter rolls. ERIC is governed by the 20 member states and the District of Columbia. ERIC uses a variety of datasets including state voter registration and DMV records to determine the accuracy of states' voter rolls. ERIC provides reports that indicate which registered voters have passed away, moved within the state, moved to another ERIC state, as well as those voters who have multiple voter registration records in the same state. Rhode Island has already seen a vast improvement in the maintenance of its voter rolls with the additional tools provided by ERIC. The first reports on Rhode Island's voter lists indicated there were 1,500 deceased voters and 4,100 duplicate records. The most recent set of reports showed significant improvement with only 250 deceased voters and 3,200 duplicate records.

A second important improvement has been the development of online voter registration - voters can now conveniently register to vote and update their voter registration information online at the Secretary of State's Voter Information Center/Online Voter Registration (OVR) Portal. Secretary Gorbea worked with the General Assembly to pass OVR in March 2016 and the portal was launched to voters on August 1, 2016. OVR makes voter rolls more accurate as people are more likely to update their information online as opposed to printing a paper application and sending it to their city or town hall. From August 1 through October 9, 2016 (voter registration deadline for the November 2016 election), over 18,000 people used the OVR portal to register to vote or update their voter registration information. To date, over 25,000 Rhode Islanders have used the portal.

## Elections Administration Recommendations Report

Rhode Island Department of State Elections Task Force

Over the past two years these initiatives have significantly improved the administration of elections leading up to Election Day, however there is still more work to do. Below is a list of pre-Election Day issues that are still active and recommendations on ways to address them.

### **ISSUE: Inaccurate voter rolls**

An analysis published in the October 25, 2016 Providence Journal article “*Voter rolls off by 189,000 in RI*” indicated there were more people on the voter rolls in Rhode Island than should be. There have long been concerns that the state’s database of registered voters is bloated. This is not a problem that is unique to Rhode Island. A 2012 Pew Center on the States study<sup>2</sup> found that approximately 24 million (1 out of every 8) voter registrations in the US are no longer valid or are significantly inaccurate.

Oftentimes, when someone moves away or changes their address, they do not notify their local board of canvassers right away. This leads to inaccurate records on the voter rolls. Our goal is to identify these voters as quickly as possible and make it easier for cities and towns to remove these voters in a manner that complies with very specific state and federal laws established to protect voter rights. Voters can only be removed for specific reasons (death, felony incarceration, voter requested, etc.). As previously mentioned, by joining ERIC and implementing OVR, Rhode Island is already working to address this issue, but there are additional measures the state can take.

### **RECOMMENDATION 1: Passage of automatic voter registration (AVR) legislation**

The Secretary of State has introduced legislation that would improve the way citizens register to vote at the Division of Motor Vehicles (DMV) and state agencies. For example, currently voters must actively select their desire to register to vote (opt-in) on their driver’s license application. People often decline to register because they are already registered to vote, however, some registered voters do not realize that they need to update their voter registration information if they change their address. ERIC has identified 26,000 Rhode Islanders who are registered to vote, but have moved to another Rhode Island address. AVR legislation would eliminate this problem and improve the accuracy of the voter rolls because voters would automatically be registered at their new address. Additionally, automatic voter registration would allow all eligible citizens to be automatically registered to vote, unless they opt-out.

### **RECOMMENDATION 2: Send mailing as prescribed in Rhode Island General Law (RIGL) 17-9.1-27**

Rhode Island General Law 17-9.1-27 allows for a mailing to be sent to all voters who have not voted in the last five calendar years. If someone has not voted in five calendar years, it is likely that they may no longer live at that address. If the mailing is returned undeliverable, the voter will be made “inactive”. Once the voter is made “inactive” and they do not vote in one of the

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<sup>2</sup> The PEW Center on the States. (February, 2012) “Inaccurate, Costly, and Inefficient – Evidence That America’s Voter Registration System Needs An Update” Retrieved from

[http://www.pewtrusts.org/~media/legacy/uploadedfiles/pcs\\_assets/2012/pewupgradingvoterregistrationpdf.pdf](http://www.pewtrusts.org/~media/legacy/uploadedfiles/pcs_assets/2012/pewupgradingvoterregistrationpdf.pdf)

## **Elections Administration Recommendations Report**

*Rhode Island Department of State Elections Task Force*

next two federal elections, they will be removed from the voter rolls. The State has yet to do this specific mailing due to lack of funding. The Secretary of State should request funds in her annual budget as part of the systematic maintenance of the voter list. This maintenance should always take place in compliance with federal law, such as the Voting Rights Act.

### **RECOMMENDATION 3: Modify the Rules and Regulations for Local Boards of Canvassers in the Periodic Updating of Voter Registration Records**

This regulation, promulgated by the Department of State, went into effect in 2002 and provides the cities and towns with guidance solely on the periodic updating of voter registration records as they pertain to the National Change of Address (NCOA) program. This regulation was enacted before the Central Voter Registration System (CVRS) was created, and before the CVRS had an electronic connection to the Division of Motor Vehicles (DMV), the Department of Health, and the Department of Corrections. Now that Rhode Island has joined ERIC and modernized the voter registration system, this regulation should be revised by the Department of State to better reflect the current process of updating voter registration records.

### **RECOMMENDATION 4: Expand matching criteria in the CVRS**

Currently, when a voter's record is entered into the CVRS by the local board of canvassers, the CVRS database is searched to find any matched voters using last name and date of birth. This does not allow voters who change their last name to be identified as a matched voter, causing duplicate registrations in certain instances. The Department of State should expand the criteria to match other information such as driver's license number, address and first name.

### **ISSUE: Antiquated and inefficient emergency mail ballot system**

Due to the busy lives we live, it is often difficult for people to vote during normal business hours. Currently, Rhode Islanders can vote in-person during a 20-day period prior to Election Day under the emergency mail ballot statute. The language in the statute states that a voter must have an emergency circumstance to vote early, however, in 2016 the Board of Elections eliminated the need to have an "emergency" to cast a ballot during this period. Over 15,000 voters cast an emergency mail ballot in 2016 (up from over 5,600 in 2012) showing demand for more voting options. Unfortunately, the increased number of voters casting emergency mail ballots created stress on state and local elections officials as well as uncertainty with the public regarding the integrity of the process.

### **RECOMMENDATION 5: Pass in-person early voting legislation**

The Secretary of State has introduced legislation that would replace the emergency mail ballot process with an in-person early voting process. The formal early voting period would be held 20 days leading up to an election, including the weekend prior to Election Day. Voters would be able to go to a location designated by their city or town, check-in on an electronic-poll book and cast their ballot just like they would on Election Day. This process would increase voter confidence as ballots would be fed right into a voting machine as opposed to being placed in an envelope and delivered to the Board of Elections. The bill also eases the burden on state and

## Elections Administration Recommendations Report

Rhode Island Department of State Elections Task Force

local elections officials by streamlining the process in place today. 66% of Rhode Island voters favor early voting including weekends.<sup>3</sup> Currently, 33 states offer the ability to vote early and in 2016, 46% of voters nationwide cast a ballot before Election Day.<sup>4</sup>

### ISSUE: Inadequate paper poll book process

Rhode Island voters have historically checked in on paper poll books on Election Day. Approximately 20 days before the election, cities and towns begin the process of preparing the paper poll books. They run time-consuming reports to initiate the process and must either print them on their own or use a printing vendor to do so. Paper poll books are hundreds of pages, making them unwieldy and hard to use.

During the emergency mail ballot period, cities and towns must go through the poll books and remove the labels of all voters who voted early to ensure those voters are unable to vote a second time on Election Day. The removal process is often done the day before the election (the deadline to vote an emergency mail ballot) and cities and towns work late into the night to accomplish this task. This tedious process is prone to errors that can allow for potential fraud and abuse.

At the polling places, the paper poll book check-in process is cumbersome. Poll workers are forced to thumb through hundreds of pages to find each voter and oftentimes confusion arises if poll workers and voters do not communicate properly regarding name spelling, date of birth, etc. In addition, voters are separated into lines by last name. This leads to some voters waiting in line longer than others simply due to the spelling of their last name.

### RECOMMENDATION 6: Fund the statewide implementation of electronic-poll books

In 2016, Rhode Island took part in a pilot program that allowed voters in 37 polling places in September and 57 polling places in November to check-in using an electronic-poll book (on an iPad tablet). The pilot program was an overwhelming success. Poll workers, state and local elections officials, and most importantly, voters had great experiences using them.

Electronic-poll books allow poll workers to quickly find voters by scanning their driver's licenses/State ID cards to pull up a voter's record. (A voter can also present an ID and have the poll worker



<sup>3</sup> Common Cause RI poll of 400 likely voters conducted by Fleming and Associates, September 6 to 8, 2016 by landline and cell phones. The margin of error is plus or minus 4.9 percentage points.

<sup>4</sup> STATE LAWS GOVERNING EARLY VOTING. (2016, May 26) Retrieved from <http://www.ncsl.org/research/elections-and-campaigns/early-voting-in-state-elections.aspx>

## Elections Administration Recommendations Report

### *Rhode Island Department of State Elections Task Force*

type their name directly into the tablet to bring up their voter record.) Finding a voter in the electronic-poll book takes a matter of seconds. This process replaces the antiquated method of thumbing through hundreds of pages to find a voter's record. Because poll workers scan the driver's license/State ID which automatically brings up the correct voter's record, electronic-poll books reduce clerical errors that arise when a poll worker inadvertently checks in the wrong voter. With the electronic-poll books, local elections officials, after the election, are able to transmit the check-in data to the voter registration system in seconds. Electronic poll books eliminate the need for local elections officials to manually scan ballot applications that are signed by each voter using the paper poll book system. The manual scan of voters by local clerks can take weeks to complete. For example, the election history of the 469,000 people who voted in November was not fully updated until December 8<sup>th</sup>, a full month after the election.

#### **ISSUE: Ballot coding error**

The towns of Foster and North Kingstown saw inaccurate election results on Election Night due to an error during the coding of ballots and set up of the voting machine. In Foster, spacing changes in the race heading caused results for the Town Clerk race to be reported inaccurately. In North Kingstown, results for one local question were reported inaccurately due to changes in the oval position on the ballot.

The Department of State works to design ballots with the voting machine vendor Election Systems & Software (ES&S). When ballots are created, there are four versions: official ballots, mail ballots, test ballots, and sample ballots. Official ballots are sent to the polling places, mail ballots are sent to mail ballot voters, test ballots are used to test the voting machines to ensure accuracy, and sample ballots are sent to cities and towns for posting. All four ballot styles are expected to be identical.

As the ballots are generated, they are proofed for accuracy by state and local elections officials. Any necessary changes to the ballot design or layout must be made on all four ballots styles (official, mail, test, and sample ballots). In the cases of North Kingstown and Foster, ES&S did not make the necessary changes to the test ballots in those communities causing a discrepancy between the test ballots and the official ballots. The issues were minor but even the smallest changes affect the way the results are reported.

#### **RECOMMENDATION 7: Create one master ballot file**

The Department of State will create a single master ballot file to send to the printer. The printer will split the file into the four ballot styles to ensure that all four ballot styles are identical. This will eliminate the possibility of the ballot issue occurring again. It will also streamline the ballot proofing process so that only one file will need to be adjusted when necessary, not four.

## **ELECTION DAY**

Until September of 2016, the State was using voting equipment that was purchased in 1997. Continuing to use those voting machines would have jeopardized the integrity of our elections as parts for the old machines were no longer available and the risk of widespread breakdowns was too big. In the Summer of 2015, Secretary of State Gorbea convened a task force to begin the process to procure new, state-of-the-art voting equipment. By the Spring of 2016, the State had signed a contract and the new equipment was deployed to Rhode Island, including voting machines, vote tabulators and ballot on-demand printers. In a short time frame, the Board of Elections prepared the machines for use in the September and November elections.



The State also modernized the voter check-in process at a limited number of polling places in September and November by using electronic-poll books. The General Assembly appropriated funding for an electronic-poll book pilot program that allowed for voters in 37 polling places in September and 57 polling places in November to check-in on iPads. As previously mentioned, electronic-poll books streamline the voter check-in process for poll workers and voters. Over 57,000 voters were checked-in on electronic-poll books on Election Day.

Voters across the state benefited by these initiatives to modernize elections. The new ballot tabulators were fully implemented during the September Primaries without issue. However, the November Election Day saw some problems arise at a number of polling places that resulted in unacceptably long wait times. Below is a list of Election Day issues and recommendations on ways to address them.

### **ISSUE: Not enough polling places open on Presidential Preference Primary Day**

History has shown us that each type of election has a different expected turnout. Presidential election cycles tend to have the highest turnout in the November General Election. Turnout for the Presidential Preference Primary tends to be much lower.

	2000	2002	2004	2006	2008	2010	2012	2014	2016
<b>PPP</b>	13.55%		6.05%		32.5%		3.26%		25%
<b>State Primary</b>	15.40%	22.5%	11.01%	20.99%	9.98%	18.17%	12.80%	22%	9.1%
<b>General Election</b>	61%	50%	62%	58%	68%	49%	62%	44%	60%

## Elections Administration Recommendations Report

Rhode Island Department of State Elections Task Force

In 2011 and 2012, the state underwent redistricting, resulting in the redrawing of voting district lines in response to the decennial Census. At roughly the same time, the General Assembly approved legislation that increased the number of constituents served by each polling place, from 1,900 to 3,000 voters.<sup>5</sup> This reduced the typical number of polling places from 490 to 420.

Specifically, for the Presidential Preference Primary, local cities and towns and the Board of Elections consolidate the number of polling places open because turnout is lower than during a general election. Historically, only about 1/3 of the State's polling places are open for the PPP. In 2016, this reduction was based on the already reduced number of polling places. Couple this with the second highest voter turnout in Rhode Island PPP history (25% in 2016) and the result was confusion and delays for voters.

### **RECOMMENDATION 8: Re-examine the consolidation of polling places for presidential preference primaries**

Using metrics that include the competitive nature of the primary, polling place size, and registered vote totals, the Board of Elections and local elections officials should consider opening more polling places on PPP Day.

### **ISSUE: Long wait times at certain polling places**

During the November 2016 Election Day, voters at certain polling places waited an unacceptable amount of time to cast their ballot, some more than two hours.<sup>6</sup> The Presidential Commission on Elections Administration (PCEA) indicates that a voter should not have to wait more than 30 minutes to cast their ballot. Long lines were reported in East Providence, Jamestown, Pawtucket, Providence, and Warren. A review by the Board of Elections and the Department of State of Election Day processes indicated a variety of factors, many that will be addressed below, resulted in long lines at certain polling places in 2016.

Long lines at polling places can also be symptomatic of larger issues ranging from the population density of certain communities to polling place location and setup. Whatever the underlying cause, research has shown that long lines discourage voting, decrease voter confidence, and impose a monetary cost on voters.<sup>7</sup>

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<sup>5</sup> ACLU of Rhode Island. TESTIMONY ON 2012 ELECTION ISSUES, PRESENTED TO THE HOUSE COMMITTEE ON OVERSIGHT (2013, February 7) Retrieved from [http://riaclu.org/images/uploads/2012\\_election\\_problems\\_testimony.pdf](http://riaclu.org/images/uploads/2012_election_problems_testimony.pdf)

<sup>6</sup> ACLU of Rhode Island. 2016 General Election Day Poll Monitoring Report (January 2017) Retrieved from [http://riaclu.org/images/uploads/2016\\_Election\\_Day\\_Report\\_FINAL\\_012417.pdf](http://riaclu.org/images/uploads/2016_Election_Day_Report_FINAL_012417.pdf)

<sup>7</sup> Stewart, Charles III, CalTech/MIT Voting Technology Project. Managing Polling Place Resources (November 2015) Retrieved from <https://shass.mit.edu/files/shass/cimg/news/2015/Poli%20Sci%20FINAL%20print.pdf>



### **RECOMMENDATION 9: Implement best practices on queuing theory**

Professor Gretchen Macht, Ph.D, Assistant Professor – Sustainability & Human Systems Engineering at the University of Rhode Island provided a presentation on queuing theory at the second task force meeting. She discussed how the URI School of Engineering can assist in identifying ways to better structure polling places to improve the flow of voters and how queuing theory can be incorporated into Election Day operations to improve the overall voting experience. The Board of Elections and local elections officials should continue to work with Professor Macht and/or other resources, to identify best practices in queuing theory, identify contingencies, and implement better polling place design.

### **RECOMMENDATION 10: Pass legislation clarifying the number of voting machines at each polling place**

The Board of Elections has introduced legislation that would clarify current law to ensure the Board of Elections has the authority to send more than one voting machine to a polling place. In the 2016 election, the Board of Elections voted to send a second machine to a few polling places that were experiencing long lines. Once the second machines were operational, the lines dissipated. Under the proposed legislation, the Board will be able to proactively allocate more than one machine to certain locations based on the number of registered voters at the polling place, number of ballot pages, and size of a polling place.

### **ISSUE: Poll worker readiness and capacity**

During the March 8 task force meeting, members of the public expressed the confusion they witnessed at their polling place – the Francis J. Varieur School. Poll workers were unable to assist when machines became jammed and were not prepared to handle the onslaught of voters.

Technicians hired by the Board of Elections are trained to handle all machine malfunction issues, but communication breakdowns between poll workers and these technicians were cited as exacerbating tensions. For example, poll workers at Varieur School contacted their local technician to assist with a voting machine. By the time technicians got to the polling place, a line had formed and voters had become impatient. The issue was minor and could have been fixed by poll workers under the direction of the technician.

### **RECOMMENDATION 11: Revamp poll worker training**

The acquisition of new voting equipment and electronic-poll books gives the Board of Elections the opportunity to restructure the poll worker training on Election Day operations. The Board of Elections should utilize the latest in technology (video, webinars, digital) to enhance the in-person training experience currently being conducted for poll workers and have various formats of user guides (video and printed) of common protocols for poll workers to refer to on Election Day.

## Elections Administration Recommendations Report

*Rhode Island Department of State Elections Task Force*

Further, local elections officials, boards of canvassers and poll workers should be trained to handle minor machine issues to avoid having to wait for a technician. This will prevent lines from developing and improve the voter experience. In addition, electronic-poll book software allows poll workers to video chat with elections officials so machine issues can be rectified quickly.

In addition, it is important to highlight all potential issues during poll worker training and offer solutions for how to clear paper jams on Election Day. Poll workers should also be trained on how to offer guidance to voters struggling with casting their ballots.

Lastly, there should be an opportunity for elections officials to share best practices in poll worker training. This would allow communities to learn from each other and share experiences to enhance the experience of poll workers and improve the elections process.

### **ISSUE: Poll worker recruitment**

Local communities regularly struggle to find adequate staffing for Election Day.

#### **RECOMMENDATION 12: Expand recruitment of poll workers through businesses, schools and organizations**

For the 2016 election, Secretary Gorbea solicited dozens of poll workers from area businesses and community organizations. Over 60 poll workers were hired due to innovative poll worker recruitment efforts. Most notably, Amica Mutual Insurance, allowed their employees to serve as poll workers on Election Day without charging their personal or vacation time. These efforts should be expanded to recruit a more diverse pool of poll workers. Secretary Gorbea and the Board of Elections should continue to meet with business, schools, colleges and universities and nonprofit leaders to identify additional recruitment strategies that will diversify the pool of poll workers throughout the state.

In addition, legislation introduced on behalf of the Board of Elections would allow public sector employees to serve as poll workers during primary elections. If enacted, this legislation would provide elections officials with an additional pool of persons eligible to serve as poll workers.

### **ISSUE: Tracking of technicians and spare voting machines on Election Day**

Currently, there is no mechanism to know exactly where technicians and spare voting machines are on Election Day. Technicians are designated a specific set of polling places to monitor but the exact whereabouts at any given time is unknown. This can be problematic if there is a sudden need for assistance or a spare voting machine. Understanding where all Election Day assets are can maximize efforts to respond to issues as quickly as possible.

### **RECOMMENDATION 13: Implement best practices learned from the private sector**

The private sector has already identified ways to utilize global positioning systems (GPS) to enhance field operations and transportation. Similar practices can be implemented on Election Day to identify exact locations of technicians and spare voting machines for the most efficient use of all machines. The Board of Elections should work with Gretchen A. Macht, Ph.D, Assistant Professor – Sustainability & Human Systems Engineering at the University of Rhode Island and other resources, to identify best practices in tracking and assigning work to technicians in the field.

### **ISSUE: Voting equipment performance**

The state's new voting equipment is widely regarded as state-of-the-art and currently used by hundreds of jurisdictions throughout the country. However, on Election Day, some polling places experienced paper jams with the DS-200 ballot tabulators. It was determined that paper weight and user error were the primary causes of these jams. The paper weight specifications for the new voting machines are lighter than the paper used for the old voting machines. In certain polling places, voters handled their ballots while in line for long periods of time, some folded their ballots while waiting. This degradation of the paper ballots increased the potential for the voting machine to jam when trying to process the ballot.

In addition, some voters could not identify the correct spot on the voting machine to place their voted ballot. Public testimony also indicated that some voters tried to force multiple pages into the machine at once, resulting in the machine to jam. Poll workers were not always monitoring for proper ballot insertion.

### **RECOMMENDATION 14: Review paper stock used to produce ballots**

Working with ES&S, the Board of Elections should test heavier paper stock to ensure ballot stability on Election Day.

### **RECOMMENDATION 15: Clearly mark the slot in which voters should place their voted ballot**

ES&S will mark the location that voted ballots should be fed into by posting signs and stickers on the machine.

### **RECOMMENDATION 16: Work with voting equipment vendor to ensure that machines are operating at optimal performance**

Because the new equipment features advanced encryption security, the tabulators take slightly longer to process each ballot than the 19-year-old optical scanners they have replaced. The Board of Elections should work closely with ES&S to ensure that equipment is properly set up and operating at peak efficiency before every election. This includes installing the latest firmware updates to maximize processing speed.

## **POST-ELECTION DAY**

A part of the elections process that is often overlooked is the work that takes place after the votes have been cast and outcomes determined. After Election Day, local elections officials spend many days and weeks reconciling voter records to ensure voting records are accurate and to ensure persons only voted once in the election. If voting irregularities are identified during this process, they are brought to the proper authorities for further investigation.

As we have stated earlier in this report, improvements also can be made in the post-election process. Conducting a formal post-election audit establishes a transparent mechanism for voters to have confidence in the results of the election.

### **ISSUE: Lack of post-election audits**

Twenty-nine states and the District of Columbia require a post-election audit to ensure that equipment and procedures used to count votes during an election worked properly. This process is done by hand counting election results, usually by a random sampling of precincts. Rhode Island is one of 17 states across the country that does not require post-election audits by law.

### **RECOMMENDATION 17: Pass post-election audits legislation**

Legislation has been introduced to audit election results after an election and before certification. During a post-election audit, paper records are checked against the results produced by the voting system to ensure accuracy. Typically, only a sample of the paper records are examined to verify that the voting system is accurately recording and counting votes. Occasionally, an audit may turn up a programming error or equipment malfunction. If an audit process is in place, it can inform election officials of any bugs or errors in the system.

## **CONCLUSION**

Secretary Gorbea thanks all members of the Elections Task Force for their collaboration on these recommendations including: Diane Mederos, Vice Chairwoman, Board of Elections; William West and Dr. Isadore Ramos, Commissioners, Board of Elections; Louis Cirillo, Town Clerk, Bristol; Louise Phaneuf Town Clerk, Burrillville; Sonia Grace, City Clerk, Central Falls; Cheryl Fernstrom, Town Clerk and Karen Montoya Deputy Town Clerk, Jamestown; Kenneth McGill, City Registrar, Pawtucket; Renay Brooks Omisore, Board of Canvassers, Providence; Patty Aylesworth, Director of Elections and Dottie McCarthy, Board of Canvassers, Warwick; Michele Murphy, Board of Canvassers and Cathy Brayman, Deputy Town Clerk, Westerly; Sheri Sweitzer and Pilar McCloud, Rhode Island voters.

By highlighting key initiatives already underway and providing additional recommendations to enhance the administration of elections moving forward, it is our desire to continue working with the Board of Elections, local canvassing authorities and all stakeholders to ensure that elections in Rhode Island are fair, fast and accurate.

# JAMESTOWN PROJECT STATUS REPORT

## NON-BRIDGE PROJECTS

TIPID	PROJECT NAME	LOCATION	PROJECT STATUS	TIP PROGRAM	TOTAL FUNDING
5062	Ice Road Bike Path		This project was not prioritized for funding by the Transportation Advisory Committee.		
5060	Jamestown Bridge Bike/Pedestrian Access		This project was prioritized for funding by the Transportation Advisory Committee and has been included in the TIP 17-25 for funding in FY 2022.	Transportation Alternatives Program	\$0.80
1336	Narragansett Ave (End to Southwest Ave)	End to Southwest Ave	This project has been included in the TIP 17-25 for funding in FY 2022.	Pavement Capital Program	\$1.40
5061	Road Widening for North Rd Bicycle Lane	Arnold Avenue to Rt 138	This project was not prioritized for funding by the Transportation Advisory Committee.		
5059	Safe Routes to School Phase 1-2 (Combined per RIDOT)		Funding in the amount of \$451,750 has already been authorized for this project.		
5063	Sidewalk and Curbing Replacement on Walcott Ave	Hamilton to Fort Wetherill State Park	This project was not prioritized for funding by the Transportation Advisory Committee.		
5064	West Ferry-Ft Getty/Dutch Island Ferry Landing		This project was not prioritized for funding by the Transportation Advisory Committee.		

## BRIDGE CAPITAL PROJECTS

TIPID	PROJECT NAME	PROJECT STATUS
6215	Conanicut Bridge, East Shore Rd at Brook	This bridge has been included in the TIP 17-25 within Bridge Group 44, funded in FY 2021.
6216	Round Swamp Bridge, North Main Rd at Tidal Inlet	This bridge included in TIP 17-25 within Bridge Group 44, funded in FY 2021. Requested scope changes (sea level rise, North Rd for alternative transportation, accommodation of the adjacent property) will be evaluated when undertaking Bridge Group 44





**TOWN OF JAMESTOWN**  
93 NARRAGANSETT AVENUE  
P.O. Box 377  
JAMESTOWN, RHODE ISLAND 02835

**TO:** HONORABLE TOWN COUNCIL  
**FROM:** ANDREW E. NOTA, TOWN ADMINISTRATOR  
**SUBJECT:** APRIL 2017 – TAYLOR POINT RESTORATION PLAN  
**DATE:** April 27, 2017

I would first like to thank the Taylor Point Restoration Association and all of its members for the incredible effort put forth in the development of this comprehensive and very thoughtful document to restore the Taylor Point property, a valuable and actively utilized asset of the town. The Town staff and I will work closely with the Association throughout the various project phases and specifically in the improvement to public access points, shoreline erosion, parking, public safety, and various public amenities that may be considered for future implementation as part of this program.

As the Association prepares to move forward in compiling and submitting permit applications with the RI CRMC to be able to move to the first stages of implementation, I can see of no reason to not fully support the plan as presented at this stage and provide the necessary permit support needed to begin work on the property.

The goals of the plan should be applauded and recognized as lofty for a small local non-profit organization, in their scope, scale and overall impact, inclusive of the timeline that will require years of steadfast commitment to achieve. The elements accentuated in the plan having to deal with education and public engagement represent critical elements that will directly impact the overall long-term success and sustainability of this program. A broadening of the pool of future partners, including field support, grant agencies and other financial partners will be critical to the long-term success of this effort. The Town staff and I are pleased to be working closely with such a dedicated group of residents that are committed to achieving this success now and during the life of the program in future years.

Should you require any additional information regarding this recommendation please contact me at your convenience.



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JAMESTOWN CONSERVATION COMMISSION

## MEMO

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To: Jamestown Town Council; Andy Nota, Town Administrator  
From: Maureen Coleman, Chair *Maureen Coleman*  
CC: Taylor Point Restoration Association  
Date: April 12, 2017  
Re: Support for Taylor Point Restoration Plan

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At its most recent meeting, the Jamestown Conservation Commission came to consensus in support of the Taylor Point Restoration Association's plan for restoration of Taylor Point. The Conservation Commission enthusiastically supports the plan and recommends moving forward with the proposed CRMC application.

More broadly, the Conservation Commission continues to be extremely impressed with the Taylor Point Restoration Association's proactive, thorough, and technically excellent work. The group has been a model of best practice in habitat restoration and stewardship, and they have achieved extraordinary success at every stage in a highly complex and labor-intensive undertaking. We commend Taylor Point Restoration Association for their much-needed contributions to one of our town's most valuable natural areas.



**Farrar & Associates**  
**Jamestown Golf Club Clubhouse**  
Jamestown, RI



**Construction Cost Summary 04/13/17**

**Base Building**

Base Building Cost \$1,910,725

**Alternate**

- |                                               |           |
|-----------------------------------------------|-----------|
| 1. Gazebo & Chimney                           | \$109,140 |
| 2. Cart Storage Structure                     | \$225,556 |
| 3. Walk-Out Basement & Deck                   | \$499,064 |
| 4. Add Second Floor to Building (Shell Space) | \$364,135 |
| 5. Fitout & Finish Second Floor to Building   | \$408,777 |

Net Construction Budget

**\$3,517,397**

**Qualifications**

Previously reviewed value engineering alternates have been included in these estimates that differ from the current drawings provided.

No cart path is included.

All exterior patios are based on concrete paving in lieu of pavers.

Areas of decks and patios are as shown in the estimates.

Some alternates would require adjustment based upon other alternates chosen. For example, if the building second floor is chosen, then the chimney alternate would need to be increased to accommodate the added building height.

**Farrar & Associates**  
**Jamestown Golf Club Clubhouse**  
 Jamestown, RI

<b>Summary</b>		<b>\$ per SF</b>	<b>% of Total</b>
01	General Requirements	\$46,581	\$6.62 2.58%
02	Demolition & Removals	\$34,920	\$4.96 1.94%
03	Concrete	\$74,787	\$10.62 4.15%
04	Masonry	\$23,604	\$3.35 1.31%
05	Metals	\$20,473	\$2.91 1.14%
	Miscellaneous Metals	\$8,100	\$1.15 0.45%
06	Rough Carpentry	\$245,460	\$34.87 13.62%
	Finish Carpentry	\$62,588	\$8.89 3.47%
07	Thermal & Moisture	\$72,660	\$10.32 4.03%
08	Doors, Frames & Hardware	\$83,712	\$11.89 4.64%
	Special Doors	\$4,304	\$0.61 0.24%
	Windows & Glass	\$56,048	\$7.96 3.11%
09	Drywall & Plaster	\$68,767	\$9.77 3.81%
	Acoustic	\$3,270	\$0.46 0.18%
	Tile, Stone & Terrazzo Flooring	\$8,279	\$1.18 0.46%
	Resinous & Wood Flooring		
	Carpet & Resilient Flooring	\$20,054	\$2.85 1.11%
	Paint & VWC	\$27,637	\$3.93 1.53%
10	Specialties	\$18,318	\$2.60 1.02%
11	Equipment	\$63,000	\$8.95 3.50%
12	Cabinets & Counters		
	Furnishings	\$4,514	\$0.64 0.25%
13	Special Construction		
14	Conveying		
21	Fire Protection	\$64,146	\$9.11 3.56%
22	Plumbing	\$96,507	\$13.71 5.35%
23	HVAC	\$126,720	\$18.00 7.03%
26	Electrical	\$140,812	\$20.00 7.81%
31	Sitework	\$179,675	\$25.52 9.97%
<b>Cost Subtotal</b>		<b>\$1,554,936</b>	<b>\$220.87 86.26%</b>
	<i>General Conditions</i>	\$147,200	
	<i>Insurances</i>		
	Professional Liability	\$0	
	Builders Risk	\$0	
	Owner's Protective	\$0	
	General Liability & Umbrella	\$11,575	
	<i>Overhead &amp; Profit</i>	\$77,117	4.50%
	<i>Building Permit &amp; Fees</i>	\$7,065	\$6.00 per \$1,000
	<i>Fire Code Plan Review Fees</i>	\$2,807	\$1.50 per \$1,000
	<i>State of RI ADA Fee</i>	\$1,871	\$1.00 per \$1,000
	<i>Performance &amp; Payment Bond</i>	\$0	Not Included
<b>Total General Contract</b>		<b>\$1,802,571</b>	<b>\$256.05 100.00%</b>
	<i>Design Contingency</i>	\$54,077	3.00% \$7.68
	<i>Construction Contingency</i>	\$54,077	3.00% \$7.68
	<i>Escalation to Bid Date</i>	\$0	0.00% To Be Determined \$0.00
<b>Total Including Contingencies</b>		<b>\$1,910,725</b>	<b>\$271.41</b>

<b>Alternates</b>		<b>Statistics</b>	
1. Gazebo & Stone Chimney	\$109,140	<b>Area</b>	7,040 sf
2. Cart Storage Structure	\$225,556	<b>Project Duration</b>	8.50 months
3. Finished Walk-Out Basement & Deck	\$499,064		
4. Add Second Floor Structure (Shell Space)	\$364,135		

## Farrar & Associates Jamestown Golf Club Clubhouse Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
<b>01 General Requirements</b>										
<b>Design</b>										
					\$0					
	Architectural Design	By Others								
	Structural Engineering	By Others								
	Plumbing Engineering	By Others								
	HVAC Engineering	By Others								
	Electrical Engineering	By Others								
	Civil Engineering	By Others								
	Site & Utility Investigations	By Others								
<b>Project Requirements</b>										
					\$46,581					
	Building & Site Survey	FA	1	ls	600	incl	600	incl	0	600
	Temporary Electric Power Usage	FA	8.50	mo	0	350	0	2975	0	2975
	Field Office	FA	8.50	mo	0	375	0	3188	0	3188
	Office Supplies, Equipment	FA	8.50	mo	0	175	0	1488	0	1488
	Telephones & Data	FA	8.50	mo	0	240	0	2040	0	2040
	Drawing Reproduction	FA	1	ls	0	2236	0	2236	0	2236
	Photos & Project Documentation	FA	8.50	mo	50	incl	425	incl	0	425
	Storage Trailer	FA	8.50	mo	0	240	0	2040	0	2040
	Temporary Toilets	FA	8.50	mo	0	270	0	2295	0	2295
	Project Sign	FA	1	ls	950	incl	950	incl	0	950
	Safety, Barricades & Safety Signage	FA	1	ls	600	incl	600	incl	0	600
	Water	FA	8.50	mo	0	60	0	510	0	510
	Misc Staging & Lifts	FA	8.50	mo	0	100	0	850	0	850
	Small Tools	FA	8.50	mo	0	80	0	680	0	680
	Misc Labor & Cleanup	FA	27	md	507.2	0	13694	0	0	13694
	Dumpsters	FA	15	ea	0	650	0	9750	0	9750
	Ladders, Ramps and Temp Stairs	FA	1	ls	500	incl	500	incl	0	500
	Final Cleaning									
	General	FA	3520	sf	0.5	incl	1760	incl	0	1760
	Windows	Included	51	ea	0	0	0	0	0	0
	Winter Conditions	Not Included								
<b>01 Allowances</b>										
<b>Miscellaneous</b>										
	Security Guard & Monitoring Services	Not Included								
	Utility Company Backcharges	Not Included								
<b>Subcontractor Bonds</b>										
		Not Included								
<b>01 Division Total</b>							<b>\$18,529</b>	<b>\$28,052</b>	<b>\$0</b>	<b>\$46,581</b>
<b>02 Existing Conditions</b>										
<b>Site Removals</b>										
		see Div 31								
<b>Demolition &amp; Removals</b>										
					\$34,920					
	024119 Selective Structure Demolition									
	024100 Demolition									
	Existing Building Removal				\$28,946					
	Building Demolition	FA	59472	cf	0.25	0	14868	0	0	14868
			4956	sf	12	vlf				
	Debris Sorting & Disposal	FA	59472	cf	0.06	0	3568	0	0	3568

## Farrar & Associates Jamestown Golf Club Clubhouse Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	FF&E Removals	By Owner								
	Material & Equipment Salvage	By Owner								
	Foundation & Slab Removal & Disposal	FA	117	cy	44	0	5148	0	0	5148
	MEP Equipment Removals									
	Plumbing	FA	1	md	660	264	660	264	0	924
	HVAC	FA	3	md	664.8	266	1994	798	0	2792
	Electrical	FA	2	md	588	235	1176	470	0	1646
	Miscellaneous Removals - CM				\$5,974					
	Misc Cutting & Patching Labor	FA	4	md	602.4	250	2410	1000	0	3410
	Dumpsters	FA	1	ea	0	750	0	750	0	750
	Small Tools	FA	1	ls	0	350	0	350	0	350
	Staging & Lifts	FA	1	ls	0	450	0	450	0	450
	Misc Labor & Cleanup	FA	2	md	507.2	0	1014	0	0	1014

**Hazardous Material Removal**

Asbestos Abatement	Not Included
Mold & Fungi	Not Included
Light Ballasts	Not Included
Lead Paint	Not Included

**02 Division Total**

<b>\$30,838</b>	<b>\$4,082</b>	<b>\$0</b>	<b>\$34,920</b>
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**03 Concrete**

**Foundations**

\$56,355      \$504 /cy

033000 Foundation Concrete

111.83 cy

Concrete Labor

Footings

Concrete	FA	22	cy	115	0	2530	0	0	2530
Formwork	Included	560	sf	0	0	0	0	0	0
Rebar	FA	1.1	tn	575	0	633	0	0	633
Basement Foundation Wall		250	lf		2 ' wide				
Retaining Walls (Allowance)		30	lf		3 ' wide				

Column Footings

Concrete	FA	3	cy	175	0	525	0	0	525
Formwork, Place & Finish	Included	10	ea	0	0	0	0	0	0
Rebar	FA	0.2	tn	575	0	115	0	0	115
Bar Canopy Piers		3	ea						
Entry Canopy Piers		1	ea						
Building		6	ea						

Foundation Walls

Concrete	FA	83	cy	222	0	18426	0	0	18426
Formwork	Included	4480	sf	0	0	0	0	0	0
Rebar	FA	5	tn	575	0	2875	0	0	2875
Basement Foundation		250	lf		8.00 vlf				
Retaining Walls (Allowance)		30	lf		8.00 vlf				240

Column Piers (Square)

Concrete	FA	3.83	cy	287	0	1099	0	0	1099
Formwork	Included	234	sf	0	0	0	0	0	0
Rebar	FA	0.2	tn	575	0	115	0	0	115
Bar Canopy Piers		3	ea		3.50 vlf				
Entry Canopy Piers		1	ea		3.50 vlf				
Building		9	ea		2.00 vlf				

Elevator & Sump Pit

Not Included

Layout

FA	2	md	602.4	0	1205	0	0	1205
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## Farrar & Associates Jamestown Golf Club Clubhouse Jamestown, RI

CSI #	Item	Responsibility	Qty Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Rodman	FA	2 md	507.2	0	1014	0	0	1014
	<b>Material</b>								
	Concrete (4000#)	FA	123 cy	0	113	0	13899	0	13899
	Concrete Waste		10.00%						
	Admixtures	FA	123 cy	0	5	0	615	0	615
	Rebar & Accessories	FA	6.5 tn	0	855	0	5558	0	5558
	Concrete Pump	FA	3 da	0	850	0	2550	0	2550
	Miscellaneous	FA	1 ls	0	1570	0	1570	0	1570
	Sales Tax	FA	7.00%	24192	24192	1693	1693	0	3386

**Slabs**

\$18,432    \$5.24 /sf

033000 Concrete Flatwork

**Labor**

Slab on Grade

FA    3520 sf    2.8    0    9856    0    0    9856

**Material**

Concrete

FA    48 cy    0    113    0    5424    0    5424

Concrete Waste (Included Above)

10.00%

Admixtures

FA    48 cy    0    6    0    288    0    288

Wire Mesh

FA    3942 sf    0    0.2    0    788    0    788

Vapor Barrier

see Div 07

Sealer

FA    3520 sf    0    0.1    0    352    0    352

Expansion Joint

FA    250 lf    0    1.25    0    313    0    313

Concrete Pump

FA    1 da    0    850    0    850    0    850

Sales Tax

FA    7.00%    0    8015    0    561    0    561

**Miscellaneous Concrete**

\$0

Concrete Testing

By Others

<b>\$40,086</b>	<b>\$34,461</b>	<b>\$0</b>	<b>\$74,787</b>
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**04 Masonry**

042000 Masonry

CMU Masonry

Not Included

Brick Masonry

Not Included

045000 Stone

Retaining Wall Veneer Stone  
South Entry Walls

Allowance    180 sf    105    incl    18900    incl    0    18900  
30 lf    6 vlf

Stone Chimney

Not Included

Retaining Wall Cap

FA    30 lf    140    incl    4200    incl    0    4200

Lifts

Included Above    1 ls    0    0    0    0    0    0

Operator / Mixer

Included Above    1 ls    0    0    0    0    0    0

Staging

FA    180 sf    2.8    incl    504    incl    0    504

**04 Division Total**

<b>\$23,604</b>	<b>\$0</b>	<b>\$0</b>	<b>\$23,604</b>
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**05 Metals**

**Structural Steel**

\$20,473

05120 Structural Steel Framing

Material & Labor

FA    4.4 tn    3850    incl    16940    incl    0    16940

Basement

3520 sf    1 lbs/sf

Floor 1

3520 sf    1.5 lbs/sf

Angles, Clips & Plates

FA    12.00%    16940    incl    2033    incl    0    2033

Galvanized Steel

Not Included

Architectural Exposed Steel

Not Included

Steel Testing

Not Included

**Farrar & Associates**  
**Jamestown Golf Club Clubhouse**  
**Jamestown, RI**

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Truss Anchors & Plates	Allowance	1	ls	1500	incl	1500	incl	0	1500
052000	Steel Joist	Not Included								
053100	Steel Decking	Not Included								
<b>Miscellaneous Metals</b>					\$8,100					
055000	Steel Stair & Railings									
	Stair	Not Included								
	Elevator									
	Sill Angle	Not Included								
	Pit Ladder	Not Included								
	Sump Pit Frame & Cover	Not Included								
	Hoist Beam	Not Included								
	Rail Bracket	Not Included								
	Stair Atrium Rail	FA	12	lf	180	incl	2160	incl	0	2160
	Exterior Deck Wire Rope Rail	see Alternate 3								
	Main Entry Stair Rail	FA	22	lf	110	incl	2420	incl	0	2420
	Steel Support at Glass Panel Partition	Not Included								
	Loose Lintels & Miscellaneous	FA	7040	sf	0.5	incl	3520	incl	0	3520
<b>05 Division Total</b>							<b>\$28,573</b>	<b>\$0</b>	<b>\$0</b>	<b>\$28,573</b>
<b>06 Woods &amp; Plastics</b>										
<b>Rough Carpentry</b>					\$245,460					
061053	Rough Carpentry									
<b>Labor</b>					\$153,829					
061000	Rough Carpentry									
061600	Sheathing									
061920	Wood Trusses									
062000	Finish Carpentry									
	Framing Labor - Floors	FA	3520	sf	6.5	incl	22880	incl	0	22880
	Framing Labor - Exterior Deck	see Alternate 3								
	Framing Labor - Walls, Roof & Blocking									
	Building	FA	3520	sf	32.3	0	113696	0	0	113696
	Cart Storage	see Alternate 2								
	Gazebo	see Alternate 1								
	Bar & Entry Roof / Canopy	FA	382	sf	22.3	0	8519	0	0	8519
	Roofing									
	Roof Trusses, Framing & Sheathing	Included	3902	sf	0	0	0	0	0	0
	Walls									
	New Exterior Walls	Included	2984	sf	0	0	0	0	0	0
	Siding & Trim									
	Clapboard Siding	Included 3/27	2025	sf	0	0	0	0	0	0
	Vapor Barrier	Included 3/27	2025	sf	0	0	0	0	0	0
	Exterior Trim	Included	1	ls	0	0	0	0	0	0
	Exterior Column Trim	Included	1	ls	0	0	0	0	0	0
	Window Trim	Included	38	ea	0	0	0	0	0	0
	Door Trim	Included	13	ea	0	0	0	0	0	0

## Farrar & Associates Jamestown Golf Club Clubhouse Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Trex Decking 5/4"x4"	see Alternate 3								
	Interior									
	Window Blocking	Included	38	ea	0	0	0	0	0	0
	Exterior Door Blocking	Included	13	ea	0	0	0	0	0	0
	Millwork & Trim Blocking	FA	10	md	602.4	271	6024	2710	0	8734
	Partition Blocking	Included	1	ls	0	0	0	0	0	0
	Miscellaneous									
	Hauling & Lifting Labor	Included	1	ls	0	0	0	0	0	0
	Staging & Lifts	Included	1	ls	0	0	0	0	0	0
	Truss Crane	Included	1	ls	0	0	0	0	0	0
	<b>Material</b>									\$91,631
061000	Rough Carpentry									
	Lumber - First Floor Framing	FA	3520	sf	0	8	0	28160	0	28160
	Lumber - Exterior Deck Framing	see Alternate 3								
	Lumber - Walls, Roofing & Blocking									
	Building	FA	3520	sf	0	15.5	0	54560	0	54560
	Cart Storage	see Alternate 2								
	Gazebo	see Alternate 1	456	sf	0	0	0	0	0	0
	Bar & Entry Canopy	FA	382	sf	0	11.5	0	4393	0	4393
061600	Sheathing									
	Structural Panels									
	Roof SIP Panels	Not Included								
	Roof	Included	4303	sf	0	0	0	0	0	0
	Wall	Included	2984	sf	0	0	0	0	0	0
061920	Wood Trusses	Included	1	ls	0	0	0	0	0	0
062000	Finish Carpentry									
	Cellular PVC Trim									
	Rake	Included	1	ls	0	0	0	0	0	0
	Fascia	Included	1	ls	0	0	0	0	0	0
	Soffit	Included	1	ls	0	0	0	0	0	0
	Frieze	Included	1	ls	0	0	0	0	0	0
	Corner Board	Included	1	ls	0	0	0	0	0	0
	Column Covers	Included	1	ls	0	0	0	0	0	0
	Watertable	Included	1	ls	0	0	0	0	0	0
	IPE Decking 5/4"x4"	see Alternate 3								
	Trex Decking	see Alternate 3								
074600	Siding - Soffits	Included	1	ls	0	0	0	0	0	0
	Temporary Protection & Partitions	FA	6	md	602.4	150.6	3614	904	0	4518
	Flashings	Included	1	ls	0	0	0	0	0	0
	Rough Hardware	Included	0.00%		0	91631	0	0	0	0
	Waste Material	Included	0.00%		0	91631	0	0	0	0
	Supervision	Included	1	ls	0	0	0	0	0	0
	Subcontractor Insurances & Taxes	Included	1	ls	0	0	0	0	0	0
	Subcontractor Overhead & Profit	Included	1	ls	0	0	0	0	0	0
	<b>Finish Carpentry/Millwork</b>									\$62,588
064023	Interior Architectural Woodwork									
	Wood Base	FA	696	lf	4.71	3.08	3278	2144	0	5422

## Farrar & Associates Jamestown Golf Club Clubhouse Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total	
	Casing	FA	270	lf	0	4.5	0	1215	0	1215	
	Sills	FA	84	lf	0	7.8	0	655	0	655	
	Labor	FA	38	ea	56.48	0	2146	0	0	2146	
	Door Casing	Incl w/ Exterior Doors									
	Chair Rail	Not Included									
	Wainscoting	Not Included									
	Pro Shop Cabinets, Counter & Shelving	Allowance	1	ls	3994.8	9000	3995	9000	0	12995	
	Check-In Cabinets, Counter & Shelving	Allowance	1	ls	2790	6800	2790	6800	0	9590	
	Bar Cabinets, Counter & Shelving	Allowance	1	ls	7038.4	16000	7038	16000	0	23038	
	Receiving Counter & Shelving	Allowance	1	ls	1030.4	2800	1030	2800	0	3830	
	Bathroom Countertops 7'	FA	2	ea	188.25	910	377	1820	0	2197	
	Closet Shelves & Rods	Allowance	1	ls	1500	incl	1500	incl	0	1500	
<b>06 Division Total</b>											
							<b>\$176,887</b>	<b>\$131,161</b>	<b>\$0</b>	<b>\$308,048</b>	

**07 Thermal & Moisture**

**Waterproofing & Dampproofing**

\$18,500

071113	Bituminous Dampproofing Foundation	Not Included								
071313	Sheet Waterproofing Foundation	FA	2500	sf	7.4	incl	18500	incl	0	18500

**Insulation**

\$16,867

072100	Thermal Insulation Board Insulation Slab (4' Perimeter) Foundation	FA FA	1000 2500	sf sf	0.59 0.78	1.31 1.31	590 1950	1310 3275	0 0	1900 5225
	Batt & Blanket Insulation Exterior Walls Floors Roof	FA Not Included FA	2025 3766	sf sf	0.65 1.4	incl incl	1316 5272	incl incl	0 0	1316 5272
072129	Icynene Roof Insulation - New Roof Miscellaneous Wall Penetrations	Not Included Allowance	1	ls	1200	incl	1200	incl	0	1200
072500	Weather Barriers (Building Wrap) Shingle and Board Siding	FA	2025	sf	0.34	0.18	689	365	0	1054
072600	Under Slab Vapor Retarder	FA	1000	sf	0.25	0.65	250	650	0	900

**Fireproofing & Firestopping**

\$1,056

078110	Spray Fireproofing	Not Included								
078410	Penetration Firestopping	FA	7040	sf	0.15	incl	1056	incl	0	1056

**Roofing & Siding**

\$30,792

074650	Clapboard Siding	see Div 06								
073113	Asphalt Shingles Roof Area - Building Roof Area - Cart Storage Roof Area - Bar & Entry Canopy Roof Area - Gazebo  Ridge	FA see Alternate 2 see Alternate 1	4303 3520 382	sf sf sf	6.2 1.07 slope	incl	26679	incl	0	26679
			64	lf						



## Farrar & Associates Jamestown Golf Club Clubhouse Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Valley		40	lf						
	Eave		128	lf						
	Rake		149	lf						
	Ice & Water Shield	Included	1263	sf	0	0	0	0	0	0
075300	Membrane Roofing	Not Included								
076200	Sheetmetal Flashing & Trim					\$4,113				
	Roof, Masonry & Misc Flashings	FA	1	ls	1800	incl	1800	incl	0	1800
077123	Gutters & Downspouts									
	Gutters	FA	128	lf	8.91	incl	1140	incl	0	1140
	Downspouts									
	Material	FA	96	lf	0	2.8	0	269	0	269
	Labor 18'	FA	8	ea	112.95	0	904	0	0	904
077200	Roof Accessories	Not Included								
<b>Caulking &amp; Sealants</b>						\$5,445				
079200	Joint Sealants									
	<b>Exterior</b>									
	Entrances & New Windows	FA	611	lf	2.75	incl	1680	incl	0	1680
	Miscellaneous Exteriors	FA	3	md	602.4	150.6	1807	452	0	2259
	<b>Interior</b>									
	Miscellaneous Interiors	FA	2	md	602.4	150.6	1205	301	0	1506
	Door Frames - Interior HM	Incl w/ 099100								
<b>07 Division Total</b>							<b>\$66,038</b>	<b>\$6,622</b>	<b>\$0</b>	<b>\$72,660</b>
<b>08 Doors &amp; Windows</b>										
<b>Doors</b>						\$83,712				
081113	Hollow Metal Doors & Frames									
	HM Frames		11	ea						
	Single	FA	9	ea	144.65	260	1302	2340	0	3642
	Pair	FA	2	ea	182.3	315	365	630	0	995
	HM Doors		4	ea						
	Single	FA	4	ea	144.65	320	579	1280	0	1859
	Door Sidelights (18"x7')	FA	4	ea	144.65	360	579	1440	0	2019
	Borrowed Lites	Not Included								
081416	Wood Doors		11	ea						
	Flush	FA	9	ea	144.65	480	1302	4320	0	5622
	Interior French Door (Pairs)	FA	2	ea	602.4	1800	1205	3600	0	4805
	Exterior Doors									
	Single	FA	1	ea	295.25	980	295	980	0	1275
	Pairs	FA	8	pr	602.4	2200	4819	17600	0	22419
	Folding	FA	4	pr	753	2680	3012	10720	0	13732
087100	Finish Hardware									
	Exterior Doors	FA	21	ea	295.25	620	6200	13020	0	19220
	Interior Doors	FA	13	ea	219.95	405	2859	5265	0	8124
<b>Special Doors</b>						\$4,304				
083113	Access Doors	FA	7040	sf	0	0.1	0	704	0	704
083500	Bar Counter Door (16½"x4')	FA	1	ea	3600	incl	3600	incl	0	3600
<b>Windows, Alum &amp; Glass</b>						\$56,048				

## Farrar & Associates Jamestown Golf Club Clubhouse Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
084510	All-Glass Partitions & Entrances									
	Interior Swinging Glass Doors	FA	232	sf	48	incl	11136	incl	0	11136
			29	lf	8	vlf				
	Glass Partition Systems (Truss Partitions 8')	FA	239	sf	35	incl	8365	incl	0	8365
			29	lf	8.25	vlf				
086100	Wood Windows									
	Double Hung	FA	434	sf	0	54	0	23436	0	23436
	Labor (Small)	FA	12	ea	225.9	0	2711	0	0	2711
	Labor (Large)	FA	26	ea	376.5	0	9789	0	0	9789
			Head	Jamb						
	North									
	A		2.32	5.92						2 ea
	B		3.10	6.00						1 ea
	C		2.28	5.35						6 ea
	D		2.56	7.04						2 ea
	East									
	H		2.28	7.00						2 ea
	I		1.75	1.75						10 ea
	J		1.75	6.00						8 ea
	South									
	G		3.56	7.00						4 ea
	West									
	E		2.63	7.08						1 ea
	F		2.04	3.46						2 ea
										<b>38 ea</b>
	Head									84 lf
	Sill									84 lf
	Jamb									186 lf
	Area (Windows)									434 sf
088000	Glass & Glazing									
	Door Lites	FA	10	ea	25.1	36	251	360	0	611
	Borrowed Lights	Not Included								
	<b>08 Division Total</b>						<b>\$58,369</b>	<b>\$85,695</b>	<b>\$0</b>	<b>\$144,064</b>

**09 Finishes**

**Drywall & Plaster**

\$68,767

092900	Gypsum Board									
	Exterior									
	Sheathing at Cart Storage Ceiling	see Alternate 2								
	Interior Partitions		456							
	Exterior Wall Interior Face	FA	2984	sf	2.35	incl	7012	incl	0	7012
	Basement Perimeter Wall	Not Included								
	Partitions - Demising	FA	2316	sf	6.8	incl	15749	incl	0	15749
	Basement	Not Included								
	Floor 1		244	lf	8	vlf				
			28	lf	13	vlf				
	Partitions - Rated	FA	858	sf	7.4	incl	6349	incl	0	6349
	Basement	Not Included								
	Floor 1		66	lf	13	vlf				

**Farrar & Associates**  
**Jamestown Golf Club Clubhouse**  
**Jamestown, RI**

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Partitions - Chase	FA	260	sf	5.4	incl	1404	incl	0	1404
	Basement	Not Included								
	Floor 1		20	lf	13	vlf				
	Partitions - Stair	FA	0	sf	7.4	incl	0	incl	0	0
	Basement		24	lf	0	vlf				
	New Window Surrounds	Not Included								
	Gypsum Ceiling	FA	3766	sf	5.7	incl	21466	incl	0	21466
	Stud Support Framing at Acoustic Ceilings	FA	520	sf	3.85	incl	2002	incl	0	2002
	Gypsum Soffits									
	Miscellaneous	FA	80	lf	48	incl	3840	incl	0	3840
	FRP Panel at Kitchen	FA	984	sf	2.35	4.2	2312	4133	0	6445
	Kitchen		68	lf	8	vlf				
	Bar Kitchen		55	lf	8	vlf				
	Veneer Plaster	Not Included								
	Insulation in Partitions	Included Above	1	ls	0	0	0	0	0	0
	Wood Blocking in Partitions	Incl w/ Div 06	1	ls	0	0	0	0	0	0
	Miscellaneous Staging & Lifts	FA	1	ls	0	4500	0	4500	0	4500
<b>Acoustic</b>										\$3,270
095000	Suspended Panel & Grid Ceilings	FA	520	sf	4.75	incl	2470	incl	0	2470
	Acoustic Ceilings									
098413	Fixed Sound-Absorptive Panels	Allowance	1	ls	800	incl	800	incl	0	800
	Acoustic Spray Insulation	Not Included								
<b>Tile, Stone &amp; Terrazzo Flooring</b>										8,279
093000	Ceramic Tile									
	Floors	FA	254	sf	11.5	incl	2921	incl	0	2921
	Base	FA	94	lf	11.5	incl	1081	incl	0	1081
	Walls	FA	329	sf	13	incl	4277	incl	0	4277
	Mudset	Not Included								
	Epoxy Grout	Not Included								
	Waterproof Membrane	Not Included								
<b>Wood &amp; Resinous Flooring</b>										\$0
095000	Wood Flooring	Not Included								
<b>Carpet &amp; Resilient Flooring</b>										\$20,054
096513	Resilient Base & Accessories									
	Vinyl Tile	FA	95	sf	4.6	incl	437	incl	0	437
	Sheet Vinyl Flooring	FA	785	sf	6.4	incl	5024	incl	0	5024
	Rubber Stair Tread & Landing	FA	60	sf	7.8	incl	468	incl	0	468
	Rubber Base	FA	425	lf	2.6	incl	1105	incl	0	1105
096813	Carpeting	FA	266	sy	38	incl	10108	incl	0	10108
096110	Vapor Mitigation	Not Included								
124800	Entrance Mats	FA	2	ea	980	incl	1960	incl	0	1960
	Floor Prep	FA	3528	sf	0.15	0	529	0	0	529
	Floor Protection / Wash	FA	3528	sf	0.12	0	423	0	0	423
	Final Cleaning	w/ GCs								

## Farrar & Associates Jamestown Golf Club Clubhouse Jamestown, RI

CSI #	Item	Responsibility	Qty Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
<b>Paint &amp; VWC</b>		\$27,637							
099100 Painting									
Exterior									
	Siding & Trim	FA	2984 sf	3.2	incl	9549	incl	0	9549
	Exterior Column Trim & Misc	FA	1 mw	3012	1054	3012	1054	0	4066
Interior									
	Walls & Trim	FA	8753 sf	0.9	incl	7878	incl	0	7878
	Ceilings - Gypsum	FA	3766 sf	1.15	incl	4331	incl	0	4331
	Soffits	FA	480 sf	1.35	incl	648	incl	0	648
	Door Frames	FA	11 ea	54	incl	594	incl	0	594
	Doors - Hollow Metal	FA	4 ea	45	incl	180	incl	0	180
	Doors - Wood Doors (Prefinished)	Not Included	11 ea	0	0	0	0	0	0
	Interior Trusses & Beam Trusses	Not Included							
	Stair	FA	1 flgts	301	90.3	301	90	0	391
	Vinyl Wall Covering	Not Included							
<b>09 Division Total</b>						<b>\$118,230</b>	<b>\$9,777</b>	<b>\$0</b>	<b>\$128,007</b>

<b>10 Specialties</b>									
101400 Signage									
	Interior Signage	Allowance	35 rms	18.83	35	659	1225	0	1884
	Directories, Menu Boards	Not Included							
	Exterior Signage	By Others							
102100 Solid Plastic Toilet Compartments									
	Partitions	FA	2 ea	850	incl	1700	incl	0	1700
	Accessible Stall Partitions	FA	2 ea	1000	incl	2000	incl	0	2000
	Screens	FA	1 ea	325	incl	325	incl	0	325
102800 Bath Accessories									
	Mirror	FA	4 ea	50.2	65	201	260	0	461
	Toilet Paper Holder	FA	4 ea	18.825	15	75	60	0	135
	Grab Bars	FA	4 ea	37.65	41	151	164	0	315
	Soap Dispenser	FA	4 ea	37.65	55	151	220	0	371
	Coat Hooks	FA	4 ea	15.06	7	60	28	0	88
	Mop Strip	FA	1 ea	37.65	70	38	70	0	108
	Paper Towel Dispense/Waste	FA	2 ea	37.65	75	75	150	0	225
	Shower Curtain Rods	Not Included							
	Hand Dryer	Not Included							
103100 Gas Fireplace									
	Flue	Included	1 ls	0	0	0	0	0	0
	Hearth & Surround	Included	1 ls	0	0	0	0	0	0
104410 Fire Extinguishers & Cabinets									
	Extinguisher Cabinets	FA	6 ea	188.25	275	1130	1650	0	2780
	Fire Extinguisher	FA	6 ea	37.65	50	226	300	0	526
105100 Lockers & Benches									
		Not Included							
<b>10 Division Total</b>						<b>\$14,191</b>	<b>\$4,127</b>	<b>\$0</b>	<b>\$18,318</b>

<b>11 Equipment</b>									
114100 Food Service Equipment									
	Kitchen	FA	1 ls	42000	incl	42000	incl	0	42000
	Bar Kitchen	FA	1 ls	21000	incl	21000	incl	0	21000
	Wire Shelving	Incl w/ Allowance	1 ls	0	0	0	0	0	0
	Sinks	Incl w/ Allowance	1 ls	0	0	0	0	0	0
	Ovens, Stove, Warmers	Incl w/ Allowance	1 ls	0	0	0	0	0	0
	Stainless Steel Counters & Tables	Incl w/ Allowance	1 ls	0	0	0	0	0	0

## Farrar & Associates Jamestown Golf Club Clubhouse Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Kitchen Exhaust Hood	see Div 23	1	ls	0	0	0	0	0	0
	Kitchen Ansl System	see Div 22	1	ls	0	0	0	0	0	0
<b>11 Division Total</b>							<b>\$63,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$63,000</b>
<b>12 Furnishings</b>										
<i>Casework</i>					\$0					
<i>Furnishings</i>					\$4,514					
122100	Window Shades	Allowance	434	sf	10.4		incl 4514	incl	0	4514
124800	Entrance Mats & Grilles	see Div 09								
<b>12 Division Total</b>							<b>\$4,514</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,514</b>
<b>13 Special Construction</b>										
<b>13 Division Total</b>							<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>14 Conveying</b>										
142400	Elevator (2 Stop)	Not Included								
<b>14 Division Total</b>							<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>21 Fire Protection</b>										
211313	Wet-Pipe Sprinkler Systems	FA	7040	sf	4.8		incl 33792	incl	0	33792
	Dry System	FA	3482	sf	4.8		incl 16714	incl	0	16714
	Cart Storage		2644	sf						
	Exterior Deck Underside	Not Included								
	Gazebo		456	sf						
	Bar Canopy		382	sf						
	Fire Pump	Not Included								
	Jockey Pump	Not Included								
	Kitchen Ansl System	FA	2	ea	1320	5500	2640	11000	0	13640
<b>21 Division Total</b>							<b>\$53,146</b>	<b>\$11,000</b>	<b>\$0</b>	<b>\$64,146</b>
<b>22 Plumbing</b>										
220000	Plumbing									
	Drainage									
	Underslab Drainage (Waste)									
	6"	FA	30	lf	47.4		incl 1422	incl	0	1422
	4"	FA	40	lf	39.8		incl 1592	incl	0	1592
	3"	FA	20	lf	35.3		incl 706	incl	0	706
	Roof Drains	Not Included								
	Fixtures									
	Restrooms		16	ea						
	Toilets	FA	4	ea	3100		incl 12400	incl	0	12400
	Urinal	FA	2	ea	3180		incl 6360	incl	0	6360
	Lavatory - Restroom	FA	4	ea	3450		incl 13800	incl	0	13800
	Sink - Bar	FA	1	ea	3450		incl 3450	incl	0	3450
	Sink - Mop	FA	1	ea	3340		incl 3340	incl	0	3340
	Shower	Not Included								
	Electric Water Cooler	Not Included								
	Exterior Wall Hydrant	Allowance	4	ea	856		incl 3424	incl	0	3424
	Hose Bibs	Allowance	2	ea	706		incl 1412	incl	0	1412
	Floor Drain	Allowance	2	ea	670		incl 1340	incl	0	1340

## Farrar & Associates Jamestown Golf Club Clubhouse Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Piping									
	CW Main Piping	Allowance	80	lf	24.6	incl	1968	incl	0	1968
	HW Circulation Piping	FA	240	lf	22.2	incl	5328	incl	0	5328
	Branch Piping (CW, HW, W, V)	Incl w/ Fixtures	1	ls	0	0	0	0	0	0
	Kitchen Equipment (Rough)	FA	2.5	mw	3300	1980	8250	4950	0	13200
	Kitchen Equipment (Hookup)	FA	2	mw	3300	1980	6600	3960	0	10560
	Equipment									
	Water Service									
	Water Meter									
	Material	FA	1	ca	0	500	0	500	0	500
	Labor	FA	1	ca	247.5	125	248	125	0	373
	Backflow Preventer	FA	1	ca	330	1115	330	1115	0	1445
	Pressure Reducing Valve	FA	1	ca	206.25	595	206	595	0	801
	Gas Fired Water Heater	FA	1	ca	1650	7250	1650	7250	0	8900
	Thermostatic Mixing Valve 1"	FA	1	ca	495	955	495	955	0	1450
	HW Recirculating Pump	FA	1	ca	206.25	130	206	130	0	336
	Elevator Sump Pump	Not Included								
	Sewage Ejector	Not Included								
	Gas Service Fee	see Div 01								
	Gas Supply & Piping	FA	100	lf	24	incl	2400	incl	0	2400
	Permit Fee	Incl w/ Summary								
	Removals	see Div 02								
	<b>22 Division Total</b>						<b>\$76,927</b>	<b>\$19,580</b>	<b>\$0</b>	<b>\$96,507</b>

### 23 HVAC

230000 HVAC

Common Space	FA	3520	sf	36	incl	126720	incl	0	126720
Storage & Mechanical Space	Not Included								
Equipment	Included	1	ls	0	0	0	0	0	0
Piping	Included	1	ls	0	0	0	0	0	0
Ductwork	Included	1	ls	0	0	0	0	0	0
Insulation	Included	1	ls	0	0	0	0	0	0
Controls	Included	1	ls	0	0	0	0	0	0
Test & Balance	Included	1	ls	0	0	0	0	0	0
Miscellaneous & General Costs	Included	1	ls	0	0	0	0	0	0
<b>23 Division Total</b>						<b>\$126,720</b>	<b>\$0</b>	<b>\$0</b>	<b>\$126,720</b>

### 26 Electrical

#### 26 Electrical - Power & Lighting

\$140,812

262000 Power Distribution

Coordination & Circuit Studies	Not Included								
Transformer & Pad	By Owner	1	ls	0	0	0	0	0	0
Primary Service	Incl w/ Allowance	1	ls	0	0	0	0	0	0
Grounding	FA	1	ls	1200	incl	1200	incl	0	1200
Electrical Conduit - Primary (4" - 2 ea)	FA	100	lf	16	incl	1600	incl	0	1600
Site Tel/Data Conduit	FA	100	lf	8.5	incl	850	incl	0	850
Electrical Manhole	Not Included								
Secondary Conduit & Wire	FA	40	lf	80	incl	3200	incl	0	3200

262416 Panels & Feeders

Fused Disconnect	Not Included								
Manual Transfer Switch	Not Included								

**Farrar & Associates**  
**Jamestown Golf Club Clubhouse**  
**Jamestown, RI**

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Panels		3	ea						
	Panel 400A	FA	1	ea	5400	incl	5400	incl	0	5400
	Panel 100A	FA	2	ea	2600	incl	5200	incl	0	5200
	Panelboard Feeders	FA	60	lf	24	incl	1440	incl	0	1440
	Panelboards		3	ea	40 lf ave					
	Mechanical Equipment Power	FA	3520	sf	2.4	0	8448	0	0	8448
	Kitchen Equipment Power (Rough)	FA	2	mw	2940	2352	5880	4704	0	10584
	Kitchen Equipment Power (Hookup)	FA	1.5	mw	2940	2352	4410	3528	0	7938
	Elevator	Not Included								
	Autoflush Toilets	Not Included								
	Autoflow Faucets	Not Included								
262726	Devices & Wiring (Receptacles/Switches)									
	Basement	FA	3520	sf	0.4	incl	1408	incl	0	1408
	Floor 1	FA	3520	sf	2.4	incl	8448	incl	0	8448
	Lightning Protection	Not Included								
263200	Emergency Generator	Not Included								
<b>26 Lighting</b>										\$49,268
265100	Architectural Lighting Fixtures									
	Emergency Lighting									
	Exit Signs									
	Fixtures									
	Common Areas	FA	3520	sf	0	5.8	0	20416	0	20416
	Storage & MEP Space	FA	3520	sf	0	1.2	0	4224	0	4224
	Exit Lights	Included Above	1	ls	0	0	0	0	0	0
	EBU	Included Above	1	ls	0	0	0	0	0	0
	Fixture Installation & Wiring									
	Common Areas	FA	3520	sf	2.5	incl	8800	incl	0	8800
	Storage & MEP Space	FA	3520	sf	0.7	1.2	2464	4224	0	6688
	Site Lighting	Allowance	1	ls	0	6500	0	6500	0	6500
	Lighting Control & Dimming System	FA	3520	sf	0.75	incl	2640	incl	0	2640
<b>27 Communications</b>										\$4,449
272000	Telephone & Network Data									
	Fiber Optic Lines	Not Included								
	Devices & Equipment	By Owner								
	Tel/Data (Conduit & Wiring to Patch Panel)	FA	3520	sf	0.6	incl	2112	incl	0	2112
	Tel/Data Cable Tray	Allowance	60	lf	7.35	14	441	840	0	1281
274000	Audio-Visual Systems									
	Devices & Equipment	By Owner								
	Conduit & Wiring	FA	3520	sf	0.3	incl	1056	incl	0	1056
275100	Public Address System	Not Included								
<b>28 Electronic Safety &amp; Security</b>										\$24,108
281600	Intrusion Detection									\$1,760
	Equipment & Wiring	By Owner								
	Security Conduit	FA	3520	sf	0.5	incl	1760	incl	0	1760

## Farrar & Associates Jamestown Golf Club Clubhouse Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total	
282300	Video Surveillance									\$0	
	Indoor/Outdoor CCTV System	By Owner									
	Video Cameras (Exterior)	By Owner									
	Video Cameras (Interior)	By Owner									
	Security Conduit	Incl w/ Intrusion	3520	sf	0	0	0	0	0	0	
283111	Fire Alarm System									\$22,348	
	FACP - Control Panel	FA	1	ea	12400	incl	12400	incl	0	12400	
	FAA - Remote Annunciator	Included	1	ls	0	0	0	0	0	0	
	M - Master Box	Included	1	ea	0	0	0	0	0	0	
	CM - FA Control Module	Included	3	ea	0	0	0	0	0	0	
	Fire Alarm - Devices	FA	3520	sf	1.4	incl	4928	incl	0	4928	
	Conduit & Wiring	FA	3520	sf	1	incl	3520	incl	0	3520	
	Fire Alarm System Testing	FA	1	ls	1500	incl	1500	incl	0	1500	
<b>General</b>										\$7,271	
	Temporary Building Light & Power	FA	3520	sf	0.5	incl	1760	incl	0	1760	
	Temporary Power Usage	see Div 01									
	Seismic & Vibration Requirements	FA	1.00%		128451	incl	1285	incl	0	1285	
	Floor & Wall Penetration Cutting	FA	1	md	588	205.8	588	206	0	794	
	Floor & Wall Penetration Sealing	Incl w/ Div 07									
	Staging & Lifts	FA	1	ls	0	1400	0	1400	0	1400	
	Electrical Identification	FA	1	md	588	117.6	588	118	0	706	
	Electrical General Provisions	FA	1.00%		132636	incl	1326	incl	0	1326	
	Permit Fee	Included w/ Summary									
<b>16 Division Total</b>								<b>\$94,652</b>	<b>\$46,160</b>	<b>\$0</b>	<b>\$140,812</b>
<b>31 Sitework</b>											
<b>31 Earthwork</b>										\$179,675	
311000	Site Preparation										
	Site Fence	FA	600	lf	6.5	incl	3900	incl	0	3900	
	Gate	FA	1	ea	680	incl	680	incl	0	680	
	Fence Maintenance	FA	1	ls	500	incl	500	incl	0	500	
	Barricades & Traffic Control	FA	1	ls	800	incl	800	incl	0	800	
	Security / Police Details	FA	2	md	480	incl	960	incl	0	960	
	Soil Erosion & Sediment Control	FA	1	ls	800	incl	800	incl	0	800	
	Construction Entrance		70	lf							
	Gravel/ Stone	FA	41	sf	24	incl	984	incl	0	984	
	Paving	FA	124	sy	15	incl	1860	incl	0	1860	
	Construction Entrances	FA	1	ls	2800	incl	2800	incl	0	2800	
	Site Removals	Allowance	1	ls	2500	0	2500	0	0	2500	
	Sawcut Bituminous	By Owner	1	ls	0	0	0	0	0	0	
	Rem Bituminous Paving	By Owner	1	ls	0	0	0	0	0	0	
	Rem Concrete Walks & Steps	By Owner	1	ls	0	0	0	0	0	0	
	Miscellaneous Site Removals	By Owner	1	ls	0	0	0	0	0	0	
	Rem Miscellaneous Landscaping	Incl w/Allowance	1	ls	0	0	0	0	0	0	
	Material Disposal	Incl w/Allowance	1	ls	0	0	0	0	0	0	
	Remove Existing Fencing	By Owner	1	ls	0	0	0	0	0	0	
	Remove Light Poles, Bases	By Owner	1	ls	0	0	0	0	0	0	
312200	Site Grading										
	Strip & Stockpile Topsoil	FA	87	cy	12	0	1044	0	0	1044	
	Site Grading Areas		7040	sf							



**Farrar & Associates**  
**Jamestown Golf Club Clubhouse**  
**Jamestown, RI**

CSI #	Item	Responsibility	Qty Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Site Grading	FA	1190 cy	12.5	0	14875	0	0	14875
	Basement Excavation Excess		1190 cy	1 ls					
	Material Disposal on Site	FA	397 cy	12	0	4764	0	0	4764
312300	Bldg Excavation & Fill								
	Excavation - Foundation & Footings	FA	1428 cy	21	0	29988	0	0	29988
	Backfill & Compaction	FA	238 cy	25.8	0	6140	0	0	6140
	Excavation - Disposal on Site	FA	1190 cy	8	0	9520	0	0	9520
	Slab Underslab Gravel	FA	152 cy	38	incl	5776	incl	0	5776
	Fine Grading	FA	6164 sf	0	0	0	0	0	0
	Interior Utility Excavation	FA	90 lf	18	incl	1620	incl	0	1620
	Site Utility Trenching								
	Excavation	By Others	389 cy	0	0	0	0	0	0
	Water Service		160 lf	5 ave vlf					
	Sanitary		80 lf	5 ave vlf					
	Storm Piping		260 lf	6 ave vlf					
	Natural Gas		80 lf	3 ave vlf					
	Electrical Service		80 lf	3 ave vlf					
	Manholes & Catch Basins		7 ea	7 ave vlf					
	Sand/Gravel Bedding	By Others	77 cy	0	0	0	0	0	0
	Backfill & Compaction	By Others	281 cy	0	0	0	0	0	0
	Excavation - Disposal (On Site)	By Others	108 cy	0	0	0	0	0	0
	Minor Dewatering	Allowance	1 ls	5000	incl	5000	incl	0	5000
	Well Points / Major Dewatering	Not Included							
	Rock Removal	Not Included							
	Contaminated Soils Removal	Not Included							
	Sheet Piling	Not Included							
	Foundation Underpinning	Not Included							
	Material & Compaction Testing	Allowance	1 ls	2800	0	2800	0	0	2800
	Layout & Engineering	FA	5 md	783	0	3915	0	0	3915
	Rodman	FA	5 md	507	0	2535	0	0	2535
<b>33 Utilities</b>									\$1,700
331100	Water Service								
	New Fire Service	By Others	80 lf	0	0	0	0	0	0
	Tap & Valve	By Others	1 ea	0	0	0	0	0	0
	Domestic Water Service	By Others	80 lf	0	0	0	0	0	0
	Tap & Valve	By Others	1 ea	0	0	0	0	0	0
333100	Sanitary								
	Piping SDR 35 PVC 6"	By Others	80 lf	0	0	0	0	0	0
	Piping SDR 35 PVC 6" Cleanouts	By Others	2 ea	0	0	0	0	0	0
	Sanitary Manhole	By Others	2 ea	0	0	0	0	0	0
334000	Storm Utility Drainage								
	Piping - ADS 12"	By Others	80 lf	0	0	0	0	0	0
	Piping - ADS 8"	By Others	60 lf	0	0	0	0	0	0
	Piping - ADS 6"	By Others	60 lf	0	0	0	0	0	0
	Piping - PVC 12"	By Others	60 lf	0	0	0	0	0	0
	Exterior Footing Drains (At Waterproofing)	FA	250 lf	6.8	0	1700	0	0	1700
	Area Drains	By Others	4 ea	0	0	0	0	0	0
	Catch Basins	By Others	2 ea	0	0	0	0	0	0

**Farrar & Associates**  
**Jamestown Golf Club Clubhouse**  
**Jamestown, RI**

CSI #	Item	Responsibility	Qty Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Drain Manhole	By Others	1 ea	0	0	0	0	0	0
	Tie-In Pipe to Existing Manhole	By Others	2 ea	0	0	0	0	0	0
	Ground Infiltration System	By Others	1 ls	0	0	0	0	0	0
	Excavation	By Others	1 ls	0	0	0	0	0	0
	Chambers	By Others	1 ls	0	0	0	0	0	0
	Piping	By Others	1 ls	0	0	0	0	0	0
	Filter Fabric	By Others	1 ls	0	0	0	0	0	0
	Backfill (Crushed Stone)	By Others	1 ls	0	0	0	0	0	0
	Backfill (Excess)	By Others	1 ls	0	0	0	0	0	0
	Excess Fill Disposal	By Others	1 ls	0	0	0	0	0	0
	Underground Sand Filter System	By Others	1 ls	0	0	0	0	0	0
335100	Natural Gas								
	Gas Line to Building	By Others	80 lf	0	0	0	0	0	0
337000	Electrical								
	Electrical Primary & Secondary	See Div 26	80 lf	0	0	0	0	0	0
<b>Exterior Improvements</b>									
									\$74,214
321300	Paving & Surfacing								
	Bituminous Paving	FA	360 sy	17.6	incl	6336	incl	0	6336
	Entry & Parking	By Others							
	Cart Storage		2644 sf						
	Misc Patch & Walks		600 sf						
	Line Striping								
	Spaces	By Others	98 ea	0	0	0	0	0	0
	Cross Hatching	By Others	1 ls	0	0	0	0	0	0
	ADA	By Others	6 ea	0	0	0	0	0	0
	Granite Edging (Reuse Existing)	By Others	80 lf	0	0	0	0	0	0
	Precast Concrete Curbing	By Others	2218 lf	0	0	0	0	0	0
	Bituminous Curbing	Not Included							
	Gravel Base	FA	80 cy	38	incl	3040	incl	0	3040
	Fine Grade - Paved Areas	FA	3244 sf	0.22	0	714	0	0	714
321313	Concrete & Retaining Walls								
	Concrete Walks	Allowance	3200 sf	4.75	0	15200	0	0	15200
	Patios		2800 sf						
	Miscellaneous		400 sf						
	Dumpster Pad	FA	1 ea	1296	0	1296	0	0	1296
	Misc Pads	FA	4 ea	648	0	2592	0	0	2592
	Light Pole Bases	By Others	8 ea	460	incl	3680	incl	0	3680
	Concrete Site Steps	Not Included							
	Retaining Walls	see Div 03							
	Electrical Concrete Encasement	By Others	240 lf	0	0	0	0	0	0
	Concrete Material								
	Concrete	FA	65 cy	0	113	0	7345	0	7345
	Rebar	FA	2 tn	0	855	0	1710	0	1710
	Wire Mesh	FA	4113 sf	0	0.2	0	823	0	823
	Expansion Joint	FA	53 lf	0	1.25	0	66	0	66
	Caulking	FA	53 lf	3.4	incl	180	incl	0	180
	Gravel Base	FA	136 cy	38	incl	5168	incl	0	5168
	Fine Grade - Paved Areas	FA	3672 sf	0.22	0	808	0	0	808
321400	Unit Paving								
	Patio / Car Path Pavers	Not Included	2849 sf	0	0	0	0	0	0
	Patio		1799 sf						
	Cart Path at Building		1050 sf						

## Farrar & Associates Jamestown Golf Club Clubhouse Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Gravel Base	Not Included	70	sy	0	0	0	0	0	0
	Fine Grade - Paved Areas	Not Included	2849	sf	0	0	0	0	0	0
323000	Site Improvements									
	Fencing									
	Dumpster	FA	77	lf	34	incl	2618	incl	0	2618
	Dumpster (Gate)	FA	1	ea	640	incl	640	incl	0	640
	Benches	Allowance	1	ls	3500	incl	3500	incl	0	3500
	Steel Bollards (Conc / Pt)	Incl w/ Allowance	1	ls	0	0	0	0	0	0
	Traffic Signage	Incl w/ Allowance	1	ls	0	0	0	0	0	0
329000	Landscaping									
	Topsoil									
	Loam Required									
	Amend & Respread Existing	Allowance	100	cy	18	incl	1800	incl	0	1800
	Imported Loam	Allowance	363	cy	46	incl	16698	incl	0	16698
	Lawn Seeding	By Owner								
	Planting	By Owner								
	Irrigation Systems	By Owner								
	Maintenance & Warranty	By Owner								
	<b>30 Division Total</b>						<b>\$169,731</b>	<b>\$9,944</b>	<b>\$0</b>	<b>\$179,675</b>

### Alternates

#### 1. Gazebo & Stone Chimney

033000	Concrete									
	Gazebo Foundation	FA	12	cy	450	incl	5400	incl	0	5400
	Chimney Foundation	FA	4	cy	500	incl	2000	incl	0	2000
	Gazebo Slab on Grade	FA	456	sf	6.5	incl	2964	incl	0	2964
045000	Stone Masonry									
	Stone Chimney	FA	504	sf	109	incl	54936	incl	0	54936
	Fireplace Doors	FA	1	pr	460.8	3500	461	3500	0	3961
	Damper	FA	1	ea	153.6	175	154	175	0	329
061000	Rough Carpentry & Trim									
	Gazebo	FA	456	sf	32	14	14592	6384	0	20976
	Gazebo Soffit	FA	456	sf	8	incl	3648	incl	0	3648
073113	Asphalt Shingles	FA	456	sf	6.2	incl	2827	incl	0	2827
01000	GCs	FA			97,041		0			0
	Insurance & Permits	FA			97,041		1,485			1,485
	OHP	FA			98,526		4,434			4,434
	Contingency	FA			102,960		6,180			6,180
	<b>Total</b>	<b>Alternate 1</b>					<b>\$99,081</b>	<b>\$10,059</b>	<b>\$0</b>	<b>\$109,140</b>

#### 2. Cart Storage Structure

	Estimate	See Estimate Detail	1	ls	225556.4		225556	0	0	225556
01000	GCs	FA			225,556		0			0
	Insurance & Permits	FA			225,556		0			0
	OHP	FA			225,556		0			0
	Contingency	FA			225,556		0			0
	<b>Total</b>	<b>Alternate 2</b>					<b>\$225,556</b>	<b>\$0</b>	<b>\$0</b>	<b>\$225,556</b>

#### 3. Finished Walk-Out Basement & Deck

## Farrar & Associates Jamestown Golf Club Clubhouse Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Estimate	See Estimate Detail	1	ls	499063.9	0	499064	0	0	499064
01000	GCs	FA	0.00%		499064		0			0
	Insurance & Permits	FA	1.53%		499,064		0			0
	OHP	FA	4.50%		499,064		0			0
	Contingency	FA	6.00%		499064		0			0
	<b>Total</b>	<b>Alternate 3</b>					<b>\$499,064</b>	<b>\$0</b>	<b>\$0</b>	<b>\$499,064</b>

### 4. Add Second Floor Structure (Shell Space)

	Estimate	See Estimate Detail	1	ls	364135	incl	364135	incl	0	364135
01000	GCs	FA	0.00%		364135		0			0
	Insurance & Permits	FA	1.53%		364,135		0			0
	OHP	FA	4.50%		364,135		0			0
	Contingency	FA	6.00%		364135		0			0
	<b>Total</b>	<b>Alternate 4</b>					<b>\$364,135</b>	<b>\$0</b>	<b>\$0</b>	<b>\$364,135</b>

### 5. Finish & Fitout Second Floor Addition

	Estimate (Second Floor Complete)	See Estimate Detail	1	ls	772912	incl	772912	incl	0	772912
	Estimate (Delete Second Floor Shell)	See Estimate Detail	1	ls	-364135	incl	-364135	incl	0	-364135
01000	GCs	FA	0.00%		408,777		0			0
	Insurance & Permits	FA	1.53%		408,777		0			0
	OHP	FA	4.50%		408,777		0			0
	Contingency	FA	0.00%		408,777		0			0
	<b>Total</b>	<b>Alternate 5</b>					<b>\$408,777</b>	<b>\$0</b>	<b>\$0</b>	<b>\$408,777</b>

**Farrar & Associates**  
**Jamestown Golf Club Clubhouse - Cart Storage**  
 Jamestown, RI

Summary		\$ per SF	% of Total
01	General Requirements	\$5,882	\$2.22 2.76%
02	Demolition & Removals		
03	Concrete	\$6,715	\$2.54 3.16%
04	Masonry		
05	Metals	\$6,356	\$2.40 2.99%
	Miscellaneous Metals	\$661	\$0.25 0.31%
06	Rough Carpentry	\$80,826	\$30.57 37.98%
	Finish Carpentry		
07	Thermal & Moisture	\$21,285	\$8.05 10.00%
08	Doors, Frames & Hardware		
	Special Doors		
	Windows & Glass		
09	Drywall & Plaster		
	Acoustic		
	Tile, Stone & Terrazzo Flooring		
	Resinous & Wood Flooring		
	Carpet & Resilient Flooring		
	Paint & VWC	\$15,710	\$5.94 7.38%
10	Specialties	\$1,317	\$0.50 0.62%
11	Equipment		
12	Cabinets & Counters		
	Furnishings		
13	Special Construction		
14	Conveying		
21	Fire Protection	\$12,691	\$4.80 5.96%
22	Plumbing	\$1,712	\$0.65 0.80%
23	HVAC		
26	Electrical	\$31,842	\$12.04 14.96%
31	Sitework	\$2,885	\$1.09 1.36%
<b>Cost Subtotal</b>		<b>\$187,882</b>	<b>\$71.06 88.29%</b>
	<i>General Conditions</i>	\$13,000	
	<i>Insurances</i>		
	Professional Liability	\$0	
	Builders Risk	\$0	
	Owner's Protective	\$0	
	General Liability & Umbrella	\$1,366	
	<i>Overhead &amp; Profit</i>	\$9,101	4.50%
	<i>Building Permit &amp; Fees</i>	\$888	\$6.00 per \$1,000
	<i>Fire Code Plan Review Fees</i>	\$331	\$1.50 per \$1,000
	<i>State of RI ADA Fee</i>	\$221	\$1.00 per \$1,000
	<i>Performance &amp; Payment Bond</i>	\$0	Not Included
<b>Total General Contract</b>		<b>\$212,789</b>	<b>\$80.48 100.00%</b>
	<i>Design Contingency</i>	\$6,384	3.00% \$2.41
	<i>Construction Contingency</i>	\$6,384	3.00% \$2.41
	<i>Escalation to Bid Date</i>	\$0	0.00% To Be Determined \$0.00
<b>Total Including Contingencies</b>		<b>\$225,556</b>	<b>\$85.31</b>

<b>Alternates</b>	<b>Statistics</b>
	<b>Area</b> 2,644 sf
	<b>Project Duration</b> 0.75 months

## Farrar & Associates Jamestown Golf Club Clubhouse - Cart Storage Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
<b>01 General Requirements</b>										
<b>Design</b>										
					\$0					
	Architectural Design	By Others								
	Structural Engineering	By Others								
	Plumbing Engineering	By Others								
	HVAC Engineering	By Others								
	Electrical Engineering	By Others								
	Civil Engineering	By Others								
	Site & Utility Investigations	By Others								
<b>Project Requirements</b>										
						\$5,882				
	Building & Site Survey	Incl w/ Base								
	Temporary Electric Power Usage	FA	0.75	mo	0	450	0	338	0	338
	Field Office	FA	0.75	mo	0	375	0	281	0	281
	Office Supplies, Equipment	FA	0.75	mo	0	175	0	131	0	131
	Telephones & Data	FA	0.75	mo	0	240	0	180	0	180
	Drawing Reproduction	FA	1	ls	0	400	0	400	0	400
	Photos & Project Documentation	FA	0.75	mo	50	incl	38	incl	0	38
	Storage Trailer	FA	0.75	mo	0	240	0	180	0	180
	Temporary Toilets	FA	0.75	mo	0	270	0	203	0	203
	Project Sign	Incl w/ Base								
	Safety, Barricades & Safety Signage	FA	1	ls	200	incl	200	incl	0	200
	Water	FA	0.75	mo	0	60	0	45	0	45
	Misc Staging & Lifts	FA	0.75	mo	0	100	0	75	0	75
	Small Tools	FA	0.75	mo	0	80	0	60	0	60
	Misc Labor & Cleanup	FA	3	md	507.2	0	1522	0	0	1522
	Dumpsters	FA	2	ea	0	650	0	1300	0	1300
	Ladders, Ramps and Temp Stairs	FA	1	ls	400	incl	400	incl	0	400
	Final Cleaning									
	General	FA	2644	sf	0.2	incl	529	incl	0	529
	Windows	Incl w/ Base								
	Winter Conditions	Not Included								
<b>01 Allowances</b>										
<b>Miscellaneous</b>										
	Security Guard & Monitoring Services	Not Included								
	Utility Company Backcharges	Not Included								
<b>Subcontractor Bonds</b>										
		Not Included								
<b>01 Division Total</b>							<b>\$2,689</b>	<b>\$3,193</b>	<b>\$0</b>	<b>\$5,882</b>
<b>02 Existing Conditions</b>										
<b>Site Removals</b>										
		see Div 31								
<b>Demolition &amp; Removals</b>										
						\$0				
<b>Hazardous Material Removal</b>										
	Asbestos Abatement	Not Included								
	Mold & Fungi	Not Included								
	Light Ballasts	Not Included								
	Lead Paint	Not Included								
<b>02 Division Total</b>							<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>03 Concrete</b>										

## Farrar & Associates Jamestown Golf Club Clubhouse - Cart Storage Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
<b>Foundations</b>			\$6,715	\$560 /cy						
033000	Foundation Concrete			12 cy						
	Concrete Labor									
	Column Footings			10 ea						
	Concrete	FA		6 cy	175	0	1050	0	0	1050
	Formwork, Place & Finish	Included		10 ea	0	0	0	0	0	0
	Rebar	FA		0.4 tn	575	0	230	0	0	230
	Cart Storage Piers			10 ea						
	Column Piers (Square)			10 ea						
	Concrete	FA		6 cy	287	0	1722	0	0	1722
	Formwork	Included		320 sf	0	0	0	0	0	0
	Rebar	FA		0.4 tn	575	0	230	0	0	230
	Cart Storage Piers			10 ea	4 vlf					
	Elevator & Sump Pit	Not Included								
	Layout	FA		0.5 md	602.4	0	301	0	0	301
	Rodman	FA		0.5 md	507.2	0	254	0	0	254
	<b>Material</b>									
	Concrete (4000#)	FA		13 cy	0	113	0	1469	0	1469
	Concrete Waste			10.00%						
	Admixtures	FA		13 cy	0	5	0	65	0	65
	Rebar & Accessories	FA		0.8 tn	0	855	0	684	0	684
	Concrete Pump	Not Included								
	Miscellaneous	FA		1 ls	0	350	0	350	0	350
	Sales Tax	FA		7.00%	2568	2568	180	180	0	360
<b>Slabs</b>			\$0	#REF!	/sf					
033000	Concrete Flatwork	Not Included								
<b>Miscellaneous Concrete</b>			\$0							
	Concrete Testing	By Others								
							<b>\$3,967</b>	<b>\$2,748</b>	<b>\$0</b>	<b>\$6,715</b>
<b>04 Masonry</b>										
042000	Masonry									
	CMU Masonry	Not Included								
	Brick Masonry	Not Included								
045000	Stone	Not Included								
<b>04 Division Total</b>							<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>05 Metals</b>										
<b>Structural Steel</b>			\$6,356							
05120	Structural Steel Framing									
	Material & Labor	FA		1.3 tn	3850	incl	5005	incl	0	5005
	Cart Storage			2644 sf	1 lbs/sf					
	Angles, Clips & Plates	FA		12.00%	5005	incl	601	incl	0	601
	Galvanized Steel	Not Included								
	Architectural Exposed Steel	Not Included								
	Steel Testing	Not Included								
	Truss Anchors & Plates	Allowance		1 ls	750	incl	750	incl	0	750

## Farrar & Associates Jamestown Golf Club Clubhouse - Cart Storage Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
052000	Steel Joist	Not Included								
053100	Steel Decking	Not Included								
<b>Miscellaneous Metals</b>										
	Loose Lintels & Miscellaneous	FA	2644	sf	0.25	incl 661		incl 0		661
<b>05 Division Total</b>							<b>\$7,017</b>	<b>\$0</b>	<b>\$0</b>	<b>\$7,017</b>
<b>06 Woods &amp; Plastics</b>										
<b>Rough Carpentry</b>										
										\$80,826
061053	Rough Carpentry									
<b>Labor</b>										\$50,236
061000	Rough Carpentry									
061600	Sheathing									
061920	Wood Trusses									
062000	Finish Carpentry									
	Framing Labor - Walls, Roof & Blocking Cart Storage	FA	2644	sf	19	0	50236	0	0	50236
	Roofing Roof Trusses, Framing & Sheathing	Included	2644	sf	0	0	0	0	0	0
	Walls New Exterior Walls	Included	1184	sf	0	0	0	0	0	0
	Siding & Trim Exterior Trim	Included	1	ls	0	0	0	0	0	0
	Exterior Column Trim	Included	1	ls	0	0	0	0	0	0
	Miscellaneous Hauling & Lifting Labor	Included	1	ls	0	0	0	0	0	0
	Staging & Lifts	Included	1	ls	0	0	0	0	0	0
	Truss Crane	Included	1	ls	0	0	0	0	0	0
<b>Material</b>										\$30,590
06100	Rough Carpentry									
	Lumber - Walls, Roofing & Blocking Cart Storage	FA	2644	sf	0	11	0	29084	0	29084
061600	Sheathing									
	Roof	Included	2977	sf	0	0	0	0	0	0
	Wall	Included	1184	sf	0	0	0	0	0	0
061920	Wood Trusses	Included	1	ls	0	0	0	0	0	0
062000	Finish Carpentry									
	Cellular PVC Trim									
	Rake	Included	1	ls	0	0	0	0	0	0
	Fascia	Included	1	ls	0	0	0	0	0	0
	Soffit	Included	1	ls	0	0	0	0	0	0
	Frieze	Included	1	ls	0	0	0	0	0	0
	Corner Board	Included	1	ls	0	0	0	0	0	0
	Column Covers	Included	1	ls	0	0	0	0	0	0
	Watertable	Included	1	ls	0	0	0	0	0	0
074600	Siding - Soffits	Included	1	ls	0	0	0	0	0	0
	Temporary Protection & Partitions	FA	2	md	602.4	150.6	1205	301	0	1506



## Farrar & Associates Jamestown Golf Club Clubhouse - Cart Storage Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Flashings	Included	1	ls	0	0	0	0	0	0
	Rough Hardware	Included	0.00%		0	30590	0	0	0	0
	Waste Material	Included	0.00%		0	30590	0	0	0	0
	Supervision	Included	1	ls	0	0	0	0	0	0
	Subcontractor Insurances & Taxes	Included	1	ls	0	0	0	0	0	0
	Subcontractor Overhead & Profit	Included	1	ls	0	0	0	0	0	0
<b>Finish Carpentry/Millwork</b>										
064023	Interior Architectural Woodwork	Not Included								
<b>06 Division Total</b>										
							<b>\$51,441</b>	<b>\$29,385</b>	<b>\$0</b>	<b>\$80,826</b>
<b>07 Thermal &amp; Moisture</b>										
<b>Waterproofing &amp; Dampproofing</b>										
071113	Bituminous Dampproofing	Not Included								
071313	Sheet Waterproofing	Not Included								
<b>Insulation</b>										
072100	Thermal Insulation									
	Board Insulation	Not Included								
	Batt & Blanket Insulation	Not Included								
072129	Icynene									
	Roof Insulation - New Roof	Not Included								
	Miscellaneous Wall Penetrations	Not Included								
072500	Weather Barriers (Building Wrap)									
	Shingle and Board Siding	Not Included								
072600	Under Slab Vapor Retarder	Not Included								
<b>Fireproofing &amp; Firestopping</b>										
078110	Spray Fireproofing	Not Included								
078410	Penetration Firestopping	Not Included								
<b>Roofing &amp; Siding</b>										
074650	Clapboard Siding	see Div 06								
073113	Asphalt Shingles	FA	2977	sf	6.2	incl	18457	incl	0	18457
	Roof Area - Cart Storage		2644	sf	1.07	slope				
	Ridge		43	lf						
	Valley		0	lf						
	Eave		148	lf						
	Rake		70	lf						
	Ice & Water Shield	Included	783	sf	0	0	0	0	0	0
075300	Membrane Roofing	Not Included								
076200	Sheetmetal Flashing & Trim									
	Roof, Masonry & Misc Flashings	FA	1	ls	1100	incl	1100	incl	0	1100
077123	Gutters & Downspouts									
	Gutters	FA	86	lf	8.91	incl	766	incl	0	766
	Downspouts									
	Material	FA	48	lf	0	2.8	0	134	0	134
	Labor 18'	FA	4	ea	112.95	0	452	0	0	452

## Farrar & Associates Jamestown Golf Club Clubhouse - Cart Storage Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
077200	Roof Accessories	Not Included								
<b>Caulking &amp; Sealants</b>					\$376					
079200	Joint Sealants									
	<b>Exterior</b>									
	Miscellaneous Exteriors	FA	0.5	md	602.4	150.6	301	75	0	376
<b>07 Division Total</b>							<b>\$21,076</b>	<b>\$209</b>	<b>\$0</b>	<b>\$21,285</b>
<b>08 Doors &amp; Windows</b>										
<b>Doors</b>					\$0					
081113	Hollow Metal Doors & Frames	Not Included								
081416	Wood Doors	Not Included								
087100	Finish Hardware	Not Included								
<b>Special Doors</b>					\$0					
083113	Access Doors	Not Included								
<b>Windows, Alum &amp; Glass</b>					\$0					
084510	All-Glass Partitions & Entrances	Not Included								
086100	Wood Windows	Not Included								
088000	Glass & Glazing	Not Included								
<b>08 Division Total</b>							<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>09 Finishes</b>										
<b>Drywall &amp; Plaster</b>					\$0					
092900	Gypsum Board									
	<b>Exterior</b>									
	Sheathing at Cart Storage Ceiling	Not Included								
	<b>Interior Partitions</b>									
	Gypsum Ceiling - Trusses	Not Included								
	Gypsum Soffits	Not Included								
<b>Acoustic</b>					\$0					
<b>Tile, Stone &amp; Terrazzo Flooring</b>					\$0					
<b>Wood &amp; Resinous Flooring</b>					\$0					
<b>Carpet &amp; Resilient Flooring</b>					\$0					
<b>Paint &amp; VWC</b>					\$15,710					
099100	Painting									
	<b>Exterior</b>									
	Siding & Trim	FA	2368	sf	3.2	incl	7578	incl	0	7578
	Exterior Column Trim & Misc	FA	2	md	3012	1054	6024	2108	0	8132
<b>09 Division Total</b>							<b>\$13,602</b>	<b>\$2,108</b>	<b>\$0</b>	<b>\$15,710</b>
<b>10 Specialties</b>										
101400	Signage									

## Farrar & Associates Jamestown Golf Club Clubhouse - Cart Storage Jamestown, RI

CSI #	Item	Responsibility	Qty Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Interior Signage Directories, Menu Boards Exterior Signage	Allowance Not Included By Others	4 ea	18.83	35	75	140	0	215
104410	Fire Extinguishers & Cabinets Extinguisher Cabinets Fire Extinguisher	FA FA	2 ea 2 ea	188.25 37.65	275 50	377 75	550 100	0 0	927 175
<b>10 Division Total</b>						<b>\$527</b>	<b>\$790</b>	<b>\$0</b>	<b>\$1,317</b>
<b>11 Equipment</b>									
<b>11 Division Total</b>						<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>12 Furnishings</b>									
	<i>Casework</i>							\$0	
	<i>Furnishings</i>							\$0	
<b>12 Division Total</b>						<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>13 Special Construction</b>									
<b>13 Division Total</b>						<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>14 Conveying</b>									
<b>14 Division Total</b>						<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>21 Fire Protection</b>									
211313	Wet-Pipe Sprinkler Systems	FA	2644 sf	4.8	incl	12691	incl	0	12691
<b>21 Division Total</b>						<b>\$12,691</b>	<b>\$0</b>	<b>\$0</b>	<b>\$12,691</b>
<b>22 Plumbing</b>									
220000	Plumbing								
	Drainage Underslab Drainage (Waste) Roof Drains	Not Included Not Included							
	Fixtures Exterior Wall Hydrant Floor Drain	Allowance Not Included	2 ea	856	incl	1712	incl	0	1712
<b>22 Division Total</b>						<b>\$1,712</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,712</b>
<b>23 HVAC</b>									
<b>23 Division Total</b>						<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>26 Electrical</b>									
	<i>26 Electrical - Power &amp; Lighting</i>							\$31,842	
262000	Power Distribution Coordination & Circuit Studies Transformer & Pad Primary Service	Incl w/ Base Incl w/ Base Incl w/ Base							
	Grounding Electrical Conduit - Primary (4" - 2 ea)	Incl w/ Base Incl w/ Base							

## Farrar & Associates Jamestown Golf Club Clubhouse - Cart Storage Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Site Tel/Data Conduit	Incl w/ Base								
	Electrical Manhole	Not Included								
	Secondary Conduit & Wire	Incl w/ Base								
262416	Panels & Feeders									
	Fused Disconnect	Not Included								
	Manual Transfer Switch	Not Included								
	Panels	Not Included								
262726	Devices & Wiring (Receptacles/Switches)	FA	2644	sf	2	incl	5288	incl	0	5288
	Lightning Protection	Not Included								
263200	Emergency Generator	Not Included								
<b>26 Lighting</b>							\$19,830			
265100	Architectural Lighting Fixtures									
	Emergency Lighting									
	Exit Signs									
	Fixtures									
	Common Areas	FA	2644	ea	0	5	0	13220	0	13220
	Exit Lights	Included Above	1	ls	0	0	0	0	0	0
	EBU	Included Above	1	ls	0	0	0	0	0	0
	Fixture Installation & Wiring	FA	2644	sf	2.2	incl	5817	incl	0	5817
	Site Lighting	Incl w/ Base								
	Lighting Control & Dimming System	FA	2644	sf	0.3	incl	793	incl	0	793
<b>27 Communications</b>							\$0			
272000	Telephone & Network Data	Not Included								
274000	Audio-Visual Systems	Not Included								
275100	Public Address System	Not Included								
<b>28 Electronic Safety &amp; Security</b>							\$3,702			
281600	Intrusion Detection						\$1,058			
	Equipment & Wiring	By Owner								
	Security Conduit	FA	2644	sf	0.4	incl	1058	incl	0	1058
282300	Video Surveillance						\$0			
	Indoor/Outdoor CCTV System	By Owner								
	Video Cameras (Exterior)	By Owner								
	Video Cameras (Interior)	By Owner								
	Security Conduit	Incl w/ Intrusion	2644	sf	0	0	0	0	0	0
283111	Fire Alarm System						\$2,644			
	FACP - Control Panel	Incl w/ Base								
	FAA - Remote Annunciator	Incl w/ Base								
	M - Master Box	Incl w/ Base								
	CM - FA Control Module	Incl w/ Base								
	Fire Alarm - Devices	FA	2644	sf	0.6	incl	1586	incl	0	1586
	Conduit & Wiring	FA	2644	sf	0.4	incl	1058	incl	0	1058
	Fire Alarm System Testing	Incl w/ Base								
<b>General</b>							\$3,022			
	Temporary Building Light & Power	FA	2644	sf	0.4	incl	1058	incl	0	1058
	Temporary Power Usage	see Div 01								

**Farrar & Associates**  
**Jamestown Golf Club Clubhouse - Cart Storage**  
**Jamestown, RI**

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total	
	Seismic & Vibration Requirements	FA	1.00%		29878	incl	299	incl	0	299	
	Floor & Wall Penetration Cutting	FA	0.5	md	588	205.8	294	103	0	397	
	Floor & Wall Penetration Sealing	Incl w/ Div 07									
	Staging & Lifts	FA	1	ls	0	600	0	600	0	600	
	Electrical Identification	FA	0.5	md	588	117.6	294	59	0	353	
	Electrical General Provisions	FA	1.00%		31527	incl	315	incl	0	315	
	Permit Fee	Included w/ Summary									
<b>16 Division Total</b>								<b>\$17,860</b>	<b>\$13,982</b>	<b>\$0</b>	<b>\$31,842</b>

**31 Sitework**

**31 Earthwork**

\$2,885

311000	Site Preparation	Incl w/ Base								
312200	Site Grading	Incl w/ Base								
312300	Bldg Excavation & Fill									
	Excavation - Foundation & Footings	FA	46	cy	21	0	966	0	0	966
	Backfill & Compaction	FA	34	cy	25.8	0	877	0	0	877
	Excavation - Disposal on Site	FA	12	cy	8	0	96	0	0	96
	Minor Dewatering	Not Included								
	Well Points / Major Dewatering	Not Included								
	Rock Removal	Not Included								
	Contaminated Soils Removal	Not Included								
	Sheet Piling	Not Included								
	Foundation Underpinning	Not Included								
	Material & Compaction Testing	Allowance	1	ls	300	0	300	0	0	300
	Layout & Engineering	FA	0.5	md	783	0	392	0	0	392
	Rodman	FA	0.5	md	507	0	254	0	0	254

**33 Utilities**

Incl w/ Base

**Exterior Improvements**

Incl w/ Base

**30 Division Total**

<b>\$2,885</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,885</b>
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**Farrar & Associates**  
**Jamestown Golf Club Clubhouse - Finished Basement**  
 Jamestown, RI

Summary		\$ per SF	% of Total
01	General Requirements	\$9,332	1.98%
02	Demolition & Removals	\$5,974	1.27%
03	Concrete	\$19,476	4.14%
04	Masonry		
05	Metals		
	Miscellaneous Metals	\$17,595	3.74%
06	Rough Carpentry	\$85,352	18.13%
	Finish Carpentry	\$5,600	1.19%
07	Thermal & Moisture	\$3,127	0.66%
08	Doors, Frames & Hardware	\$41,885	8.90%
	Special Doors	\$352	0.07%
	Windows & Glass		
09	Drywall & Plaster	\$27,430	5.83%
	Acoustic		
	Tile, Stone & Terrazzo Flooring	\$4,159	0.88%
	Resinous & Wood Flooring		
	Carpet & Resilient Flooring	\$10,541	2.24%
	Paint & VWC	\$10,587	2.25%
10	Specialties	\$4,359	0.93%
11	Equipment		
12	Cabinets & Counters		
	Furnishings		
13	Special Construction		
14	Conveying		
21	Fire Protection		
22	Plumbing	\$14,432	3.07%
23	HVAC	\$72,000	15.29%
26	Electrical	\$45,978	9.77%
31	Sitework	\$53,374	11.34%
<b>Cost Subtotal</b>		<b>\$431,553</b>	<b>91.66%</b>
	<i>General Conditions</i>	\$13,000	
	<i>Insurances</i>		
	Professional Liability	\$0	
	Builders Risk	\$0	
	Owner's Protective	\$0	
	General Liability & Umbrella	\$3,023	
	<i>Overhead &amp; Profit</i>	\$20,141	4.50%
	<i>Building Permit &amp; Fees</i>	\$1,876	\$6.00 per \$1,000
	<i>Fire Code Plan Review Fees</i>	\$733	\$1.50 per \$1,000
	<i>State of RI ADA Fee</i>	\$489	\$1.00 per \$1,000
	<i>Performance &amp; Payment Bond</i>	\$0	Not Included
<b>Total General Contract</b>		<b>\$470,815</b>	<b>100.00%</b>
	<i>Design Contingency</i>	\$14,124	3.00%
	<i>Construction Contingency</i>	\$14,124	3.00%
	<i>Escalation to Bid Date</i>	\$0	0.00% To Be Determined
<b>Total Including Contingencies</b>		<b>\$499,064</b>	<b>\$0.00</b>

<b>Alternates</b>	<b>Statistics</b>
	Area 0 sf
	Project Duration 0.75 months

## Farrar & Associates Jamestown Golf Club Clubhouse - Finished Basement Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
<b>01 General Requirements</b>										
<b>Design</b>										
					\$0					
	Architectural Design	By Others								
	Structural Engineering	By Others								
	Plumbing Engineering	By Others								
	HVAC Engineering	By Others								
	Electrical Engineering	By Others								
	Civil Engineering	By Others								
	Site & Utility Investigations	By Others								
<b>Project Requirements</b>										
						\$9,332				
	Building & Site Survey	Incl w/ Base								
	Temporary Electric Power Usage	FA	0.75	mo	0	450	0	338	0	338
	Field Office	FA	0.75	mo	0	375	0	281	0	281
	Office Supplies, Equipment	FA	0.75	mo	0	175	0	131	0	131
	Telephones & Data	FA	0.75	mo	0	240	0	180	0	180
	Drawing Reproduction	FA	1	ls	0	400	0	400	0	400
	Photos & Project Documentation	FA	0.75	mo	50	incl	38	incl	0	38
	Storage Trailer	FA	0.75	mo	0	240	0	180	0	180
	Temporary Toilets	FA	0.75	mo	0	270	0	203	0	203
	Project Sign	Incl w/ Base								
	Safety, Barricades & Safety Signage	FA	1	ls	200	incl	200	incl	0	200
	Water	FA	0.75	mo	0	60	0	45	0	45
	Misc Staging & Lifts	FA	0.75	mo	0	100	0	75	0	75
	Small Tools	FA	0.75	mo	0	80	0	60	0	60
	Misc Labor & Cleanup	FA	6	md	507.2	0	3043	0	0	3043
	Dumpsters	FA	3	ea	0	650	0	1950	0	1950
	Ladders, Ramps and Temp Stairs	FA	1	ls	800	incl	800	incl	0	800
	Final Cleaning									
	General	FA	3520	sf	0.4	incl	1408	incl	0	1408
	Windows / Exterior Doors	Included	7	ea	0	0	0	0	0	0
	Winter Conditions	Not Included								
<b>01 Allowances</b>										
<b>Miscellaneous</b>										
	Security Guard & Monitoring Services	Not Included								
	Utility Company Backcharges	Not Included								
<b>Subcontractor Bonds</b>										
		Not Included								
<b>01 Division Total</b>							<b>\$5,489</b>	<b>\$3,843</b>	<b>\$0</b>	<b>\$9,332</b>
<b>02 Existing Conditions</b>										
<b>Site Removals</b>										
		see Div 31								
<b>Demolition &amp; Removals</b>										
						\$5,974				
	024119 Selective Structure Demolition									
	024100 Demolition									
	Miscellaneous Removals - CM					\$5,974				
	Misc Cutting & Patching Labor	FA	4	md	602.4	250	2410	1000	0	3410
	Dumpsters	FA	1	ea	0	750	0	750	0	750
	Small Tools	FA	1	ls	0	350	0	350	0	350
	Staging & Lifts	FA	1	ls	0	450	0	450	0	450
	Misc Labor & Cleanup	FA	2	md	507.2	0	1014	0	0	1014

## Farrar & Associates Jamestown Golf Club Clubhouse - Finished Basement Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
<b>Hazardous Material Removal</b>										
	Asbestos Abatement	Not Included								
	Mold & Fungi	Not Included								
	Light Ballasts	Not Included								
	Lead Paint	Not Included								
<b>02 Division Total</b>							<b>\$3,424</b>	<b>\$2,550</b>	<b>\$0</b>	<b>\$5,974</b>
<b>03 Concrete</b>										
<b>Foundations</b>										
			\$19,476		\$609 /cy					
033000	Foundation Concrete			32	cy					
	Concrete Labor									
	Footings									
	Concrete	FA		7	cy	115	0	805	0	805
	Formwork	Included		120	sf	0	0	0	0	0
	Rebar	FA		0.4	tn	575	0	230	0	230
	Retaining Walls (Patio)			60	lf	3 ' wide				
	Foundation Walls			310	lf					
	Concrete	FA		25	cy	222	0	5550	0	5550
	Formwork	Included		1336	sf	0	0	0	0	0
	Rebar	FA		1.5	tn	575	0	863	0	863
	Basement Foundation			188	lf	2.00	vlf			
	Basement Foundation			62	lf	-4.00	vlf			
	Retaining Wall - West Patio			60	lf	9.00	vlf			540
	Layout	FA		1	md	602.4	0	602	0	602
	Rodman	FA		1	md	507.2	0	507	0	507
	<b>Material</b>									
	Concrete (4000#)	FA		35	cy	0	113	0	3955	3955
	Concrete Waste			10.00%						
	Admixtures	FA		35	cy	0	5	0	175	175
	Rebar & Accessories	FA		1.9	tn	0	855	0	1625	1625
	Concrete Pump	FA		3	da	0	850	0	2550	2550
	Miscellaneous	FA		1	ls	0	800	0	800	800
	Sales Tax	FA		7.00%		9105	9105	637	637	1274
<b>Slabs</b>										
033000	Concrete Flatwork	Incl w/ Base	\$0							
<b>Miscellaneous Concrete</b>										
	Concrete Testing	By Others	\$0							
<b>04 Masonry</b>							<b>\$9,194</b>	<b>\$9,742</b>	<b>\$0</b>	<b>\$19,476</b>
<b>04 Masonry</b>										
042000	Masonry									
	CMU Masonry	Not Included								
	Brick Masonry	Not Included								
045000	Stone	Incl w/ Base								
<b>04 Division Total</b>							<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>05 Metals</b>										
<b>Structural Steel</b>										
			\$0							



## Farrar & Associates Jamestown Golf Club Clubhouse - Finished Basement Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total	
05120	Structural Steel Framing	Incl w/ Base									
052000	Steel Joist	Not Included									
053100	Steel Decking	Not Included									
<b>Miscellaneous Metals</b>										\$17,595	
055000	Steel Stair & Railings										
	Stair Atrium Rail	Not Included	12	lf	180	incl	2160	incl	0	2160	
	Exterior Deck Wire Rope Rail	FA	136	lf	23.17	77.38	3151	10524	0	13675	
	Loose Lintels & Miscellaneous	FA	3520	sf	0.5	incl	1760	incl	0	1760	
<b>05 Division Total</b>								<b>\$7,071</b>	<b>\$10,524</b>	<b>\$0</b>	<b>\$17,595</b>
<b>06 Woods &amp; Plastics</b>											
<b>Rough Carpentry</b>										\$85,352	
061053	Rough Carpentry										
	<b>Labor</b>									\$31,720	
061000	Rough Carpentry										
061600	Sheathing										
061920	Wood Trusses										
062000	Finish Carpentry										
	Framing Labor - Floors	Incl w/ Base									
	Framing Labor - Exterior Deck	FA	1488	sf	8	0	11904	0	0	11904	
	Framing Labor - Walls, Roof & Blocking Walls										
	New Level 0 West Wall	Included	620	sf	16	0	9920	0	0	9920	
	Siding & Trim										
	Clapboard Siding	Included	620	sf	0	0	0	0	0	0	
	Vapor Barrier	Included	620	sf	0	0	0	0	0	0	
	Exterior Trim	Included	1	ls	0	0	0	0	0	0	
	Exterior Column Trim	Included	1	ls	0	0	0	0	0	0	
	Door Trim	Included	7	ea	0	0	0	0	0	0	
	Trex Decking 5/4"x4"	FA	1488	sf	4.89	0	7276	0	0	7276	
	Interior										
	Exterior Door Blocking	Included	7	ea	0	0	0	0	0	0	
	Millwork & Trim Blocking	FA	3	md	602.4	271	1807	813	0	2620	
	Partition Blocking	Included	1	ls	0	0	0	0	0	0	
	Miscellaneous										
	Hauling & Lifting Labor	Included	1	ls	0	0	0	0	0	0	
	Staging & Lifts	Included	1	ls	0	0	0	0	0	0	
	Truss Crane	Included	1	ls	0	0	0	0	0	0	
<b>Material</b>										\$53,632	
06100	Rough Carpentry										
	Lumber - Exterior Deck Framing	FA	1488	sf	0	8.5	0	12648	0	12648	
	Lumber - Walls, Roofing & Blocking Building - West Patio Wall	FA	3520	sf	0	8	0	28160	0	28160	

**Farrar & Associates**  
**Jamestown Golf Club Clubhouse - Finished Basement**  
**Jamestown, RI**

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total	
061600	Sheathing Wall	Included	620	sf	0	0	0	0	0	0	
062000	Finish Carpentry Cellular PVC Trim										
	Rake	Included	1	ls	0	0	0	0	0	0	
	Fascia	Included	1	ls	0	0	0	0	0	0	
	Soffit	Included	1	ls	0	0	0	0	0	0	
	Frieze	Included	1	ls	0	0	0	0	0	0	
	Corner Board	Included	1	ls	0	0	0	0	0	0	
	Column Covers	Included	1	ls	0	0	0	0	0	0	
	Watertable	Included	1	ls	0	0	0	0	0	0	
	IPE Decking 5/4"x4"	Not Included									
	Trex Decking	FA	1488	sf	0	7.1	0	10565	0	10565	
074600	Siding - Soffits	Included	1	ls	0	0	0	0	0	0	
	Temporary Protection & Partitions	FA	3	md	602.4	150.6	1807	452	0	2259	
	Flashings	Included	1	ls	0	0	0	0	0	0	
	Rough Hardware	Included	0.00%		0	53632	0	0	0	0	
	Waste Material	Included	0.00%		0	53632	0	0	0	0	
	Supervision	Included	1	ls	0	0	0	0	0	0	
	Subcontractor Insurances & Taxes	Included	1	ls	0	0	0	0	0	0	
	Subcontractor Overhead & Profit	Included	1	ls	0	0	0	0	0	0	
<b>Finish Carpentry/Millwork</b>										\$5,600	
064023	Interior Architectural Woodwork										
	Wood Base	Not Included									
	Door Casing	Incl w/ Exterior Doors									
	Chair Rail	Not Included									
	Wainscoting	Not Included									
	Bathroom Countertops 7'	Not Included									
	Closet Shelves & Rods	Allowance	1	ls	600	incl	600	incl	0	600	
	Miscellaneous Millwork & Trim	Allowance	1	ls	5000	incl	5000	incl	0	5000	
<b>06 Division Total</b>											
							<b>\$38,314</b>	<b>\$52,638</b>	<b>\$0</b>	<b>\$90,952</b>	
<b>07 Thermal &amp; Moisture</b>											
<b>Waterproofing &amp; Dampproofing</b>										-\$1,118	
071113	Bituminous Dampproofing Foundation	FA	372	sf	1.85	incl	688	incl	0	688	
071313	Sheet Waterproofing Foundation	FA	-244	sf	7.4	incl	-1806	incl	0	-1806	
<b>Insulation</b>										\$1,226	
072100	Thermal Insulation Board Insulation										
	Slab	Incl in Base									
	Foundation	FA	128	sf	0.78	0	100	0	0	100	
	Batt & Blanket Insulation	FA	620	sf	0.65	incl	403	incl	0	403	
	Exterior Walls		620	sf							
	Floors	Not Included									

## Farrar & Associates Jamestown Golf Club Clubhouse - Finished Basement Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Roof	Not Included								
072129	Icynene	Not Included								
	Roof Insulation - New Roof	Allowance	1	ls	400	incl	400	incl	0	400
	Miscellaneous Wall Penetrations									
072500	Weather Barriers (Building Wrap)	FA	620	sf	0.34	0.18	211	112	0	323
	Shingle and Board Siding									
072600	Under Slab Vapor Retarder	Incl in Base								
<b>Fireproofing &amp; Firestopping</b>										\$528
078110	Spray Fireproofing	Not Included								
078410	Penetration Firestopping	FA	3520	sf	0.15	incl	528	incl	0	528
<b>Roofing &amp; Siding</b>										\$600
074650	Clapboard Siding	see Div 06								
073113	Asphalt Shingles	Incl in Base								
076200	Sheetmetal Flashing & Trim	FA	1	ls	600	incl	600	incl	0	600
	Roof, Masonry & Misc Flashings									
077123	Gutters & Downspouts	Incl in Base								
	Gutters	Incl in Base								
	Downspouts	Incl in Base								
077200	Roof Accessories	Not Included								
<b>Caulking &amp; Sealants</b>										\$1,891
079200	Joint Sealants									
	<b>Exterior</b>									
	Entrances & New Windows	FA	140	lf	2.75	incl	385	incl	0	385
	Miscellaneous Exteriors	FA	1	md	602.4	150.6	602	151	0	753
	<b>Interior</b>									
	Miscellaneous Interiors	FA	1	md	602.4	150.6	602	151	0	753
	Door Frames - Interior HM	Incl w/ 099100								
<b>07 Division Total</b>							<b>\$2,713</b>	<b>\$414</b>	<b>\$0</b>	<b>\$3,127</b>
<b>08 Doors &amp; Windows</b>										
<b>Doors</b>										\$41,885
081113	Hollow Metal Doors & Frames									
	HM Frames		5	ea						
	Single	FA	4	ea	144.65	260	579	1040	0	1619
	Pair	FA	1	ea	182.3	315	182	315	0	497
	HM Doors		1	ea						
	Single	FA	1	ea	144.65	320	145	320	0	465
	Door Sidelights	Not Included								
	Borrowed Lites	Not Included								
081416	Wood Doors		5	ea						
	Flush	FA	5	ea	144.65	480	723	2400	0	3123
	Exterior Doors		7	ea						
	Pairs	FA	7	ea	602.4	2200	4217	15400	0	19617
087100	Finish Hardware		14	ea						
	Exterior Doors	FA	14	ea	295.25	620	4134	8680	0	12814

**Farrar & Associates**  
**Jamestown Golf Club Clubhouse - Finished Basement**  
**Jamestown, RI**

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total	
	Interior Doors	FA	6	ea	219.95	405	1320	2430	0	3750	
<b>Special Doors</b>									\$352		
083113	Access Doors	FA	3520	sf	0	0.1	0	352	0	352	
<b>Windows, Alum &amp; Glass</b>									\$0		
084510	All-Glass Partitions & Entrances	Not Included									
086100	Wood Windows	Incl in Base									
088000	Glass & Glazing	Not Included									
	Door Lites	Not Included									
	Borrowed Lights	Not Included									
<b>08 Division Total</b>								<b>\$11,300</b>	<b>\$30,937</b>	<b>\$0</b>	<b>\$42,237</b>
<b>09 Finishes</b>											
<b>Drywall &amp; Plaster</b>									\$27,430		
092900	Gypsum Board										
	Interior Partitions										
	Exterior Wall Interior Face	FA	620	sf	2.35	incl	1457	incl	0	1457	
	Basement Perimeter Wall	FA	800	sf	4.85	incl	3880	incl	0	3880	
	Partitions - Demising	FA	414	sf	6.8	incl	2815	incl	0	2815	
	Basement		46	lf	9	vlf					
	Partitions - Rated	FA	486	sf	7.4	incl	3596	incl	0	3596	
	Basement		54	lf	9	vlf					
	Partitions - Chase	FA	234	sf	5.4	incl	1264	incl	0	1264	
	Basement		26	lf	9	vlf					
	Partitions - Stair	FA	216	sf	7.4	incl	1598	incl	0	1598	
	Basement		24	lf	9	vlf					
	New Window Surrounds	Not Included									
	Gypsum Ceiling - Basement Public, Restrooms	FA	2000	sf	5.2	incl	10400	incl	0	10400	
	Gypsum Soffits										
	Miscellaneous	FA	40	lf	48	incl	1920	incl	0	1920	
	Veneer Plaster	Not Included									
	Insulation in Partitions	Included Above	1	ls	0	0	0	0	0	0	
	Wood Blocking in Partitions	Incl w/ Div 06	1	ls	0	0	0	0	0	0	
	Miscellaneous Staging & Lifts	FA	1	ls	0	500	0	500	0	500	
<b>Acoustic</b>									\$0		
095000	Suspended Panel & Grid Ceilings	Not Included									
	Acoustic Ceilings	Not Included									
098413	Fixed Sound-Absorptive Panels	Not Included									
	Acoustic Spray Insulation	Not Included									
<b>Tile, Stone &amp; Terrazzo Flooring</b>									4,159		
093000	Ceramic Tile										
	Floors	FA	94	sf	11.5	incl	1081	incl	0	1081	
	Base	FA	54	lf	11.5	incl	621	incl	0	621	

## Farrar & Associates Jamestown Golf Club Clubhouse - Finished Basement Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total	
	Walls	FA	189	sf	13	incl	2457	incl	0	2457	
	Mudset	Not Included									
	Epoxy Grout	Not Included									
	Waterproof Membrane	Not Included									
<b>Wood &amp; Resinous Flooring</b>									\$0		
095000	Wood Flooring	Not Included									
<b>Carpet &amp; Resilient Flooring</b>									\$10,541		
096513	Resilient Base & Accessories										
	Vinyl Tile	FA	95	sf	4.6	incl	437	incl	0	437	
	Sheet Vinyl Flooring	FA	82	sf	6.4	incl	525	incl	0	525	
	Rubber Base	FA	515	lf	2.6	incl	1339	incl	0	1339	
096813	Carpeting	FA	202	sy	38	incl	7676	incl	0	7676	
096110	Vapor Mitigation	Not Included									
124800	Entrance Mats	Not Included									
	Floor Prep	FA	2089	sf	0.15	0	313	0	0	313	
	Floor Protection / Wash	FA	2089	sf	0.12	0	251	0	0	251	
	Final Cleaning	w/ GCs									
<b>Paint &amp; VWC</b>									\$10,587		
099100	Painting										
	Exterior										
	Siding & Trim	FA	620	sf	3.2	incl	1984	incl	0	1984	
	Exterior Column Trim & Misc	FA	3	md	602.4	211	1807	633	0	2440	
	Interior										
	Walls & Trim	FA	3582	sf	0.9	incl	3224	incl	0	3224	
	Ceilings - Gypsum	FA	2000	sf	1.15	incl	2300	incl	0	2300	
	Soffits	FA	240	sf	1.35	incl	324	incl	0	324	
	Door Frames	FA	5	ea	54	incl	270	incl	0	270	
	Doors - Hollow Metal	FA	1	ea	45	incl	45	incl	0	45	
	Doors - Wood Doors (Prefinished)	Not Included	5	ea	0	0	0	0	0	0	
	Stair	Incl in Base									
	Vinyl Wall Covering	Not Included									
<b>09 Division Total</b>								<b>\$51,584</b>	<b>\$1,133</b>	<b>\$0</b>	<b>\$52,717</b>
<b>10 Specialties</b>											
101400	Signage										
	Interior Signage	Allowance	10	rms	18.83	35	188	350	0	538	
	Directories, Menu Boards	Not Included									
	Exterior Signage	By Others									
102100	Solid Plastic Toilet Compartments										
	Partitions	Not Included									
	Accessible Stall Partitions	Not Included									
	Screens	Not Included									
102800	Bath Accessories										
	Mirror	FA	2	ea	50.2	65	100	130	0	230	
	Toilet Paper Holder	FA	2	ea	18.825	15	38	30	0	68	
	Grab Bars	FA	4	ea	37.65	41	151	164	0	315	
	Soap Dispenser	FA	2	ea	37.65	55	75	110	0	185	
	Coat Hooks	FA	2	ea	15.06	7	30	14	0	44	

## Farrar & Associates Jamestown Golf Club Clubhouse - Finished Basement Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Mop Strip	Incl in Base								
	Paper Towel Dispense/Waste	FA	2	ea	37.65	75	75	150	0	225
	Shower Curtain Rods	Not Included								
	Hand Dryer	Not Included								
104410	Fire Extinguishers & Cabinets									
	Extinguisher Cabinets	FA	5	ea	188.25	275	941	1375	0	2316
	Fire Extinguisher	FA	5	ea	37.65	50	188	250	0	438
<b>10 Division Total</b>							<b>\$1,786</b>	<b>\$2,573</b>	<b>\$0</b>	<b>\$4,359</b>
<b>11 Equipment</b>										
<b>11 Division Total</b>							<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>12 Furnishings</b>										
<i>Casework</i>					\$0					
<i>Furnishings</i>					\$0					
122100	Window Shades	Not Included								
124800	Entrance Mats & Grilles	see Div 09								
<b>12 Division Total</b>							<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>13 Special Construction</b>										
<b>13 Division Total</b>							<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>14 Conveying</b>										
<b>14 Division Total</b>							<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>21 Fire Protection</b>										
211313	Wet-Pipe Sprinkler Systems	Incl in Base								
<b>21 Division Total</b>							<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>22 Plumbing</b>										
220000	Plumbing									
	Drainage									
	Underslab Drainage (Waste)	Incl in Base								
	Roof Drains	Not Included								
	Fixtures									
	Restrooms		4	ea						
	Toilets	FA	2	ea	3100	incl	6200	incl	0	6200
	Lavatory - Restroom	FA	2	ea	3450	incl	6900	incl	0	6900
	Electric Water Cooler	Not Included								
	Exterior Wall Hydrant	Not Included								
	Hose Bibs	Not Included								
	Floor Drain	Not Included								
	Piping									
	CW Main Piping	Incl in Base								
	HW Circulation Piping	FA	60	lf	22.2	incl	1332	incl	0	1332
	Branch Piping (CW, HW, W, V)	Incl w/ Fixtures	1	ls	0	0	0	0	0	0
	Equipment	Incl in Base								
<b>22 Division Total</b>							<b>\$14,432</b>	<b>\$0</b>	<b>\$0</b>	<b>\$14,432</b>

## Farrar & Associates Jamestown Golf Club Clubhouse - Finished Basement Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
<b>23 HVAC</b>										
230000	HVAC									
	Common Space	FA	2000	sf	36	incl	72000	incl	0	72000
	Storage & Mechanical Space	Not Included								
	Equipment	Included	1	ls	0	0	0	0	0	0
	Piping	Included	1	ls	0	0	0	0	0	0
	Ductwork	Included	1	ls	0	0	0	0	0	0
	Insulation	Included	1	ls	0	0	0	0	0	0
	Controls	Included	1	ls	0	0	0	0	0	0
	Test & Balance	Included	1	ls	0	0	0	0	0	0
	Miscellaneous & General Costs	Included	1	ls	0	0	0	0	0	0
<b>23 Division Total</b>							<b>\$72,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$72,000</b>
<b>26 Electrical</b>										
<b>26 Electrical - Power &amp; Lighting</b>										
										\$45,978
262000	Power Distribution									
	Coordination & Circuit Studies	Incl w/ Base								
	Transformer & Pad	Incl w/ Base								
	Primary Service	Incl w/ Base								
	Grounding	Incl w/ Base								
	Electrical Conduit - Primary (4" - 2 ea)	Incl w/ Base								
	Site Tel/Data Conduit	Incl w/ Base								
	Electrical Manhole	Not Included								
	Secondary Conduit & Wire	Incl w/ Base								
262416	Panels & Feeders									
	Fused Disconnect	Not Included								
	Manual Transfer Switch	Not Included								
	Panels		1	ea						
	Panel 100A	FA	1	ea	2600	incl	2600	incl	0	2600
	Panelboard Feeders	FA	60	lf	24	incl	1440	incl	0	1440
	Panelboards		1	ea	40 lf ave					
	Mechanical Equipment Power	FA	2000	sf	2.4	0	4800	0	0	4800
	Autoflush Toilets	Not Included								
	Autoflow Faucets	Not Included								
262726	Devices & Wiring (Receptacles/Switches)	FA	2000	sf	2.4	incl	4800	incl	0	4800
	Lightning Protection	Not Included								
263200	Emergency Generator	Not Included								
<b>26 Lighting</b>										
										\$17,500
265100	Architectural Lighting Fixtures									
	Emergency Lighting									
	Exit Signs									
	Fixtures									
	Common Areas	FA	2000	ea	0	5.8	0	11600	0	11600
	Storage & MEP Space	Incl in Base								
	Exit Lights	Included Above	1	ls	0	0	0	0	0	0
	EBU	Included Above	1	ls	0	0	0	0	0	0

## Farrar & Associates Jamestown Golf Club Clubhouse - Finished Basement Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total	
	Fixture Installation & Wiring	FA	2000	sf	2.5	incl	5000	incl	0	5000	
	Site Lighting	Incl in Base									
	Lighting Control & Dimming System	FA	2000	sf	0.45	incl	900	incl	0	900	
<b>27 Communications</b>									\$3,081		
272000	Telephone & Network Data										
	Fiber Optic Lines	Not Included									
	Devices & Equipment	By Owner									
	Tel/Data (Conduit & Wiring to Patch Panel)	FA	2000	sf	0.6	incl	1200	incl	0	1200	
	Tel/Data Cable Tray	Allowance	60	lf	7.35	14	441	840	0	1281	
274000	Audio-Visual Systems										
	Devices & Equipment	By Owner									
	Conduit & Wiring	FA	2000	sf	0.3	incl	600	incl	0	600	
275100	Public Address System	Not Included									
<b>28 Electronic Safety &amp; Security</b>									\$5,000		
281600	Intrusion Detection								\$1,000		
	Equipment & Wiring	By Owner									
	Security Conduit	FA	2000	sf	0.5	incl	1000	incl	0	1000	
282300	Video Surveillance								\$0		
	Indoor/Outdoor CCTV System	By Owner									
	Video Cameras (Exterior)	By Owner									
	Video Cameras (Interior)	By Owner									
	Security Conduit	Incl w/ Intrusion	2000	sf	0	0	0	0	0	0	
283111	Fire Alarm System								\$4,000		
	FACP - Control Panel	Incl in Base									
	FAA - Remote Annunciator	Included	1	ls	0	0	0	0	0	0	
	M - Master Box	Included	1	ea	0	0	0	0	0	0	
	CM - FA Control Module	Included	3	ea	0	0	0	0	0	0	
	Fire Alarm - Devices	FA	2000	sf	1.2	incl	2400	incl	0	2400	
	Conduit & Wiring	FA	2000	sf	0.8	incl	1600	incl	0	1600	
	Fire Alarm System Testing	Incl in Base									
<b>General</b>									\$6,757		
	Temporary Building Light & Power	FA	2000	sf	0.5	incl	1000	incl	0	1000	
	Temporary Power Usage	see Div 01									
	Seismic & Vibration Requirements	FA	1.00%		40221	incl	402	incl	0	402	
	Floor & Wall Penetration Cutting	FA	1	md	588	205.8	588	206	0	794	
	Floor & Wall Penetration Sealing	Incl w/ Div 07									
	Staging & Lifts	FA	1	ls	0	3400	0	3400	0	3400	
	Electrical Identification	FA	1	md	588	117.6	588	118	0	706	
	Electrical General Provisions	FA	1.00%		45523	incl	455	incl	0	455	
	Permit Fee	Included w/ Summary									
<b>16 Division Total</b>								<b>\$29,814</b>	<b>\$16,164</b>	<b>\$0</b>	<b>\$45,978</b>

**31 Sitework**

**31 Earthwork**

\$53,374

311000 Site Preparation	Incl in Base
Site Fence	



**Farrar & Associates**  
**Jamestown Golf Club Clubhouse - Finished Basement**  
**Jamestown, RI**

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Gate	Incl in Base								
	Fence Maintenance	Incl in Base								
	Barricades & Traffic Control	Incl in Base								
	Security / Police Details	Incl in Base								
	Soil Erosion & Sediment Control	Incl in Base								
	Construction Entrance									
	Gravel/ Stone	Incl in Base								
	Paving	Incl in Base								
	Site Removals	Incl in Base								
312200	Site Grading									
	Strip & Stockpile Topsoil	FA	37	cy	12	0	444	0	0	444
	Site Grading Areas		2976	sf						
	Site Grading	FA	110	cy	12.5	0	1375	0	0	1375
			2976	sf	1 ave vlf					
	Material Disposal on Site	FA	37	cy	12	0	444	0	0	444
312300	Bldg Excavation & Fill									
	Excavation - Foundation & Footings	FA	1087	cy	21	0	22827	0	0	22827
	Backfill & Compaction	FA	272	cy	25.8	0	7018	0	0	7018
	Excavation - Disposal on Site	FA	815	cy	8	0	6520	0	0	6520
	Slab Underslab Gravel	Incl in Base								
	Fine Grading	Incl in Base								
	Interior Utility Excavation	Incl in Base								
	Site Utility Trenching	Incl in Base								
	Minor Dewatering	Allowance	1	ls	3500	incl	3500	incl	0	3500
	Well Points / Major Dewatering	Not Included								
	Rock Removal	Not Included								
	Contaminated Soils Removal	Not Included								
	Sheet Piling	Not Included								
	Foundation Underpinning	Not Included								
	Material & Compaction Testing	Allowance	1	ls	1200	0	1200	0	0	1200
	Layout & Engineering	FA	2	md	783	0	1566	0	0	1566
	Rodman	FA	2	md	507	0	1014	0	0	1014

**33 Utilities**

331100	Water Service	Incl in Base								
333100	Sanitary	Incl in Base								
334000	Storm Utility Drainage									
	Drainage at Patio Area	Allowance	1	ls	4500	incl	4500	incl	0	4500
335100	Natural Gas	Incl in Base								
337000	Electrical	Incl in Base								

**Exterior Improvements**

\$2,966

321300	Paving & Surfacing	By Others								
321313	Concrete & Retaining Walls									
	Concrete Walks	Incl in Base								
	Dumpster Pad	Incl in Base								

**Farrar & Associates**  
**Jamestown Golf Club Clubhouse - Finished Basement**  
**Jamestown, RI**

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Misc Pads	Incl in Base								
	Concrete Site Steps	Not Included								
	Retaining Walls	see Div 03								
	Electrical Concrete Encasement	Incl in Base								
321400	Unit Paving	Not Included								
323000	Site Improvements	Incl in Base								
329000	Landscaping					\$2,966				
	Topsoil									
	Loam Required									
	Amend & Respread Existing	Allowance	37	cy	18	incl	666	incl	0	666
	Imported Loam	Allowance	50	cy	46	incl	2300	incl	0	2300
	Lawn Seeding	By Owner								
	Planting	By Owner								
	Irrigation Systems	By Owner								
	Maintenance & Warranty	By Owner								
<b>30 Division Total</b>										
							<b>\$53,374</b>	<b>\$0</b>	<b>\$0</b>	<b>\$53,374</b>

**Farrar & Associates**  
**Jamestown Golf Club Clubhouse - Add Second Floor (Shell Space)**  
 Jamestown, RI

<b>Summary</b>		<b>\$ per SF</b>	<b>% of Total</b>
01	General Requirements	\$10,862	\$3.09 3.16%
02	Demolition & Removals	\$3,562	\$1.01 1.04%
03	Concrete		
04	Masonry		
05	Metals	\$11,211	\$3.18 3.26%
	Miscellaneous Metals	\$2,112	\$0.60 0.61%
06	Rough Carpentry	\$129,203	\$36.71 37.61%
	Finish Carpentry		
07	Thermal & Moisture	\$9,097	\$2.58 2.65%
08	Doors, Frames & Hardware		
	Special Doors		
	Windows & Glass	\$35,936	\$10.21 10.46%
09	Drywall & Plaster	\$23,004	\$6.54 6.70%
	Acoustic		
	Tile, Stone & Terrazzo Flooring		
	Resinous & Wood Flooring		
	Carpet & Resilient Flooring	\$468	\$0.13 0.14%
	Paint & VWC	\$8,824	\$2.51 2.57%
10	Specialties	\$1,102	\$0.31 0.32%
11	Equipment		
12	Cabinets & Counters		
	Furnishings		
13	Special Construction		
14	Conveying		
21	Fire Protection	\$10,560	\$3.00 3.07%
22	Plumbing	\$8,976	\$2.55 2.61%
23	HVAC	\$28,160	\$8.00 8.20%
26	Electrical	\$15,183	\$4.31 4.42%
31	Sitework		
<b>Cost Subtotal</b>		<b>\$298,260</b>	<b>\$84.73 86.82%</b>
	<i>General Conditions</i>	\$26,000	
	<i>Insurances</i>		
	Professional Liability	\$0	
	Builders Risk	\$0	
	Owner's Protective	\$0	
	General Liability & Umbrella	\$2,205	
	<i>Overhead &amp; Profit</i>	\$14,691	4.50%
	<i>Building Permit &amp; Fees</i>	\$1,476	\$6.00 per \$1,000
	<i>Fire Code Plan Review Fees</i>	\$535	\$1.50 per \$1,000
	<i>State of RI ADA Fee</i>	\$357	\$1.00 per \$1,000
	<i>Performance &amp; Payment Bond</i>	\$0	Not Included
<b>Total General Contract</b>		<b>\$343,523</b>	<b>\$97.59 100.00%</b>
	<i>Design Contingency</i>	\$10,306	3.00% \$2.93
	<i>Construction Contingency</i>	\$10,306	3.00% \$2.93
	<i>Escalation to Bid Date</i>	\$0	0.00% To Be Determined \$0.00
<b>Total Including Contingencies</b>		<b>\$364,135</b>	<b>\$103.45</b>

<b>Alternates</b>	<b>Statistics</b>
	<b>Area</b> 3,520 sf
	<b>Project Duration</b> 1.50 months

## Farrar & Associates Jamestown Golf Club Clubhouse - Add Second Floor (Shell Space) Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total	
<b>01 General Requirements</b>											
<b>Design</b>										\$0	
	Architectural Design	By Others									
	Structural Engineering	By Others									
	Plumbing Engineering	By Others									
	HVAC Engineering	By Others									
	Electrical Engineering	By Others									
	Civil Engineering	By Others									
	Site & Utility Investigations	By Others									
<b>Project Requirements</b>										\$10,862	
	Building & Site Survey	Incl w/ Base									
	Temporary Electric Power Usage	FA	1.50	mo	0	450	0	675	0	675	
	Field Office	FA	1.50	mo	0	375	0	563	0	563	
	Office Supplies, Equipment	FA	1.50	mo	0	175	0	263	0	263	
	Telephones & Data	FA	1.50	mo	0	240	0	360	0	360	
	Drawing Reproduction	FA	1	ls	0	400	0	400	0	400	
	Photos & Project Documentation	FA	1.50	mo	50	incl	75	incl	0	75	
	Storage Trailer	FA	1.50	mo	0	240	0	360	0	360	
	Temporary Toilets	FA	1.50	mo	0	270	0	405	0	405	
	Project Sign	Incl w/ Base									
	Safety, Barricades & Safety Signage	FA	1	ls	200	incl	200	incl	0	200	
	Water	FA	1.50	mo	0	60	0	90	0	90	
	Misc Staging & Lifts	FA	1.50	mo	0	100	0	150	0	150	
	Small Tools	FA	1.50	mo	0	80	0	120	0	120	
	Misc Labor & Cleanup	FA	6	md	507.2	0	3043	0	0	3043	
	Dumpsters	FA	3	ea	0	650	0	1950	0	1950	
	Ladders, Ramps and Temp Stairs	FA	1	ls	800	incl	800	incl	0	800	
	Final Cleaning										
	General	FA	3520	sf	0.4	incl	1408	incl	0	1408	
	Windows	Not Included									
	Winter Conditions	Not Included									
<b>01 Allowances</b>											
<b>Miscellaneous</b>										\$0	
	Security Guard & Monitoring Services	Not Included									
	Utility Company Backcharges	Not Included									
<b>Subcontractor Bonds</b>		Not Included									
<b>01 Division Total</b>								<b>\$5,526</b>	<b>\$5,336</b>	<b>\$0</b>	<b>\$10,862</b>
<b>02 Existing Conditions</b>											
<b>Site Removals</b>		Not Included									
<b>Demolition &amp; Removals</b>										\$3,562	
	Miscellaneous Removals - CM									\$3,562	
	Misc Cutting & Patching Labor	FA	2	md	602.4	250	1205	500	0	1705	
	Dumpsters	FA	1	ea	0	750	0	750	0	750	
	Small Tools	FA	1	ls	0	250	0	250	0	250	
	Staging & Lifts	FA	1	ls	0	350	0	350	0	350	
	Misc Labor & Cleanup	FA	1	md	507.2	0	507	0	0	507	
<b>Hazardous Material Removal</b>											

## Farrar & Associates Jamestown Golf Club Clubhouse - Add Second Floor (Shell Space) Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total	
	Asbestos Abatement	Not Included									
	Mold & Fungi	Not Included									
	Light Ballasts	Not Included									
	Lead Paint	Not Included									
<b>02 Division Total</b>								<b>\$1,712</b>	<b>\$1,850</b>	<b>\$0</b>	<b>\$3,562</b>
<b>03 Concrete</b>											
<i>Foundations</i>											
		Not Included									
<i>Slabs</i>											
		Not Included									
								<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>04 Masonry</b>											
042000	Masonry	Not Included									
<b>04 Division Total</b>								<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>05 Metals</b>											
<i>Structural Steel</i>											
			\$11,211								
05120	Structural Steel Framing										
	Material & Labor	FA	2.6	tn	3850	incl	10010	incl	0	10010	
	Floor 2		3520	sf	1.5	lbs/sf					
	Angles, Clips & Plates	FA	12.00%		10010	incl	1201	incl	0	1201	
	Galvanized Steel	Not Included									
	Architectural Exposed Steel	Not Included									
	Steel Testing	Not Included									
052000	Steel Joist	Not Included									
053100	Steel Decking	Not Included									
<i>Miscellaneous Metals</i>											
			\$2,112								
055000	Steel Stair & Railings										
	Stair	Not Included									
	Elevator										
	Sill Angle	Not Included									
	Pit Ladder	Not Included									
	Sump Pit Frame & Cover	Not Included									
	Hoist Beam	Not Included									
	Rail Bracket	Not Included									
	Stair Atrium Rail	Not Included									
	Loose Lintels & Miscellaneous	FA	3520	sf	0.6	incl	2112	incl	0	2112	
<b>05 Division Total</b>								<b>\$13,323</b>	<b>\$0</b>	<b>\$0</b>	<b>\$13,323</b>
<b>06 Woods &amp; Plastics</b>											
<i>Rough Carpentry</i>											
			\$129,203								
061053	Rough Carpentry										
<i>Labor</i>											
			\$70,624								
061000	Rough Carpentry										
061600	Sheathing										
061920	Wood Trusses										
062000	Finish Carpentry										

## Farrar & Associates

### Jamestown Golf Club Clubhouse - Add Second Floor (Shell Space)

Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Framing Labor - Floors	FA	3520	sf	6.5	incl	22880	incl	0	22880
	Framing Labor - Walls, Roof & Blocking									
	Roofing									
	Roof Trusses, Framing & Sheathing	Incl w/ Base								
	Walls									
	New Exterior Walls	Included	2984	sf	16	0	47744	0	0	47744
	Siding & Trim									
	Clapboard Siding	Included	2984	sf	0	0	0	0	0	0
	Vapor Barrier	Included	2984	sf	0	0	0	0	0	0
	Exterior Trim	Included	1	ls	0	0	0	0	0	0
	Exterior Column Trim	Included	1	ls	0	0	0	0	0	0
	Window Trim	Included	38	ea	0	0	0	0	0	0
	Door Trim	Incl w/ Base								
	Interior									
	Window Blocking	Included	38	ea	0	0	0	0	0	0
	Exterior Door Blocking	Incl w/ Base								
	Millwork & Trim Blocking	Not Included								
	Partition Blocking	Not Included								
	Miscellaneous									
	Hauling & Lifting Labor	Included	1	ls	0	0	0	0	0	0
	Staging & Lifts	Included	1	ls	0	0	0	0	0	0
	Truss Crane	Included	1	ls	0	0	0	0	0	0
	<b>Material</b>									\$58,579
06100	Rough Carpentry									
	Lumber - First Floor Framing	FA	3520	sf	0	8	0	28160	0	28160
	Lumber - Walls, Roofing & Blocking									
	Building	FA	3520	sf	0	8	0	28160	0	28160
061600	Sheathing									
	Structural Panels									
	Roof	Included	0	sf	0	0	0	0	0	0
	Wall	Included	2984	sf	0	0	0	0	0	0
061920	Wood Trusses	Included	1	ls	0	0	0	0	0	0
062000	Finish Carpentry									
	Cellular PVC Trim									
	Rake	Included	1	ls	0	0	0	0	0	0
	Fascia	Included	1	ls	0	0	0	0	0	0
	Soffit	Included	1	ls	0	0	0	0	0	0
	Frieze	Included	1	ls	0	0	0	0	0	0
	Corner Board	Included	1	ls	0	0	0	0	0	0
	Column Covers	Included	1	ls	0	0	0	0	0	0
	Watertable	Included	1	ls	0	0	0	0	0	0
	IPE Decking 5/4"x4"	Not Included								
	Trex Decking	Not Included								
074600	Siding - Soffits	Included	1	ls	0	0	0	0	0	0
	Temporary Protection & Partitions	FA	3	md	602.4	150.6	1807	452	0	2259
	Flashings	Included	1	ls	0	0	0	0	0	0
	Rough Hardware	Included	0.00%		0	58579	0	0	0	0

**Farrar & Associates**  
**Jamestown Golf Club Clubhouse - Add Second Floor (Shell Space)**  
**Jamestown, RI**

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total	
	Waste Material	Included	0.00%		0	58579	0	0	0	0	
	Supervision	Included	1	ls	0	0	0	0	0	0	
	Subcontractor Insurances & Taxes	Included	1	ls	0	0	0	0	0	0	
	Subcontractor Overhead & Profit	Included	1	ls	0	0	0	0	0	0	
<b>Finish Carpentry/Millwork</b>										\$0	
064023	Interior Architectural Woodwork										
	Wood Base	Not Included									
	Windows										
	Casing	Not Included									
	Sills	Not Included									
	Labor	Not Included									
	Door Casing	Incl w/ Exterior Doors									
	Chair Rail	Not Included									
	Wainscoting	Not Included									
	Bathroom Countertops										
	7'	Not Included									
	Closet Shelves & Rods	Not Included									
	Miscellaneous Millwork & Trim	Not Included									
<b>06 Division Total</b>								<b>\$72,431</b>	<b>\$56,772</b>	<b>\$0</b>	<b>\$129,203</b>
<b>07 Thermal &amp; Moisture</b>											
<b>Waterproofing &amp; Dampproofing</b>										\$0	
071113	Bituminous Dampproofing										
	Foundation	Not Included									
071313	Sheet Waterproofing										
	Foundation	Not Included									
<b>Insulation</b>										\$4,292	
072100	Thermal Insulation										
	Board Insulation										
	Slab	Not Included									
	Foundation	Not Included									
	Batt & Blanket Insulation	FA	2984	sf	0.65	incl	1940	incl	0	1940	
	Exterior Walls		2984	sf							
	Floors	Not Included									
	Roof	Not Included									
072129	Icynene										
	Roof Insulation - New Roof	Not Included									
	Miscellaneous Wall Penetrations	Allowance	1	ls	800	incl	800	incl	0	800	
072500	Weather Barriers (Building Wrap)										
	Shingle and Board Siding	FA	2984	sf	0.34	0.18	1015	537	0	1552	
072600	Under Slab Vapor Retarder	Not Included									
<b>Fireproofing &amp; Firestopping</b>										\$352	
078110	Spray Fireproofing	Not Included									
078410	Penetration Firestopping	FA	3520	sf	0.1	incl	352	incl	0	352	
<b>Roofing &amp; Siding</b>										\$1,973	

## Farrar & Associates

### Jamestown Golf Club Clubhouse - Add Second Floor (Shell Space)

Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total	
074650	Clapboard Siding	see Div 06									
073113	Asphalt Shingles	Incl w/ Base									
076200	Sheetmetal Flashing & Trim										
	Roof, Masonry & Misc Flashings	FA	1	ls	800	incl	800	incl	0	800	
077123	Gutters & Downspouts	Incl w/ Base									
	Downspouts										
	Material	FA	96	lf	0	2.8	0	269	0	269	
	Labor 18'	FA	8	ea	112.95	0	904	0	0	904	
077200	Roof Accessories	Not Included									
<b>Caulking &amp; Sealants</b>									\$2,480		
079200	Joint Sealants										
	<b>Exterior</b>										
	Entrances & New Windows	FA	354	lf	2.75	incl	974	incl	0	974	
	Miscellaneous Exteriors	FA	2	md	602.4	150.6	1205	301	0	1506	
	<b>Interior</b>										
	Miscellaneous Interiors	Not Included									
	Door Frames - Interior HM	Not Included									
<b>07 Division Total</b>								<b>\$7,990</b>	<b>\$1,107</b>	<b>\$0</b>	<b>\$9,097</b>
<b>08 Doors &amp; Windows</b>											
<b>Doors</b>											
\$0											
081113	Hollow Metal Doors & Frames										
	HM Frames										
	Single	Not Included									
	Pair	Not Included									
	HM Doors										
	Single	Not Included									
	Door Sidelights (18"x7")	Not Included									
	Borrowed Lites	Not Included									
081416	Wood Doors										
	Flush	Not Included									
	Exterior Doors	Not Included									
087100	Finish Hardware										
	Interior Doors	Not Included									
<b>Special Doors</b>											
\$0											
<b>Windows, Alum &amp; Glass</b>											
\$35,936											
084510	All-Glass Partitions & Entrances										
	Interior Swinging Glass Doors	Not Included									
	Glass Partition Systems (Truss)	Not Included									
086100	Wood Windows										
	Double Hung										
	Material	FA	434	sf	0	54	0	23436	0	23436	
	Labor (Small)	FA	12	ea	225.9	0	2711	0	0	2711	
	Labor (Large)	FA	26	ea	376.5	0	9789	0	0	9789	
			Head	Jamb							Qty



## Farrar & Associates Jamestown Golf Club Clubhouse - Add Second Floor (Shell Space) Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	North									
	A		2.32		5.92					2 ea
	B		3.10		6.00					1 ea
	C		2.28		5.35					6 ea
	D		2.56		7.04					2 ea
	East									
	H		2.28		7.00					2 ea
	I		1.75		1.75					10 ea
	J		1.75		6.00					8 ea
	South									
	G		3.56		7.00					4 ea
	West									
	E		2.63		7.08					1 ea
	F		2.04		3.46					2 ea
										38 ea
	Head									84 lf
	Sill									84 lf
	Jamb									186 lf
	Area (Windows)									434 sf
088000	Glass & Glazing									
	Door Lites	Not Included								
	Borrowed Lights	Not Included								
	<b>08 Division Total</b>									
							<b>\$12,500</b>	<b>\$23,436</b>	<b>\$0</b>	<b>\$35,936</b>

### 09 Finishes

#### Drywall & Plaster

\$23,004

092900 Gypsum Board

Interior Partitions

Exterior Wall Interior Face	FA	2000 sf	2.35	incl	4700	incl	0	4700
Partitions - Demising	Not Included							
Partitions - Rated	Not Included							
Partitions - Chase	Not Included							
Partitions - Stair	Not Included							

New Window Surrounds Not Included

Gypsum Ceiling - Floor 1	FA	3520 sf	5.2	incl	18304	incl	0	18304
Stud Support Framing at Acoustic Ceilings	Not Included							

Gypsum Soffits  
Miscellaneous Not Included

Veneer Plaster Not Included

Insulation in Partitions	Included Above	1 ls	0	0	0	0	0	0
Wood Blocking in Partitions	Incl w/ Div 06	1 ls	0	0	0	0	0	0

Miscellaneous Staging & Lifts Not Included

#### Acoustic

\$0

095000 Suspended Panel & Grid Ceilings  
Acoustic Ceilings

Not Included

098413 Fixed Sound-Absorptive Panels  
Acoustic Spray Insulation

Not Included  
Not Included

## Farrar & Associates Jamestown Golf Club Clubhouse - Add Second Floor (Shell Space) Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
<b>Tile, Stone &amp; Terrazzo Flooring</b>			0							
093000	Ceramic Tile									
	Floors	Not Included								
	Base	Not Included								
	Walls	Not Included								
	Mudset	Not Included								
	Epoxy Grout	Not Included								
	Waterproof Membrane	Not Included								
<b>Wood &amp; Resinous Flooring</b>			\$0							
095000	Wood Flooring	Not Included								
<b>Carpet &amp; Resilient Flooring</b>			\$468							
096513	Resilient Base & Accessories									
	Vinyl Tile	Not Included								
	Sheet Vinyl Flooring	Not Included								
	Rubber Stair Tread & Landing	FA	60	sf	7.8	incl	468	incl	0	468
	Rubber Base	Not Included								
096813	Carpeting	Not Included								
096110	Vapor Mitigation	Not Included								
124800	Entrance Mats	Not Included								
	Floor Prep	Not Included								
	Floor Protection / Wash	Not Included								
	Final Cleaning	w/ GCs								
<b>Paint &amp; VWC</b>			\$8,824							
099100	Painting									
	Exterior									
	Siding & Trim	FA	2000	sf	3.2	incl	6400	incl	0	6400
	Exterior Column Trim & Misc	FA	0.5	mw	3012	1054	1506	527	0	2033
	Interior									
	Walls & Trim	Not Included								
	Ceilings - Gypsum	Not Included								
	Soffits	Not Included								
	Door Frames	Not Included								
	Doors - Hollow Metal	Not Included								
	Doors - Wood Doors (Prefinished)	Not Included								
	Stair	FA	1	flgts	301	90.3	301	90	0	391
	Vinyl Wall Covering	Not Included								
<b>09 Division Total</b>							<b>\$31,679</b>	<b>\$617</b>	<b>\$0</b>	<b>\$32,296</b>

### 10 Specialties

101400	Signage									
	Interior Signage	Not Included								
	Directories, Menu Boards	Not Included								
	Exterior Signage	By Others								
102100	Solid Plastic Toilet Compartments									
	Partitions	Not Included								
	Accessible Stall Partitions	Not Included								
	Screens	Not Included								

## Farrar & Associates Jamestown Golf Club Clubhouse - Add Second Floor (Shell Space) Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
102800	Bath Accessories									
	Mirror	Not Included								
	Toilet Paper Holder	Not Included								
	Grab Bars	Not Included								
	Soap Dispenser	Not Included								
	Coat Hooks	Not Included								
	Mop Strip	Not Included								
	Paper Towel Dispense/Waste	Not Included								
	Shower Curtain Rods	Not Included								
	Hand Dryer	Not Included								
103100	Gas Fireplace	Not Included								
104410	Fire Extinguishers & Cabinets									
	Extinguisher Cabinets	FA	2	ea	188.25	275	377	550	0	927
	Fire Extinguisher	FA	2	ea	37.65	50	75	100	0	175
105100	Lockers & Benches	Not Included								
<b>10 Division Total</b>							<b>\$452</b>	<b>\$650</b>	<b>\$0</b>	<b>\$1,102</b>
<b>11 Equipment</b>										
114100	Food Service Equipment	Not Included								
<b>11 Division Total</b>							<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>12 Furnishings</b>										
<i>Casework</i>										
					\$0					
<i>Furnishings</i>										
					\$0					
122100	Window Shades	Not Included								
124800	Entrance Mats & Grilles	see Div 09								
<b>12 Division Total</b>							<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>13 Special Construction</b>										
<b>13 Division Total</b>							<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>14 Conveying</b>										
142400	Elevator (2 Stop)	Not Included								
<b>14 Division Total</b>							<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>21 Fire Protection</b>										
211313	Wet-Pipe Sprinkler Systems	FA	3520	sf	3	incl	10560	incl	0	10560
<b>21 Division Total</b>							<b>\$10,560</b>	<b>\$0</b>	<b>\$0</b>	<b>\$10,560</b>
<b>22 Plumbing</b>										
220000	Plumbing									
	Drainage									
	Underslab Drainage (Waste)	Incl w/ Base								
	Roof Drains	Incl w/ Base								
	Fixtures									
	Restrooms				0	ea				
	Toilets	Not Included								
	Urinal	Not Included								
	Lavatory - Restroom	Not Included								

## Farrar & Associates

### Jamestown Golf Club Clubhouse - Add Second Floor (Shell Space)

Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Sink - Mop	Not Included								
	Shower	Not Included								
	Electric Water Cooler	Not Included								
	Exterior Wall Hydrant	Incl w/ Base								
	Hose Bibs	Not Included								
	Floor Drain	Not Included								
	Piping									
	CW Main Piping	Not Included								
	HW Circulation Piping	Not Included								
	Branch Piping (CW, HW, W, V)	Not Included								
	Rough & Stub Supply, Waste & Vent to Floor	Allowance	1	ls	5280	3696	5280	3696	0	8976
	Equipment									
	Water Service									
	Water Meter									
	Material	Incl w/ Base								
	Labor	Incl w/ Base								
	Backflow Preventer	Incl w/ Base								
	Pressure Reducing Valve	Incl w/ Base								
	Gas Fired Water Heater	Incl w/ Base								
	Thermostatic Mixing Valve 1"	Incl w/ Base								
	HW Recirculating Pump	Incl w/ Base								
	Elevator Sump Pump	Not Included								
	Sewage Ejector	Not Included								
	Gas Service Fee	see Div 01								
	Gas Supply & Piping	Not Included								
	Permit Fee	Incl w/ Summary								
	Removals	see Div 02								
<b>22 Division Total</b>							<b>\$5,280</b>	<b>\$3,696</b>	<b>\$0</b>	<b>\$8,976</b>

#### 23 HVAC

230000 HVAC										
	Common Space	FA	3520	sf	8	incl	28160	incl	0	28160
	Equipment (Increase Capacity for Future)	Included	1	ls	0	0	0	0	0	0
	Piping	Not Included								
	Ductwork	Not Included								
	Insulation	Not Included								
	Controls	Not Included								
	Test & Balance	Not Included								
	Miscellaneous & General Costs	Not Included								
<b>23 Division Total</b>							<b>\$28,160</b>	<b>\$0</b>	<b>\$0</b>	<b>\$28,160</b>

#### 26 Electrical

**26 Electrical - Power & Lighting** \$15,183

262000 Power Distribution										
	Coordination & Circuit Studies	Incl w/ Base								
	Transformer & Pad	Incl w/ Base								
	Primary Service	Incl w/ Base								
	Grounding	Incl w/ Base								
	Electrical Conduit - Primary (4" - 2 ea)	Incl w/ Base								
	Site Tel/Data Conduit	Incl w/ Base								
	Electrical Manhole	Not Included								
	Secondary Conduit & Wire	Incl w/ Base								

**Farrar & Associates**  
**Jamestown Golf Club Clubhouse - Add Second Floor (Shell Space)**  
**Jamestown, RI**

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
262416	Panels & Feeders									
	Fused Disconnect	Not Included								
	Manual Transfer Switch	Not Included								
	Panels		1	ea						
	Panel 400A	Incl w/ Base								
	Panel 100A (Temporary)	FA	1	ea	2600	incl	2600	incl	0	2600
	Panelboard Feeders	FA	60	lf	24	incl	1440	incl	0	1440
	Panelboards		1	ea	40 lf ave					
	Mechanical Equipment Power (Future Capacity)	FA	3520	sf	0.4	incl	1408	incl	0	1408
	Elevator	Not Included								
	Autoflush Toilets	Not Included								
	Autoflow Faucets	Not Included								
262726	Devices & Wiring (Receptacles/Switches)	FA	3520	sf	0.2	incl	704	incl	0	704
	Lightning Protection	Not Included								
263200	Emergency Generator	Not Included								
<b>26 Lighting</b>										\$5,632
265100	Architectural Lighting Fixtures									
	Emergency Lighting									
	Exit Signs									
	Fixtures									
	Common Areas (Temporary)	FA	3520	ea	0	1.2	0	4224	0	4224
	Exit Lights	Included Above	1	ls	0	0	0	0	0	0
	EBU	Included Above	1	ls	0	0	0	0	0	0
	Fixture Installation & Wiring	FA	3520	sf	0.4	incl	1408	incl	0	1408
	Site Lighting	Incl w/ Base								
	Lighting Control & Dimming System	Not Included								
<b>27 Communications</b>										\$0
272000	Telephone & Network Data									
	Fiber Optic Lines	Not Included								
	Devices & Equipment	By Owner								
	Tel/Data (Conduit & Wiring to Patch Panel)	Not Included								
	Tel/Data Cable Tray	Incl w/ Base								
274000	Audio-Visual Systems									
	Devices & Equipment	By Owner								
	Conduit & Wiring	Not Included								
275100	Public Address System	Not Included								
<b>28 Electronic Safety &amp; Security</b>										\$2,288
281600	Intrusion Detection									\$0
	Equipment & Wiring	By Owner								
	Security Conduit	Not Included								
282300	Video Surveillance									\$0
	Indoor/Outdoor CCTV System	By Owner								
	Video Cameras (Exterior)	By Owner								
	Video Cameras (Interior)	By Owner								

## Farrar & Associates

### Jamestown Golf Club Clubhouse - Add Second Floor (Shell Space)

Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Security Conduit	Not Included								
283111	Fire Alarm System					\$2,288				
	FACP - Control Panel	Incl w/ Base								
	FAA - Remote Annunciator	Incl w/ Base								
	M - Master Box	Incl w/ Base								
	CM - FA Control Module	Incl w/ Base								
	Fire Alarm - Devices	FA	3520	sf	0.4	incl	1408	incl	0	1408
	Conduit & Wiring	FA	3520	sf	0.25	incl	880	incl	0	880
	Fire Alarm System Testing	Incl w/ Base								
<b>General</b>						\$1,111				
	Temporary Building Light & Power	FA	3520	sf	0.15	incl	528	incl	0	528
	Temporary Power Usage	see Div 01								
	Seismic & Vibration Requirements	FA	1.00%		14600	incl	146	incl	0	146
	Floor & Wall Penetration Cutting	FA	2	mh	73.5	25.725	147	51	0	198
	Floor & Wall Penetration Sealing	Incl w/ Div 07								
	Staging & Lifts	Not Included								
	Electrical Identification	FA	1	mh	73.5	14.7	74	15	0	89
	Electrical General Provisions	FA	1.00%		15033	incl	150	incl	0	150
	Permit Fee	Included w/ Summary								
<b>16 Division Total</b>							<b>\$10,893</b>	<b>\$4,290</b>	<b>\$0</b>	<b>\$15,183</b>
<b>31 Sitework</b>										
<b>31 Earthwork</b>		Incl w/ Base								
<b>33 Utilities</b>		Incl w/ Base								
<b>Exterior Improvements</b>		Incl w/ Base								
<b>30 Division Total</b>							<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>

**Farrar & Associates**  
**Jamestown Golf Club Clubhouse - Add Second Floor (Finished)**  
 Jamestown, RI

Summary		\$ per SF	% of Total
01	General Requirements	\$10,862	\$3.09 1.49%
02	Demolition & Removals	\$5,121	\$1.45 0.70%
03	Concrete		
04	Masonry		
05	Metals	\$11,211	\$3.18 1.54%
	Miscellaneous Metals	\$4,800	\$1.36 0.66%
06	Rough Carpentry	\$134,443	\$38.19 18.44%
	Finish Carpentry	\$38,135	\$10.83 5.23%
07	Thermal & Moisture	\$10,779	\$3.06 1.48%
08	Doors, Frames & Hardware	\$24,760	\$7.03 3.40%
	Special Doors	\$352	\$0.10 0.05%
	Windows & Glass	\$36,547	\$10.38 5.01%
09	Drywall & Plaster	\$48,686	\$13.83 6.68%
	Acoustic	\$3,270	\$0.93 0.45%
	Tile, Stone & Terrazzo Flooring	\$8,279	\$2.35 1.14%
	Resinous & Wood Flooring		
	Carpet & Resilient Flooring	\$18,094	\$5.14 2.48%
	Paint & VWC	\$21,574	\$6.13 2.96%
10	Specialties	\$16,409	\$4.66 2.25%
11	Equipment		
12	Cabinets & Counters		
	Furnishings	\$4,514	\$1.28 0.62%
13	Special Construction		
14	Conveying		
21	Fire Protection	\$16,896	\$4.80 2.32%
22	Plumbing	\$48,348	\$13.74 6.63%
23	HVAC	\$126,720	\$36.00 17.38%
26	Electrical	\$73,080	\$20.76 10.02%
31	Sitework		
<b>Cost Subtotal</b>		<b>\$662,880</b>	<b>\$188.32 90.91%</b>
	<i>General Conditions</i>	\$26,000	
	<i>Insurances</i>		
	Professional Liability	\$0	
	Builders Risk	\$0	
	Owner's Protective	\$0	
	General Liability & Umbrella	\$4,684	
	<i>Overhead &amp; Profit</i>	\$31,210	4.50%
	<i>Building Permit &amp; Fees</i>	\$2,494	\$6.00 per \$1,000
	<i>Fire Code Plan Review Fees</i>	\$1,136	\$1.50 per \$1,000
	<i>State of RI ADA Fee</i>	\$757	\$1.00 per \$1,000
	<i>Performance &amp; Payment Bond</i>	\$0	Not Included
<b>Total General Contract</b>		<b>\$729,162</b>	<b>\$207.15 100.00%</b>
	<i>Design Contingency</i>	\$21,875	3.00% \$6.21
	<i>Construction Contingency</i>	\$21,875	3.00% \$6.21
	<i>Escalation to Bid Date</i>	\$0	0.00% To Be Determined \$0.00
<b>Total Including Contingencies</b>		<b>\$772,912</b>	<b>\$219.58</b>

<b>Alternates</b>	<b>Statistics</b>
	Area 3,520 sf
	Project Duration 1.50 months

## Farrar & Associates Jamestown Golf Club Clubhouse - Add Second Floor (Finished) Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
<b>01 General Requirements</b>										
<b>Design</b>										\$0
	Architectural Design	By Others								
	Structural Engineering	By Others								
	Plumbing Engineering	By Others								
	HVAC Engineering	By Others								
	Electrical Engineering	By Others								
	Civil Engineering	By Others								
	Site & Utility Investigations	By Others								
<b>Project Requirements</b>										\$10,862
	Building & Site Survey	Incl w/ Base								
	Temporary Electric Power Usage	FA	1.50	mo	0	450	0	675	0	675
	Field Office	FA	1.50	mo	0	375	0	563	0	563
	Office Supplies, Equipment	FA	1.50	mo	0	175	0	263	0	263
	Telephones & Data	FA	1.50	mo	0	240	0	360	0	360
	Drawing Reproduction	FA	1	ls	0	400	0	400	0	400
	Photos & Project Documentation	FA	1.50	mo	50	incl	75	incl	0	75
	Storage Trailer	FA	1.50	mo	0	240	0	360	0	360
	Temporary Toilets	FA	1.50	mo	0	270	0	405	0	405
	Project Sign	Incl w/ Base								
	Safety, Barricades & Safety Signage	FA	1	ls	200	incl	200	incl	0	200
	Water	FA	1.50	mo	0	60	0	90	0	90
	Misc Staging & Lifts	FA	1.50	mo	0	100	0	150	0	150
	Small Tools	FA	1.50	mo	0	80	0	120	0	120
	Misc Labor & Cleanup	FA	6	md	507.2	0	3043	0	0	3043
	Dumpsters	FA	3	ea	0	650	0	1950	0	1950
	Ladders, Ramps and Temp Stairs	FA	1	ls	800	incl	800	incl	0	800
	Final Cleaning									
	General	FA	3520	sf	0.4	incl	1408	incl	0	1408
	Windows	Not Included								
	Winter Conditions	Not Included								
<b>01 Allowances</b>										
<b>Miscellaneous</b>										\$0
	Security Guard & Monitoring Services	Not Included								
	Utility Company Backcharges	Not Included								
<b>Subcontractor Bonds</b>		Not Included								
<b>01 Division Total</b>							<b>\$5,526</b>	<b>\$5,336</b>	<b>\$0</b>	<b>\$10,862</b>
<b>02 Existing Conditions</b>										
<b>Site Removals</b>		Not Included								
<b>Demolition &amp; Removals</b>										\$5,121
	Miscellaneous Removals - CM									\$5,121
	Misc Cutting & Patching Labor	FA	3	md	602.4	250	1807	750	0	2557
	Dumpsters	FA	1	ea	0	750	0	750	0	750
	Small Tools	FA	1	ls	0	350	0	350	0	350
	Staging & Lifts	FA	1	ls	0	450	0	450	0	450
	Misc Labor & Cleanup	FA	2	md	507.2	0	1014	0	0	1014
<b>Hazardous Material Removal</b>										



## Farrar & Associates Jamestown Golf Club Clubhouse - Add Second Floor (Finished) Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total	
	Asbestos Abatement	Not Included									
	Mold & Fungi	Not Included									
	Light Ballasts	Not Included									
	Lead Paint	Not Included									
<b>02 Division Total</b>							<b>\$2,821</b>	<b>\$2,300</b>	<b>\$0</b>	<b>\$5,121</b>	
<b>03 Concrete</b>											
<i>Foundations</i>											
		Not Included									
<i>Slabs</i>											
		Not Included									
							<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>04 Masonry</b>											
042000	Masonry	Not Included									
<b>04 Division Total</b>							<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	
<b>05 Metals</b>											
<i>Structural Steel</i>											
							<b>\$11,211</b>				
05120	Structural Steel Framing										
	Material & Labor	FA	2.6	tn	3850	incl	10010	incl	0	10010	
	Floor 2		3520	sf	1.5	lbs/sf					
	Angles, Clips & Plates	FA	12.00%		10010	incl	1201	incl	0	1201	
	Galvanized Steel	Not Included									
	Architectural Exposed Steel	Not Included									
	Steel Testing	Not Included									
052000	Steel Joist	Not Included									
053100	Steel Decking	Not Included									
<i>Miscellaneous Metals</i>											
							<b>\$4,800</b>				
055000	Steel Stair & Railings										
	Stair	Not Included									
	Elevator										
	Sill Angle	Not Included									
	Pit Ladder	Not Included									
	Sump Pit Frame & Cover	Not Included									
	Hoist Beam	Not Included									
	Rail Bracket	Not Included									
	Stair Atrium Rail	FA	12	lf	180	incl	2160	incl	0	2160	
	Loose Lintels & Miscellaneous	FA	3520	sf	0.75	incl	2640	incl	0	2640	
<b>05 Division Total</b>							<b>\$16,011</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,011</b>	
<b>06 Woods &amp; Plastics</b>											
<i>Rough Carpentry</i>											
							<b>\$134,443</b>				
061053	Rough Carpentry										
<i>Labor</i>											
							<b>\$75,864</b>				
061000	Rough Carpentry										
061600	Sheathing										
061920	Wood Trusses										
062000	Finish Carpentry										

## Farrar & Associates Jamestown Golf Club Clubhouse - Add Second Floor (Finished) Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Framing Labor - Floors	FA	3520	sf	6.5	incl	22880	incl	0	22880
	Framing Labor - Walls, Roof & Blocking									
	Roofing									
	Roof Trusses, Framing & Sheathing	Incl w/ Base								
	Walls									
	New Exterior Walls	Included	2984	sf	16	0	47744	0	0	47744
	Siding & Trim									
	Clapboard Siding	Included	2984	sf	0	0	0	0	0	0
	Vapor Barrier	Included	2984	sf	0	0	0	0	0	0
	Exterior Trim	Included	1	ls	0	0	0	0	0	0
	Exterior Column Trim	Included	1	ls	0	0	0	0	0	0
	Window Trim	Included	38	ea	0	0	0	0	0	0
	Door Trim	Incl w/ Base								
	Interior									
	Window Blocking	Included	38	ea	0	0	0	0	0	0
	Exterior Door Blocking	Incl w/ Base								
	Millwork & Trim Blocking	Included	6	md	602.4	271	3614	1626	0	5240
	Partition Blocking	Included	1	ls	0	0	0	0	0	0
	Miscellaneous									
	Hauling & Lifting Labor	Included	1	ls	0	0	0	0	0	0
	Staging & Lifts	Included	1	ls	0	0	0	0	0	0
	Truss Crane	Included	1	ls	0	0	0	0	0	0
	<b>Material</b>									\$58,579
06100	Rough Carpentry									
	Lumber - First Floor Framing	FA	3520	sf	0	8	0	28160	0	28160
	Lumber - Walls, Roofing & Blocking									
	Building	FA	3520	sf	0	8	0	28160	0	28160
061600	Sheathing									
	Structural Panels									
	Roof	Included	0	sf	0	0	0	0	0	0
	Wall	Included	2984	sf	0	0	0	0	0	0
061920	Wood Trusses	Included	1	ls	0	0	0	0	0	0
062000	Finish Carpentry									
	Cellular PVC Trim									
	Rake	Included	1	ls	0	0	0	0	0	0
	Fascia	Included	1	ls	0	0	0	0	0	0
	Soffit	Included	1	ls	0	0	0	0	0	0
	Frieze	Included	1	ls	0	0	0	0	0	0
	Corner Board	Included	1	ls	0	0	0	0	0	0
	Column Covers	Included	1	ls	0	0	0	0	0	0
	Watertable	Included	1	ls	0	0	0	0	0	0
	IPE Decking 5/4"x4"	Not Included								
	Trex Decking	Not Included								
074600	Siding - Soffits	Included	1	ls	0	0	0	0	0	0
	Temporary Protection & Partitions	FA	3	md	602.4	150.6	1807	452	0	2259
	Flashings	Included	1	ls	0	0	0	0	0	0
	Rough Hardware	Included	0.00%		0	58579	0	0	0	0

**Farrar & Associates**  
**Jamestown Golf Club Clubhouse - Add Second Floor (Finished)**  
**Jamestown, RI**

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Waste Material	Included	0.00%		0	58579	0	0	0	0
	Supervision	Included	1	ls	0	0	0	0	0	0
	Subcontractor Insurances & Taxes	Included	1	ls	0	0	0	0	0	0
	Subcontractor Overhead & Profit	Included	1	ls	0	0	0	0	0	0
<b>Finish Carpentry/Millwork</b>			\$38,135							
064023	Interior Architectural Woodwork									
	Wood Base	FA	696	lf	4.71	3.08	3278	2144	0	5422
	Windows									
	Casing	FA	270	lf	0	4.5	0	1215	0	1215
	Sills	FA	84	lf	0	7.8	0	655	0	655
	Labor	FA	38	ea	56.48	0	2146	0	0	2146
	Door Casing	Incl w/ Exterior Doors								
	Chair Rail	Not Included								
	Wainscoting	Not Included								
	Bathroom Countertops									
	7'	FA	2	ea	188.25	910	377	1820	0	2197
	Closet Shelves & Rods	Allowance	1	ls	1500	incl	1500	incl	0	1500
	Miscellaneous Millwork & Trim	FA	1	ls	25000	incl	25000	incl	0	25000
<b>06 Division Total</b>							<b>\$108,346</b>	<b>\$64,232</b>	<b>\$0</b>	<b>\$172,578</b>

**07 Thermal & Moisture**

**Waterproofing & Dampproofing** \$0

071113 Bituminous Dampproofing  
 Foundation Not Included

071313 Sheet Waterproofing  
 Foundation Not Included

**Insulation** \$4,292

072100 Thermal Insulation

    Board Insulation

        Slab Not Included

        Foundation Not Included

    Batt & Blanket Insulation

        Exterior Walls FA 2984 sf 0.65 incl 1940 incl 0 1940

        Floors Not Included

        Roof Not Included

072129 Icynene

    Roof Insulation - New Roof Not Included

    Miscellaneous Wall Penetrations Allowance 1 ls 800 incl 800 incl 0 800

072500 Weather Barriers (Building Wrap)  
 Shingle and Board Siding FA 2984 sf 0.34 0.18 1015 537 0 1552

072600 Under Slab Vapor Retarder Not Included

**Fireproofing & Firestopping** \$528

078110 Spray Fireproofing Not Included

078410 Penetration Firestopping FA 3520 sf 0.15 incl 528 incl 0 528

**Roofing & Siding** \$1,973

## Farrar & Associates

### Jamestown Golf Club Clubhouse - Add Second Floor (Finished)

Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
074650	Clapboard Siding	see Div 06								
073113	Asphalt Shingles	Incl w/ Base								
076200	Sheetmetal Flashing & Trim Roof, Masonry & Misc Flashings	FA	1	ls	800	incl	800	incl	0	800
077123	Gutters & Downspouts Downspouts	Incl w/ Base								
	Material	FA	96	lf	0	2.8	0	269	0	269
	Labor 18'	FA	8	ea	112.95	0	904	0	0	904
077200	Roof Accessories	Not Included								
<b>Caulking &amp; Sealants</b>										\$3,986
079200	Joint Sealants									
	<b>Exterior</b>									
	Entrances & New Windows	FA	354	lf	2.75	incl	974	incl	0	974
	Miscellaneous Exteriors	FA	2	md	602.4	150.6	1205	301	0	1506
	<b>Interior</b>									
	Miscellaneous Interiors	FA	2	md	602.4	150.6	1205	301	0	1506
	Door Frames - Interior HM	Incl w/ 099100								
<b>07 Division Total</b>							<b>\$9,371</b>	<b>\$1,408</b>	<b>\$0</b>	<b>\$10,779</b>
<b>08 Doors &amp; Windows</b>										
<b>Doors</b>										
\$24,760										
081113	Hollow Metal Doors & Frames									
	HM Frames		11	ea						
	Single	FA	9	ea	144.65	260	1302	2340	0	3642
	Pair	FA	2	ea	182.3	315	365	630	0	995
	HM Doors		4	ea						
	Single	FA	4	ea	144.65	320	579	1280	0	1859
	Door Sidelights (18"x7")	FA	4	ea	144.65	360	579	1440	0	2019
	Borrowed Lites	Not Included								
081416	Wood Doors		11	ea						
	Flush	FA	11	ea	144.65	480	1591	5280	0	6871
	Exterior Doors	Not Included								
087100	Finish Hardware									
	Interior Doors	FA	15	ea	219.95	405	3299	6075	0	9374
<b>Special Doors</b>										\$352
083113	Access Doors	FA	3520	sf	0	0.1	0	352	0	352
<b>Windows, Alum &amp; Glass</b>										\$36,547
084510	All-Glass Partitions & Entrances									
	Interior Swinging Glass Doors	Not Included								
	Glass Partition Systems (Truss)	Not Included								
086100	Wood Windows									
	Double Hung									
	Material	FA	434	sf	0	54	0	23436	0	23436
	Labor (Small)	FA	12	ea	225.9	0	2711	0	0	2711
	Labor (Large)	FA	26	ea	376.5	0	9789	0	0	9789
			Head	Jamb						Qty

## Farrar & Associates Jamestown Golf Club Clubhouse - Add Second Floor (Finished) Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	North									
	A		2.32		5.92					2 ea
	B		3.10		6.00					1 ea
	C		2.28		5.35					6 ea
	D		2.56		7.04					2 ea
	East									
	H		2.28		7.00					2 ea
	I		1.75		1.75					10 ea
	J		1.75		6.00					8 ea
	South									
	G		3.56		7.00					4 ea
	West									
	E		2.63		7.08					1 ea
	F		2.04		3.46					2 ea
										38 ea
	Head									84 lf
	Sill									84 lf
	Jamb									186 lf
	Area (Windows)									434 sf
088000	Glass & Glazing									
	Door Lites	FA								10 ea
	Borrowed Lights	Not Included								25.1
						36	251	360	0	611
	<b>08 Division Total</b>									
							<b>\$20,466</b>	<b>\$41,193</b>	<b>\$0</b>	<b>\$61,659</b>
<b>09 Finishes</b>										
<b>Drywall &amp; Plaster</b>										
										\$48,686
092900	Gypsum Board									
	Interior Partitions									
	Exterior Wall Interior Face	FA	2000	sf	2.35	incl	4700	incl	0	4700
	Partitions - Demising	FA	2176	sf	6.8	incl	14797	incl	0	14797
	Floor 1		272	lf	8	vlf				
	Partitions - Rated	FA	528	sf	7.4	incl	3907	incl	0	3907
	Floor 1		66	lf	8	vlf				
	Partitions - Chase	FA	160	sf	5.4	incl	864	incl	0	864
	Floor 1		20	lf	8	vlf				
	Partitions - Stair	FA	240	sf	7.4	incl	1776	incl	0	1776
	Floor 1		24	lf	10	vlf				
	New Window Surrounds	Not Included								
	Gypsum Ceiling - Floor 1	FA	3000	sf	5.2	incl	15600	incl	0	15600
	Stud Support Framing at Acoustic Ceilings	FA	520	sf	3.85	incl	2002	incl	0	2002
	Gypsum Soffits									
	Miscellaneous	FA	80	lf	48	incl	3840	incl	0	3840
	Veneer Plaster	Not Included								
	Insulation in Partitions	Included Above	1	ls	0	0	0	0	0	0
	Wood Blocking in Partitions	Incl w/ Div 06	1	ls	0	0	0	0	0	0
	Miscellaneous Staging & Lifts	FA	1	ls	0	1200	0	1200	0	1200

## Farrar & Associates Jamestown Golf Club Clubhouse - Add Second Floor (Finished) Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
<b>Acoustic</b>										\$3,270
095000	Suspended Panel & Grid Ceilings Acoustic Ceilings	FA	520	sf	4.75	incl	2470	incl	0	2470
098413	Fixed Sound-Absorptive Panels Acoustic Spray Insulation	Allowance Not Included	1	ls	800	incl	800	incl	0	800
<b>Tile, Stone &amp; Terrazzo Flooring</b>										8,279
093000	Ceramic Tile									
	Floors	FA	254	sf	11.5	incl	2921	incl	0	2921
	Base	FA	94	lf	11.5	incl	1081	incl	0	1081
	Walls	FA	329	sf	13	incl	4277	incl	0	4277
	Mudset	Not Included								
	Epoxy Grout	Not Included								
	Waterproof Membrane	Not Included								
<b>Wood &amp; Resinous Flooring</b>										\$0
095000	Wood Flooring	Not Included								
<b>Carpet &amp; Resilient Flooring</b>										\$18,094
096513	Resilient Base & Accessories									
	Vinyl Tile	FA	95	sf	4.6	incl	437	incl	0	437
	Sheet Vinyl Flooring	FA	785	sf	6.4	incl	5024	incl	0	5024
	Rubber Stair Tread & Landing	FA	60	sf	7.8	incl	468	incl	0	468
	Rubber Base	FA	425	lf	2.6	incl	1105	incl	0	1105
096813	Carpeting	FA	266	sy	38	incl	10108	incl	0	10108
096110	Vapor Mitigation	Not Included								
124800	Entrance Mats	Not Included								
	Floor Prep	FA	3528	sf	0.15	0	529	0	0	529
	Floor Protection / Wash	FA	3528	sf	0.12	0	423	0	0	423
	Final Cleaning	w/ GCs								
<b>Paint &amp; VWC</b>										\$21,574
099100	Painting									
	Exterior									
	Siding & Trim	FA	2000	sf	3.2	incl	6400	incl	0	6400
	Exterior Column Trim & Misc	FA	0.5	mw	3012	1054	1506	527	0	2033
	Interior									
	Walls & Trim	FA	8753	sf	0.9	incl	7878	incl	0	7878
	Ceilings - Gypsum	FA	3000	sf	1.15	incl	3450	incl	0	3450
	Soffits	FA	480	sf	1.35	incl	648	incl	0	648
	Door Frames	FA	11	ea	54	incl	594	incl	0	594
	Doors - Hollow Metal	FA	4	ea	45	incl	180	incl	0	180
	Doors - Wood Doors (Prefinished)	Not Included	11	ea	0	0	0	0	0	0
	Stair	FA	1	flgts	301	90.3	301	90	0	391
	Vinyl Wall Covering	Not Included								
<b>09 Division Total</b>							<b>\$98,086</b>	<b>\$1,817</b>	<b>\$0</b>	<b>\$99,903</b>

### 10 Specialties

101400	Signage									
	Interior Signage	Allowance	20	rms	18.83	35	377	700	0	1077

## Farrar & Associates Jamestown Golf Club Clubhouse - Add Second Floor (Finished) Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Directories, Menu Boards	Not Included								
	Exterior Signage	By Others								
102100	Solid Plastic Toilet Compartments									
	Partitions	FA	2	ea	850	incl	1700	incl	0	1700
	Accessible Stall Partitions	FA	2	ea	1000	incl	2000	incl	0	2000
	Screens	FA	1	ea	325	incl	325	incl	0	325
102800	Bath Accessories									
	Mirror	FA	4	ea	50.2	65	201	260	0	461
	Toilet Paper Holder	FA	4	ea	18.825	15	75	60	0	135
	Grab Bars	FA	4	ea	37.65	41	151	164	0	315
	Soap Dispenser	FA	4	ea	37.65	55	151	220	0	371
	Coat Hooks	FA	4	ea	15.06	7	60	28	0	88
	Mop Strip	FA	1	ea	37.65	70	38	70	0	108
	Paper Towel Dispense/Waste	FA	2	ea	37.65	75	75	150	0	225
	Shower Curtain Rods	Not Included								
	Hand Dryer	Not Included								
103100	Gas Fireplace	Allowance	1	ea	7400	incl	7400	incl	0	7400
	Flue	Included	1	ls	0	0	0	0	0	0
	Hearth & Surround	Included	1	ls	0	0	0	0	0	0
104410	Fire Extinguishers & Cabinets									
	Extinguisher Cabinets	FA	4	ea	188.25	275	753	1100	0	1853
	Fire Extinguisher	FA	4	ea	37.65	50	151	200	0	351
105100	Lockers & Benches	Not Included								
<b>10 Division Total</b>							<b>\$13,457</b>	<b>\$2,952</b>	<b>\$0</b>	<b>\$16,409</b>
<b>11 Equipment</b>										
114100	Food Service Equipment	Not Included								
<b>11 Division Total</b>							<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>12 Furnishings</b>										
<i>Casework</i>					\$0					
<i>Furnishings</i>					\$4,514					
122100	Window Shades	Allowance	434	sf	10.4	incl	4514	incl	0	4514
124800	Entrance Mats & Grilles	see Div 09								
<b>12 Division Total</b>							<b>\$4,514</b>	<b>\$0</b>	<b>\$0</b>	<b>\$4,514</b>
<b>13 Special Construction</b>										
<b>13 Division Total</b>							<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>14 Conveying</b>										
142400	Elevator (2 Stop)	Not Included								
<b>14 Division Total</b>							<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>
<b>21 Fire Protection</b>										
211313	Wet-Pipe Sprinkler Systems	FA	3520	sf	4.8	incl	16896	incl	0	16896
<b>21 Division Total</b>							<b>\$16,896</b>	<b>\$0</b>	<b>\$0</b>	<b>\$16,896</b>
<b>22 Plumbing</b>										
220000	Plumbing									

## Farrar & Associates Jamestown Golf Club Clubhouse - Add Second Floor (Finished) Jamestown, RI

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
Drainage										
	Underslab Drainage (Waste)	Incl w/ Base								
	Roof Drains	Incl w/ Base								
Fixtures										
	Restrooms		11	ea						
	Toilets	FA	4	ea	3100	incl	12400	incl	0	12400
	Urinal	FA	2	ea	3180	incl	6360	incl	0	6360
	Lavatory - Restroom	FA	4	ea	3450	incl	13800	incl	0	13800
	Sink - Mop	FA	1	ea	3340	incl	3340	incl	0	3340
	Shower	Not Included								
	Electric Water Cooler	Not Included								
	Exterior Wall Hydrant	Incl w/ Base								
	Hose Bibs	Allowance	2	ea	706	incl	1412	incl	0	1412
	Floor Drain	Allowance	2	ea	670	incl	1340	incl	0	1340
Piping										
	CW Main Piping	Allowance	80	lf	24.6	incl	1968	incl	0	1968
	HW Circulation Piping	FA	240	lf	22.2	incl	5328	incl	0	5328
	Branch Piping (CW, HW, W, V)	Incl w/ Fixtures	1	ls	0	0	0	0	0	0
Equipment										
	Water Service									
	Water Meter									
	Material	Incl w/ Base								
	Labor	Incl w/ Base								
	Backflow Preventer	Incl w/ Base								
	Pressure Reducing Valve	Incl w/ Base								
	Gas Fired Water Heater	Incl w/ Base								
	Thermostatic Mixing Valve 1"	Incl w/ Base								
	HW Recirculating Pump	Incl w/ Base								
	Elevator Sump Pump	Not Included								
	Sewage Ejector	Not Included								
	Gas Service Fee	see Div 01								
	Gas Supply & Piping	FA	100	lf	24	incl	2400	incl	0	2400
	Permit Fee	Incl w/ Summary								
	Removals	see Div 02								
<b>22 Division Total</b>							<b>\$48,348</b>	<b>\$0</b>	<b>\$0</b>	<b>\$48,348</b>

### 23 HVAC

230000 HVAC										
	Common Space	FA	3520	sf	36	incl	126720	incl	0	126720
	Equipment	Included	1	ls	0	0	0	0	0	0
	Piping	Included	1	ls	0	0	0	0	0	0
	Ductwork	Included	1	ls	0	0	0	0	0	0
	Insulation	Included	1	ls	0	0	0	0	0	0
	Controls	Included	1	ls	0	0	0	0	0	0
	Test & Balance	Included	1	ls	0	0	0	0	0	0
	Miscellaneous & General Costs	Included	1	ls	0	0	0	0	0	0
<b>23 Division Total</b>							<b>\$126,720</b>	<b>\$0</b>	<b>\$0</b>	<b>\$126,720</b>

### 26 Electrical

#### 26 Electrical - Power & Lighting

\$73,080

262000 Power Distribution										
	Coordination & Circuit Studies	Incl w/ Base								
	Transformer & Pad	Incl w/ Base								
	01est Jamestown Golf 04.xlsm									
	4/14/2017 7:26 AM									



**Farrar & Associates**  
**Jamestown Golf Club Clubhouse - Add Second Floor (Finished)**  
**Jamestown, RI**

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total
	Primary Service	Incl w/ Base								
	Grounding	Incl w/ Base								
	Electrical Conduit - Primary (4" - 2 ea)	Incl w/ Base								
	Site Tel/Data Conduit	Incl w/ Base								
	Electrical Manhole	Not Included								
	Secondary Conduit & Wire	Incl w/ Base								
262416	Panels & Feeders									
	Fused Disconnect	Not Included								
	Manual Transfer Switch	Not Included								
	Panels		2	ea						
	Panel 400A	Incl w/ Base								
	Panel 100A	FA	2	ea	2600	incl	5200	incl	0	5200
	Panelboard Feeders	FA	60	lf	24	incl	1440	incl	0	1440
	Panelboards		2	ea	40 lf ave					
	Mechanical Equipment Power	FA	3520	sf	2.4	0	8448	0	0	8448
	Elevator	Not Included								
	Autoflush Toilets	Not Included								
	Autoflow Faucets	Not Included								
262726	Devices & Wiring (Receptacles/Switches)	FA	3520	sf	2.4	incl	8448	incl	0	8448
	Lightning Protection	Not Included								
263200	Emergency Generator	Not Included								
<b>26 Lighting</b>									\$31,504	
265100	Architectural Lighting Fixtures									
	Emergency Lighting									
	Exit Signs									
	Fixtures									
	Common Areas	FA	3520	ea	0	5.8	0	20416	0	20416
	Exit Lights	Included Above	1	ls	0	0	0	0	0	0
	EBU	Included Above	1	ls	0	0	0	0	0	0
	Fixture Installation & Wiring	FA	3520	sf	2.5	incl	8800	incl	0	8800
	Site Lighting	Incl w/ Base								
	Lighting Control & Dimming System	FA	3520	sf	0.65	incl	2288	incl	0	2288
<b>27 Communications</b>									\$3,168	
272000	Telephone & Network Data									
	Fiber Optic Lines	Not Included								
	Devices & Equipment	By Owner								
	Tel/Data (Conduit & Wiring to Patch Panel)	FA	3520	sf	0.6	incl	2112	incl	0	2112
	Tel/Data Cable Tray	Incl w/ Base								
274000	Audio-Visual Systems									
	Devices & Equipment	By Owner								
	Conduit & Wiring	FA	3520	sf	0.3	incl	1056	incl	0	1056
275100	Public Address System	Not Included								
<b>28 Electronic Safety &amp; Security</b>									\$8,800	
281600	Intrusion Detection								\$1,760	
	01est Jamestown Golf 04.xlsm									
	4/14/2017 7:26 AM									

**Farrar & Associates**  
**Jamestown Golf Club Clubhouse - Add Second Floor (Finished)**  
**Jamestown, RI**

CSI #	Item	Responsibility	Qty	Unit	Labr\$	Matl\$	Labor Tot	Matl Total	Sub Total	Total	
	Equipment & Wiring	By Owner									
	Security Conduit	FA	3520	sf	0.5	incl	1760	incl	0	1760	
282300	Video Surveillance								\$0		
	Indoor/Outdoor CCTV System	By Owner									
	Video Cameras (Exterior)	By Owner									
	Video Cameras (Interior)	By Owner									
	Security Conduit	Incl w/ Intrusion	3520	sf	0	0	0	0	0	0	
283111	Fire Alarm System								\$7,040		
	FACP - Control Panel	Incl w/ Base									
	FAA - Remote Annunciator	Incl w/ Base									
	M - Master Box	Incl w/ Base									
	CM - FA Control Module	Incl w/ Base									
	Fire Alarm - Devices	FA	3520	sf	1.2	incl	4224	incl	0	4224	
	Conduit & Wiring	FA	3520	sf	0.8	incl	2816	incl	0	2816	
	Fire Alarm System Testing	Incl w/ Base									
<b>General</b>									\$6,072		
	Temporary Building Light & Power	FA	3520	sf	0.5	incl	1760	incl	0	1760	
	Temporary Power Usage	see Div 01									
	Seismic & Vibration Requirements	FA	1.00%		68768	incl	688	incl	0	688	
	Floor & Wall Penetration Cutting	FA	1	md	588	205.8	588	206	0	794	
	Floor & Wall Penetration Sealing	Incl w/ Div 07									
	Staging & Lifts	FA	1	ls	0	1400	0	1400	0	1400	
	Electrical Identification	FA	1	md	588	117.6	588	118	0	706	
	Electrical General Provisions	FA	1.00%		72356	incl	724	incl	0	724	
	Permit Fee	Included w/ Summary									
<b>16 Division Total</b>								<b>\$50,940</b>	<b>\$22,140</b>	<b>\$0</b>	<b>\$73,080</b>
<b>31 Sitework</b>											
<b>31 Earthwork</b>		Incl w/ Base									
<b>33 Utilities</b>		Incl w/ Base									
<b>Exterior Improvements</b>		Incl w/ Base									
<b>30 Division Total</b>								<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>



## **WARNING FOR TOWN MEETING**

**STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS  
NEWPORT, Sc.**

**BY: Cheryl A. Fernstrom, CMC, Town Clerk of the Town of  
Jamestown, Rhode Island**

**TO: Fred Pease, Town Sergeant of the Town of Jamestown, or  
any of the Constables of said Town**

### **GREETING:**

**WHEREAS, the first Monday in June in each year is the day designated by law for the purpose of hearing the reports of its officers, ordering a tax, making appropriations and for the transaction of business required by law of the Town of Jamestown as a municipal corporation of this State;**

**NOW, THEREFORE, pursuant to Chapter 3 - Title 45 of the General Laws of the State of Rhode Island 1956, as amended, you are hereby required to post at least seven (7) days before the 5<sup>th</sup> day of June A.D. 2017, written notification in three or more public places in said Town of Jamestown, Rhode Island,**

notifying and warning the Electors of the said Town of Jamestown qualified to vote upon any proposition to impose a tax or for the expenditure of money, to assemble in Town Meeting at the Jamestown School, 55 Lawn Avenue, in said Town of Jamestown, on the 5<sup>th</sup> day of June A.D. 2017, at 7:00 P.M. (EDST) for the purpose of ordering a tax to be levied and assessed on the ratable property of said Town and inhabitants thereof, for the payment of the Town Debt and Interest, for the payment of the Town's proportion of the State Tax, for the support of School, for the support and maintenance of the Poor, for the building, repairing and amending of Highways, for the building, repairing and amending of Bridges, for the improvement in any manner deemed fit of any property belonging to the Town, and for all necessary charges and expenses whatsoever arising within said Town, whether incidental or not to the above and for any and all other purposes authorized by law, and for the purpose of considering and voting upon the following propositions:

**RESOLUTION NUMBER 1**  
**SEWER LINE FRONTAGE TAX RATE**

RESOLVED, That the Electors of the Town of Jamestown, Rhode Island, duly qualified hereunder, under an Act passed by the General Assembly authorizing the Town of Jamestown to construct and maintain common drains and sewers, and approved April 19, 1917 as amended by the January 1966 Session of the General Assembly, at a Town Meeting legally assembled on this 5<sup>th</sup> day of June, A.D. 2017, do hereby order that the Tax Assessor of the said Town, as of December 31, 2016 assess at a rate not to exceed .68 cents per linear foot and said Tax Assessor shall determine what amount is properly chargeable against each of the estates in said Town of Jamestown, subject to the provisions of said Act, and that the

said Assessor shall assess against such estate in said Town such sum as shall be found chargeable against the same.

Each assessment shall become and be a lien upon the said real estate and the several owners thereof shall be liable for the payment, to be enforced according to the provisions of the law in such cases made and provided.

## **RESOLUTION NUMBER 2** **BORROWING IN ANTICIPATION OF TAXES**

**RESOLVED**, That the qualified Electors of the Town of Jamestown vote to authorize the Finance Director, with the consent and approval of the Town Council, to borrow in anticipation of taxes, such sum or sums of money as shall be necessary for the payment of the current liabilities and expenses of the Town but not to exceed in the whole, the sum of One Million dollars (\$1,000,000.00) (or the limit provided by law, whichever is less) and to issue the negotiable promissory note or notes of the Town therefore. Sums so borrowed during the current fiscal year commencing July 1, 2017 and ending June 30, 2018 shall be borrowed in anticipation of taxes assessed as of December 31, 2016, and sums so borrowed during the subsequent fiscal year but prior to the next Annual Financial Town Meeting shall be borrowed in anticipation of taxes assessed as of December 31, 2017. Negotiable notes issued pursuant to the authority hereof shall be signed by the Finance Director and counter-signed by the President of the Town Council, and such counter-signature shall be conclusive evidence to all holders of such note or notes of the consent and approval of the Town Council to the loan or loans evidenced thereby. All terms and conditions of said note or notes and the method of sale thereof not fixed herein or by provisions of law, may be fixed by the Town Council, and if not so fixed, then by

**the Finance Director. The Finance Director is hereby authorized and empowered, with the consent and approval of the Town Council, to renew said notes from time to time, but any such renewal note shall be due not later than one year from the date of the original note so renewed.**

**RESOLUTION NUMBER 3**  
**DISPOSITION OF COLLECTED BACK TAXES**

**RESOLVED, That all back taxes collected during the fiscal year July 1, 2017 to June 30, 2018 and all other moneys received, be placed in the General Fund for the payment of current expenditures.**

**RESOLUTION NUMBER 4**  
**SETTING THE TAX RATE**

**RESOLVED, That the Electors of the Town of Jamestown, Rhode Island qualified to vote on any proposition to impose a tax, in the Town Meeting legally assembled on this 5<sup>th</sup> day of June A.D. 2017 hereby order the assessment and collection of a tax on the ratable real estate and tangible personal property in the sum not less than \$ . , or not less than \$ . , nor more than \$ . , per thousand dollars of assessed valuation. The final levy shall be set based on the amount, if any, of State reimbursement for the motor vehicle excise tax, pursuant to RIGL §44-34.1-2. Said tax is for the ordinary expenses and charges, for the payment of interest and indebtedness in whole or in part of said Town, for the payment of the Town's proportion of the State tax and for other purposes authorized by law. The Tax Assessor shall**

**assess and apportion said tax on the inhabitants and ratable property of said Town as of the 31st day of December A.D. 2016 at twelve o'clock midnight, according to law and shall on completion of said assessment, date, certify and sign the same, and deliver to and deposit the same in the office of the Town Clerk not later than the 15<sup>th</sup> day of June, 2017. Upon receipt of said assessment, the Town Clerk shall forthwith make a copy of the same and deliver it to the Finance Director, who shall forthwith issue and affix to said copy a warrant under her hand, directed to the Finance Director in said Town, commanding her to proceed and collect tax of the persons and estates liable thereof (unless by law otherwise provided). Said tax shall be due and payable on the 12<sup>th</sup> day of September A.D. 2017, and shall carry until collected a penalty at the rate of twelve per centum per annum upon said unpaid tax; said tax may be paid, however, in four installments; the first installment of 25 per centum on or before the 12<sup>th</sup> day of September A.D. 2017, and the remaining installments as follows: 25 per centum on the 12<sup>th</sup> day of December A.D. 2017; 25 per centum on the 12<sup>th</sup> day of March A.D. 2018; and 25 per centum on the 12<sup>th</sup> day of June A.D. 2018.**

**Each installment of taxes, if paid on or before the last day of each installment period successively and in order, shall be free from any charge of interest.**

**If the first installment or any succeeding installment of taxes is not paid by the late date of the respective installment period or periods as they occur, then the whole tax or remaining unpaid balance of the tax, as the case may be, shall immediately become due and payable and shall carry, until collected, a penalty at the rate of the twelve (12) per centum per annum calculated from the due date of the 1<sup>st</sup> installment or calculated back to the last payment received. Late tax payments will be first used to reduce any interest due and any unpaid taxes from**

prior years, and then if there are any moneys remaining it will be used to reduce the outstanding portion of the tax bill due.

**RESOLUTION NUMBER 5**  
**BORROWING FOR SOUTH POND DAM REPAIRS**  
**THROUGH ISSUANCE OF BONDS**

**RESOLVED, That the qualified Electors of the Town of Jamestown vote to authorize the Finance Director, with the consent and approval of the Town Council, pursuant to Section 45-12-2 of the General Laws of the State of Rhode Island, to borrow and issue bonds, from time to time, but not to exceed in the whole, the sum of Five Hundred and Fifty Thousand dollars (\$550,000.00), to finance repairs and improvements to the South Pond Dam, including but not limited to construction costs, engineering and design services, legal services and costs of issuance of such bonds, and interest on any temporary notes, and may also include funds heretofore advanced from the capital account of the water fund of the Town for engineering services. Pending the issuance of said bonds, the Finance Director may advance additional funds from the water fund for such purposes of the Town pursuant to contracts for such purposes as awarded by the Town Council. Any such advances made under this Resolution shall be repaid without interest from the proceeds of such bonds. The Town Council may by resolution authorize the issuance from time to time of interest bearing or discounted notes in anticipation of the issuance of bonds. The Town Council, acting as the Board of Water and Sewer Commissioners, may fix and revise from time to time water rates under Chapter 273 of the public laws of 1968 to pay all or any part of the principal and interest coming due within the year on bonds and notes issued hereunder. Nonetheless, the Town shall annually appropriate a sum sufficient to pay the principal and interest**



coming due within the year on bonds and notes issued hereunder to the extent that moneys therefore are not provided by such water rate charges or otherwise. Bonds and notes issued pursuant to the authority hereof shall be signed by the Finance Director and counter-signed by the President of the Town Council, and such counter-signature shall be conclusive evidence to all holders of such bonds and notes of the consent and approval of the Town Council to the borrowings evidenced thereby. All terms and conditions of the bonds and notes authorized herein including the manner of sale, amount, denominations, maturities and conversion or registration privileges and the designation of a securities depository and paying agent, not fixed by provisions of law, may be fixed by the Town Council or if not so fixed by the Finance Director. Pending any issue of bonds hereunder or pending or in lieu of any issue of notes hereunder, the Finance Director, with the approval of the Town Council, may, to the extent that bonds or notes may be issued hereunder, apply funds in the water fund to the purposes for which bonds or notes are authorized hereunder, such advances to be repaid without interest from the proceeds of bonds or notes subsequently issued or from the proceeds of applicable federal or state assistance or from other available funds. The Finance Director is hereby authorized to execute and deliver on behalf of the Town such additional agreements as are necessary to effect the issuance of bonds and notes hereunder, the due authorization thereof being conclusively demonstrated by his or her execution and delivery of such agreements. The Finance Director is hereby authorized to deliver such bonds and notes to the purchasers thereof and said officer is authorized and instructed to take all actions, on behalf of the Town, necessary to ensure that the interest on the bonds will be excludable from gross income for federal income tax purposes, and to refrain from all actions which would cause interest on the bonds to be subject to federal income taxes. The Finance Director is authorized to deem the bonds, and to the extent not

**deemed to be, to designate the bonds and notes as “qualified tax-exempt obligations” for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986 as amended. The Finance Director is hereby authorized to take such action as to comply with Rule 15 c 2 – 12 (b) (5) of the Securities and Exchange Commission and is authorized to execute and deliver a Continuing Disclosure Certificate. This Resolution is a declaration of official intent under Treasury Regulation 1.150-2, and confirms the Town’s declaration of official intent to reimburse the Town from bond and/or note proceeds for these engineering expenses preliminary to such capital expenditures for said repairs and modifications to the South Pond Dam. At the option of the Town Council, the provisions of Chapter 12.2 of Title 46 as amended of the General Laws shall apply to the issuance of bonds and notes hereunder.**

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**Kristine S. Trocki, Town Council President**

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**Andrew E. Nota, Town Administrator**

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**Kenneth S. Gray, Tax Assessor**

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**Christina D. Collins, Finance Director**

**GIVEN UNDER MY HAND and seal this 5<sup>th</sup> day of June A.D. 2017.**

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**Cheryl A. Fernstrom, CMC, Town Clerk**

**STATE OF RHODE ISLAND AND PROVIDENCE PLANTATIONS**

**NEWPORT, Sc.**

**Jamestown, Rhode Island  
May 18, 2017**

**To: Cheryl A. Fernstrom, CMC  
Town Clerk  
Town of Jamestown, Rhode Island**

**In Jamestown, in said County and State on this 18<sup>th</sup> day of  
May, A.D., 2017, I have posted up notices, true copies of the  
within Warrant, at the following public places in said Town,  
to-wit:**

**One at the Town Hall  
93 Narragansett Avenue**

**One at the Jamestown Philomenian Library  
26 North Road**

**One at the Community Meal Site  
6 West Street**

**One at the Recreation Center  
41 Conanicus Avenue**

**One at the Police Station  
250 Conanicus Avenue**

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**Fred Pease, Town Sergeant**

## **TOWN OF JAMESTOWN BUDGET WARRANT FY 2017-2018**

**Pursuant to the Jamestown Town Charter, Sec. 1106, no motion which increases or reduces an appropriation recommended by the Town Council by \$10,000 or more, shall be in order at the Financial Town Meeting unless notice of intention to include such motion has been presented to the Town Clerk at least twenty (20) days prior to the date set for the meeting at which such motion is to be considered. The warrant of the Financial Town Meeting shall include notice of any such motion.**



RESOLUTION NUMBER \_\_\_\_

**BORROWING FOR CONSTRUCTION, RENOVATIONS,  
DEMOLITION AND OTHER IMPROVEMENTS AND RELATED  
EQUIPMENT AT THE MUNICIPAL GOLF COURSE THROUGH  
ISSUANCE OF BONDS**

RESOLVED, That the qualified Electors of the Town of Jamestown vote to authorize the Finance Director, with the consent and approval of the Town Council, pursuant to Section 45-12-2 of the General Laws of the State of Rhode Island, to borrow and issue bonds, from time to time, but not to exceed in the whole, the sum of \_\_\_\_\_ dollars (\$\_\_\_\_\_.00), to finance construction, renovations, demolition, and other improvements and related equipment at the municipal golf course (Lot 283 on Plat 8), including any design costs and costs of issuance and payment of interest on any temporary notes. The town shall annually appropriate a sum sufficient to pay the principal and interest coming due within the year on bonds and notes issued hereunder. The Town Council may by resolution authorize the issue from time to time of interest bearing or discounted notes in anticipation of the issue of bonds. Bonds and notes issued pursuant to the authority hereof shall be signed by the Finance Director and counter-signed by the President of the Town Council, and such counter-signature shall be conclusive evidence to all holders of such bonds and notes of the consent and approval of the Town Council to the borrowings evidenced thereby. All terms and conditions of the bonds and notes authorized herein including the manner of sale, amount, denominations, maturities and conversion or registration privileges and the designation of a securities depository and paying agent, not fixed by provisions of law, may be fixed by the Town Council or if not so fixed then by the Finance Director. Pending any issue of bonds hereunder or pending or in lieu of any issue of notes hereunder, the Finance Director, with the approval of the Town Council, may, to the extent that bonds or notes may be issued hereunder, apply funds in the treasury of the district to the purposes for which bonds or notes are authorized hereunder, such advances to be repaid without interest from the proceeds of bonds or notes subsequently issued or from the proceeds of applicable federal or state assistance or from other available funds. The Finance Director is hereby authorized to execute and deliver on behalf of the Town such additional agreements as are necessary to effect the issuance of bonds and notes hereunder, the due authorization thereof being conclusively demonstrated by his or her execution and delivery of such agreements. The Finance Director is hereby authorized to deliver such bonds and notes to the purchasers thereof and said officer is authorized and instructed to take all actions, on behalf of the Town, necessary to ensure that the interest on the bonds will be excludable from gross income for federal income tax purposes, and to refrain from all actions which would cause interest on the bonds to be subject to federal income taxes, should the Finance Director determine that the bonds can and should be issued as federally tax-

exempt bonds. In addition, should the Finance Director determine that such federally tax- exempt bonds may be issued for this purpose, this Resolution is a declaration of official intent under Treasury Regulation 1.150-2, and confirms the Town's declaration of official intent to reimburse the Town from bond and/or note proceeds for these architectural and engineering expenses preliminary to such capital expenditures for the municipal golf course. The Finance Director is authorized to deem the bonds, and to the extent not deemed to be, to designate the bonds and notes as "qualified tax-exempt obligations" for the purposes of Section 265 (b) (3) of the Internal Revenue Code of 1986 as amended. The Finance Director is hereby authorized to take such action as to comply with Rule 15 c 2 – 12 (b) (5) of the Securities and Exchange Commission and is authorized to execute and deliver a Continuing Disclosure Certificate.



## TOWN COUNCIL SPECIAL MEETING

April 10, 2017

### I. ROLL CALL

Town Council Members present:

Kristine S. Trocki, President  
Michael G. White, Vice President  
Blake A. Dickinson  
Mary E. Meagher  
Eugene B. Mihaly

Also in attendance:

Andrew E. Nota, Town Administrator  
Edward A. Mello, Police Chief  
Wyatt A. Brochu, Town Solicitor  
Cheryl A. Fernstrom, Town Clerk

### II. CALL TO ORDER, PLEDGE OF ALLEGIANCE

Council President Trocki called the regular meeting of the Jamestown Town Council to order at 7:06 p.m. in the Jamestown Town Hall Rosamond A. Tefft Council Chambers at 93 Narragansett Avenue, and Councilor Dickinson led the Pledge of Allegiance.

### III. PUBLIC HEARINGS, LICENSES AND PERMITS

- A) Public Hearings:  
(The two proposed ordinance amendments listed as follows seek to limit weapons discharges in the Town)
- 1) Proposed Amendment of the Jamestown Code of Ordinances, Chapter 38 Offenses and Miscellaneous Provisions, Article V. Weapons, Sec. 38-112 Definitions (new); Sec. 38-113 Firearm Discharge (new); Sec. 38-114 Use of Weapons in Self-Defense and Hunting (new); and Sec. 38-115 Enforcement (new); duly advertised in the *Jamestown Press* March 30<sup>th</sup> edition; review and discussion and/or potential action and/or vote
  - 2) Proposed Amendment of the Jamestown Code of Ordinances, Chapter 38, Offenses and Miscellaneous Provisions, Article V. Weapons, Sec. 38-112 Definitions (new); Sec. 38-113 Firearm Discharge (new); Sec. 38-114 Use of Weapons in Self-Defense and Hunting (new); and Sec. 38-115 Enforcement (new); duly advertised in the *Jamestown Press* March 30<sup>th</sup> edition; review and discussion and/or potential action and/or vote

**A motion was made by Councilor Meagher with second by Vice President White to open the Public Hearing at 7:08 p.m. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Aye.**

President Trocki addressed the public hearing attendees, outlined rules and procedures for this public hearing, stressing that opposing views will be presented respectfully with civility. This has been debated for over two years, communications and ordinance versions have been reviewed, legal counsel consulted, Town administration consulted, and Council is well versed on the issue. Not everyone will get what they want, and it is imperative we address the public's concerns and the public listens to Town Council members. All should have the opportunity to speak, but we do not want the same comments repeated numerous times. Attendees were instructed to come to the podium and state your name and address, speak to the issue with civility, and do not to speak over anyone. The Council will listen to all viewpoints and there will be opportunity to express new ideas. Attendees were asked to be seated. It was noted Fire Marshals are in attendance for public safety, and this meeting is being video-taped and will be posted on the Town website.

Council comments:

Councilor Mihaly stated to move this along he would like to make a motion.

**A motion was made by Councilor Mihaly to adopt the first ordinance, the total ban.**

Public discord erupts and it was stated “. . . without hearing from us? You have already made up your minds . . .” President Trocki stated she doesn't appreciate the tone, the Council will listen to all, and it is not fair to jump down our throats until we have had the conversation. This will be civil, and if not, disruptive people will be removed.

Town Administrator Nota explained the technical nature of the motion made to inform the public the Council is ready to put this issue before them, anticipating a second, in order to open the discussion. President Trocki announced no vote will be taken until the conclusion of discussion. If there is no second, we will entertain a new motion.

**A second to the motion was made by President Trocki.**

Discussion. President Trocki stated Councilor Mihaly will speak first.

Councilor Mihaly stated his main concern is for public health and safety. He was instrumental in starting the Tick Task Force and enhancing hunting to reduce the Lyme disease hazard. The issue is not noise but safety, pure and simple. Are Jamestown shooting ranges safe? They are not. The NRA Source Book with over 500 pages contains guidelines for the construction and management of shooting ranges. Safety is paramount and their focus is keeping bullets inside the range, with 20 ft. high berms in front, 8 ft. high berms to the side, and something above to capture fired bullets. Their concern is humans can fail, bullets can travel up to 3 ½ miles, and we are unprotected from human error. An incident in Essex VT where a citizen was killed by a stray bullet was referenced. Towns around us have determined they do not want firearms discharge except

during hunting, self-defense, military, or police activities. We should join other towns and ban outdoor firearms discharges. We are fortunate we had have not had an accident.

President Trocki noted she is sympathetic to those who have participated in this sport/recreational activity for decades, respects it, and is not trying to make Jamestown less rural. The community has doubled in size since the 70's, her #1 job is public safety, and she votes her conscience based on research as a Town leader for the Island at large. Because there hasn't been an accident doesn't mean there it will never happen. The public is invited to enjoy open trails and land trust areas near existing ranges, and those guests do not know of the potential for stray bullets. There are contained, safe reasonably-priced ranges off Island. She is a proponent of hunting to reduce Lyme disease, but hunting is different from target shooting, and she couldn't live with someone being shot as the result of target shooting. It is not her intent to take people's rights away, wants to maintain our rural character, values everyone's opinions, and this is a hard decision.

Councilor Meagher stated her appreciation for President Trocki's comments and concern for safety. She is striving for a middle ground, and would like to hear from those who have not spoken before.

Vice President White states he feels the same, is not dissuaded by either side, and wants to hear citizens' comments and concerns. Council members agreed.

Councilor Dickinson stated from a historical perspective members of the community met in good faith to resolve the issue. In his opinion this is a neighbor dispute, he objects to this type of meeting as it puts large divides into our community when it could be resolved outside of this room, and he is disappointed we are here. [Applause]

President Trocki noted the 49 letters forwarded to the Town Clerk from residents included in this meeting packet (available online) - 46 in favor of prohibiting ranges and 3 to take no action. Discussion will begin with new citizens to this topic.

Marilyn Dutton of North Main Road expressed confusion with the language in the ordinance regarding self-defense and hunting. She was informed weapons can be used for hunting and self-defense, and are not banned. Ms. Dutton suggested holding a referendum for the whole town to vote on. [Applause] She was born here and shoots, has 9 great grandchildren and 6 grandchildren who were taught hunter safety and shoot, and she would like to continue to have target shooting.

President Trocki noted if all issues that come before the Council were on a referendum it would take a long time to vote.

Judith Sutphen of East Shore Road stated she was not born here and lives in the north end. She was not aware of the issue until she read the *Jamestown Press* and saw the map.

She has three ways to get home, two of them pass shooting ranges, and she doesn't feel safe. This is not the Jamestown of 20 years ago and she supports the ban on target shooting.

Steve DeVoe of Clinton Avenue stated he hasn't been to the other discussions. He noted the rules and regulations governing target shooting established by the NRA discussed previously and stated the logical choice is to have shooting ranges approved by the NRA.

Vice President White stated the NRA does not certify shooting ranges and only offers guidelines. Mr. DeVoe stated if there are 500 pages of guidelines, only shooting ranges that comply with those guidelines should be allowed.

President Trocki stated the current ranges don't comply and asked how it would be enforced. A safe range by NRA standards is not what the discussion is about this evening.

Cliff White of Seaside Drive stated he is a summer resident, gun owner, and shooting enthusiast. This is an issue of public safety and a self-built range is a disaster looking to happen. He supports a total ban on shooting ranges until we have a standard that meets safety requirements.

Arlene Seraichyk of Melrose Avenue comments she is sad for people striving for the hard right, which requires courage, and there is no right or wrong here. She hears bullets and the police respond to her calls. We should have compassion for others for their views on this. Let it be and come to a compromise. [Applause]

John Flinton of North Main Road stated he is a 37-year resident and has no safety concerns. He spoke with Range Officer Paul Balzer, who noted this comes under State definition. President Trocki agreed and stated the ordinance mirrors State law and we can tweak it. He understands the fears, and we have two options – ban or limit it, or keep the status quo. The vast majority of shooters are safety conscious, and we should leave this as it is.

Mike deAngeli of Court Street stated he and Chris Cannon are neighbors to the shooting range that started this. The *Press* article asked why we didn't call our neighbor. When you hear gun shots you call the cops. The cops said they have no authority to regulate the activity, so he and Mr. Cannon began this process. In this day and age shooting should be regulated, and the Council has done a wonderful job. These people are not dangerous, but accidents happen, and this is a safety issue, not a noise issue. No range on private land in town is safe as we are too close together now, and it would be difficult to sell his house if shooting were going on. If you want a range have it regulated, but he doesn't think it is possible, and the other option is a ban. He referenced the *Jamestown Press* poll with 87% of responders in favor of not changing anything and noted studies have shown online polls are unreliable. He feels a ban is needed and asked the Council to vote their conscience and do what is right.

Alicia Caito of Wildflower Lane, sister to Jon Caito, stated she lives at the site of the subject target range. This is a neighbor dispute and it is ridiculous and childish. If you didn't know there was a gun range and weren't scared, why are you scared now? The participants are not shooting at you, know how to shoot, practice gun safety, and the image portrayed is inaccurate. New people think they can change the rules, and it is not the Council's job to regulate neighbor disputes. Allowing target shooting along set guidelines would place a liability on the Council. The neighbors don't understand and feel they need to stop it, which isn't right. [Applause]

Patricia Young of Beavertail Road stated she lives on 45 acres of land and they shoot clay pigeons, no one hears them, it is the rural nature of Jamestown, and that right shouldn't be taken away. She is disturbed that people came here with formed opinions before listening to everyone's testimony. You are listening to 49 letters when we have 6,000 registered voters, and everyone should have a vote. If she knew she could have written she would have. The Council is informed, but not everyone else is. [Applause]

Randy White of Westford Road referenced his letter to the Council sent via email. This is not a personal grievance or dispute it is a public safety issue. The NRA manual spells it out clearly and Gene summarized it eloquently. There must be accountability for containment of bullets and the locations shooting begins and ends. The provision for 500 feet from buildings/dwellings comes from hunting regulations where weapons can only shoot 500 feet. Bullets from weapons used for target shooting travel further than that. To permit shooting must involve the Town, he doesn't think a middle ground can be found, and the Solicitor warned an ordinance can open the Town to potential liability. Any allowed range must be certified, safety shouldn't be left to self-governance, and the Town can't do that without risk. The newspaper added the third choice to do nothing and it reported 87% of the respondents were in favor of doing nothing. The March 31<sup>st</sup> post on the AR15 website provided the link to the poll urging viewers to respond and vote no, and the responders to the poll were from all over the country and not Jamestown.

President Trocki stated she puts stock in the letters received more than the people who responded to the poll.

John Caito of Wildflower Lane stated he hasn't shot in almost three years due to the controversy. President Trocki stated she respects his holding off until the issue is resolved.

Peter Coble of Narragansett Avenue commented his family came here in 1964. This sounds like a NIMBY – not in my backyard. He didn't hear Mr. Cannon's objection prior to becoming an East Shore Road resident. The target shooters know safety and respect the activity. The survey may be off, and there should be a referendum so the people can be heard. This activity has been going on for 50 years, so please don't take it away. Perhaps a Town range should be researched, and the Council should not do anything until they have more information. [Applause]

Ken Newman of Avenue B appreciates the comments this evening and is in favor of the ban. It has been referenced that target shooting is a tradition. Another tradition in Jamestown is free-range children who can wander without having parents watching their every move and encouraging them to enjoy our community and all it has to offer. [Applause]

Sandy Kane of North Main Road stated he has lived here for 38 years, has a shooting range on his property, and hunting is far more dangerous than target shooting where the modern weapons are extremely accurate. He referenced ranges and gun clubs in RI, he doesn't know of any covered ranges, and Tiverton has the safest range in RI. He wants to keep things the way it is right now and referenced RIGL §32-6 Public use of private lands and §32-6-3 Liability of landowner, that declares the liability is on the person pulling the trigger, not the range location. An ordinance adopted that takes away the rights of target shooters opens the town up to lawsuits and will cost the taxpayers money, and the NRA legal team, ILA, and Second Amendment Coalition will step in to support the target shooters. He bought his property so that his children and grandchildren could enjoy the outdoor activities outlined in the chapters referenced. [Applause]

Ernie Violet of East Shore Road stated he has lived here for over 20 years and heard shooting when he moved in. He met Bert Dickinson who had a target shooting area that was safe with self-imposed safety rules, and he was impressed. Safety is inherent in people who target shoot and it is not dangerous. He is far more likely to be hit by a car driven by someone texting when going to when going to is mailbox than someone target shooting. [Applause]

Darcy Magratten of Clinton Avenue referenced target shooting activities while she tended bees at the Community Farm, and these are incompatible activities. She thought it was wrong for Councilor Dickinson to send an email encouraging her to come to this meeting and support no regulation.

Councilor Dickinson stated the Community Farm is an entity of the Ceppi property, and the lease for the property references target shooting is allowed at that location. Target shooting does not take place when people are at the Farm, which is spring to fall.

Quentin Anthony of Bay View Drive stated he is speaking on behalf of the Conanicut Island Land Trust, with an interest in over 150 properties and over 500 acres, as noted on the published trail. We encourage people to use the properties and the public visits. He disagrees the rural character of Jamestown will be diminished if target shooting is prohibited. Their mission is steadfast - land protection. Despite our disagreements, we can agree what makes Jamestown special. From Windmill Hill to Beavertail, farms, Mackerel Cove, coastal marshes and wetlands, it is all precious, should be protected, and contribute to rural character. Our guests do not find the sound of gun fire contributing to an experience in nature, and bullets discharged without containment are not part of the

rural character. We shouldn't consider any ordinance that does not regulate containment of bullets and is not in compliance with NRA guidelines. Legal matters shouldn't be driven by those who shoot responsibly, but by those who shoot irresponsibly. As the community gets smaller the issue is safety, and it will not harm our rural character to vote to prohibit target shooting. For those who want to hunt and those who want to hike in nature, nothing will change. [Applause]

Steve Hogan of Cranston, Board of Directors Member of the RI Revolver and Rifle Association, thanked the Council for the opportunity to speak. He came before the Council in 2014 to open a dialogue to find common ground. Across from Cranston West High School is the Cranston Police Range. All types of weapons are fired there on a daily basis since the 1950's without incident or injury. If this is a public safety issue, the Town should pass out fluorescent vests to protect islanders during hunting season, as required by law. The rifle often used to hunt coyotes on private property (with permission of the landowner) is the AR15, allowed from April 1<sup>st</sup> to September 30<sup>th</sup>. There is no range on the Island for Jamestown police officers and they may use private ranges. He works for the NRA at their annual shooting matches in Ohio, and 25,000 rounds are shot daily for six straight days for over 100 years, and no one has been hurt. The sport is very safe. Mr. Hogan explained the exactness of target shooting. There are more people in attendance who are in favor of keeping target shooting, the people have spoken, and it should continue. [Applause]

Nancy Bennett of Bonnet View Drive stated she has heard both sides of the argument and target shooting should be regulated. It is unlikely something will happen, but if it does it will be devastating. She has respect for those who have grown up with guns and the pride of accuracy target shooters have. It breaks her heart that something must be done. We know too much now and times have changed and so have weapons. She likes the idea of citizens getting together to build a Town range. She is reluctantly in favor of banning the activity, and she believes the Council should be as well.

Mark Grosby of East Shore Road noted he lives adjacent to the Community Farm and occasionally the shooting range noise bothers him. He is more worried about being hit by a distracted driver when crossing the street to get his mail. There must be a dangerous situation before prohibiting an activity, and he doesn't think target shooting needs to be banned. Regulate it, but don't ban it.

Christian Infantolino of Reservoir Circle stated many of his thoughts have been expressed. He has a copy of Councilor Dickinson's email that called for support this evening. With the current laws on the books he could shoot across the street from the Melrose School at anytime. Discussion ensued of firing in a compact zone within 500 feet of a dwelling, which addresses hunting and not target shooting, and has been a misconception for 2 ½ years. He believes shooters are cautious, but we must have standards, accountability, and enforcement, and he believes in safety. Discussion ensued of frivolous lawsuits.

Councilor Dickinson commented there are many different legal opinions.

Merrill Sherman of Walnut Street stated the Council is remarkable and she supports the ban. She has been listening all night and has heard two themes – logic and emotion. She has been a banker and a lawyer, equally unpopular. The Council has the right to do this legislatively, it is their job, and this is a legitimate public safety issue. The argument nothing has happened doesn't mean it can't happen. How do we tap into the expertise available? The NRA regulations are complete, but no one can afford to do that at their private range. Is there some middle ground? Can we let people who know target shooting formulate such regulations in conjunction with the Solicitor? [Applause]

Linda Jamison of Ocean Avenue stated she has been a shooter for two years. She started because her son wanted to do this and she was afraid, so she learned more about it. If you haven't done that, please do so prior to making a decision that will affect the town. [Applause]

Phil and Norma Willis stated they have lived here for 40 years and have been shooting for 80 years, with all the precautions and knowledge. We have been good citizens and resent being told when they can shoot. We have a private, safe 10 ½ acres and don't like being put in a situation where we can't enjoy what we have always done. No police chiefs have ever been to their property because they broke. They taught their three sons to shoot properly. Don't tell us when we can shoot, we know what we are doing, and leave it the way it is. There are only five families shooting on the Island, and they understand the Council's situation.

Chris Cannon of East Shore Road commented when a bullet leaves the gun it doesn't know where it is or where it will go. He doesn't want anyone practicing or shooting 500 feet from where he lives and hopes Council will vote for the ban. Jamestown's rural character will not change. Mr. Cannon displayed 50 caliber bullets he purchased, and they can go for miles, which is why regulation is needed. He asked why berms are placed away from homes, as he has never gotten an answer. There are 20,000 new guns in RI every year. People want to shoot and that is why ranges are being open. He asks the Council to adopt the full ban. He knows it is not convenient to go off Island, but we need safety for all.

Kristen Froberg Hartley of Ship Street stated her family has been here a long time and she is against the ban. Critters cross in front of her tractor, including fisher cats and coyotes, and she needs to protect herself and her animals. She doesn't want someone else making that decision for her.

Nick Robertson of Carr Lane stated he is against the ban. He is disappointed the opposition didn't meet with range operators to work this out before making it "us vs. them" and driving a wedge between us. He doesn't believe this is a public safety issue,



and there hasn't been an injury or fatality in 50 years of shooting on this Island. You are more likely to have accident going to the Post Office than engaging in target shooting. The opposition is spreading rhetoric geared towards the uninformed. The only people who practice how far a bullet can go are snipers. It was insinuated the opposition visited ranges, but no one visited his. In his shooting experience bullets never traveled for a mile, as they were fired into a berm and never penetrated more than 12 inches. The ordinance is unfair as someone with a BB gun can be banned. We are focused on 6 ranges with a perfect safety record. The drug scene is an epidemic affecting all levels, and no one raises a banner to that but want to raise a banner to ban shooting. Trap and skeet shooters and target shooters are not the enemy. Your neighbor subsidizes your sport through taxes, but no one supports him. He practices on his own property and asks for nothing, but you want to take it away. He deserves the same rights as others, is not a second class citizen, and should not be chastised. This is driving a wedge in the community and it is not all in the name of safety. Propaganda and intimidation is not the way to do things. [Applause]

Gayen Thompson of Grinnell Street commented she has been listening to the discussions. She is not seeking to polarize but to seek something that provides safety. It only takes a few seconds for someone to get killed. The Council's intention is to listen to people's concerns and she didn't hear the Council express they were going to decide on their own as accused. She came here with an open mind and feels the best option is to impose a ban and then find common ground for all parties. First comes safety, and there are no regulations on the books.

Ray Ianetta of Maple Avenue stated he hasn't made up his mind after listening to everyone. If the town does nothing and something happens, is the town liable? If the town allows them to remain the same and someone is hurt, is the town liable?

Town Administrator Nota stated he spoke with our insurer. If the Town does nothing it would be the property owner who is liable. The full ban is the easiest to enforce. Anything else incurs liability. No matter what is decided, the town will be protected and not exposed to liability.

Paul Sprague of Mast Street stated the town has less exposure by doing nothing. This is a grandfathered activity and to take it away is wrong. The safety record is 100% safe and proven, leave it alone, look to the future, and do not take away what has been safe.

Joe Medeiros of Frigate Street hears everyone talk about safety. We all made it through so far as our parents taught us right. He is an OSHA inspector and knows safety and people with ranges know safety. Let them continue.

John Murphy of Hamilton Avenue stated the NRA and other such organizations are the experts on safe ranges. Absent containment as indicated in the NRA specifications, there is no safe place to shoot in Jamestown. His client, Chris Cannon, is concerned with safety. The ranges were created when the town was less developed. Precedent

demonstrates that the Council should not fear the threat of litigation and should not let it affect their decision. Citizens opposed the Commerce Oil refinery and rallied support for the cause. Commerce Oil sued claiming their rights were taken away. In Court the judge ruled against them and determined their activity would create a nuisance and reduce property values in Jamestown. Discussion ensued of the definition of a nuisance. Target shooting has the hallmarks of a nuisance. RIDEM determined trap and skeet shooting over the ocean creates pollution. Noise is recognized as loud and continuous, and shooters wear ear protection. All impacts are increased if the range owner has a party. If you live near a range and wish to sell your property you should disclose it as it is a nuisance and detracts from the value. Target shooting is not listed in the zoning ordinance, which states uses not listed are not allowed. The Council should ban target shooting. [Applause]

Henry Dutton of North Road stated he was born here, has a backstop made of steel on his property, and shoots with Nick. It appears four people want to ban shooting. The Council should leave it alone. He has shot and hunted here his whole life and has had no accidents. [Applause]

Steven Sparhawk of Dumplings Drive stated his points have been said. This has gotten personal. He was deemed unsafe to pick up his niece at school because he has a legal pistol permit. He likes his pellet gun and now that will be disallowed. What is dangerous are the five bars in town and drunks leaving the bars and driving through town. It's a shame there were fake votes, and this is an issue that should be on a referendum. He voted for the Council but may not the next time.

Paul Sprague of Mast Street stated most bullets are brass and usually when shooting water fowl steel bullets not lead are used that do not harm the environment, and clay is biodegradable.

John Murphy of Hamilton Avenue stated RIDEM has information that contradicts what was said.

Cheryl LaFazia of Wildflower Lane wants to come to Councilor Dickinson's defense. She wants to make it clear that propaganda is the issue that started from neighbors on either side of her. It was stated properties can deteriorate, but her neighbors purchased their property when she was living there, and if they didn't know there was a range, shame on them. It is nerve racking to see her name in the newspaper and people taking pictures. As far as a nuisance, she feels she has been harassed by Mr. Cannon. Every time there is a bon fire, a firework, a gunshot, the police are called. She is a single parent and raised four children without incident. It was rumored they could accept some money if they stopped shooting. Please look at the whole picture. Mr. Cannon met with Council members to speak his mind, distributed posters, and bought newspaper ads. This is not about safety, but neighbors who do not like the sound of guns firing. This is not the Wild West and Jonathan has been respectful and not fired anything since this began. They have tried to

make it safer by bringing in dirt mounds, but this was unsightly to Mr. Cannon. It has escalated to more than gun safety. [Applause]

Louise Celidonio of New York stated she purchased a section of land from Cheryl LaFazia, purchased 800 East Shore Road recently, and didn't know there was a target shooting range until she saw the article in the *Jamestown Press*. This is a beautiful place and they purchased the land for peace and quiet, were never told there was a shooting range, and it isn't fair they were not given that information. [Applause]

Tom Raczelowski of Bay View Drive stated if the Council votes in favor of an ordinance this is voting by a minority. If you want this to be fair, put it on a referendum. [Applause]

President Trocki reminded the attendees 46 letters in favor of the ban were received, and it is time for the Council to talk.

Vice President White stated he is aggravated and disappointed with both sides. This is a representative democracy - that means the Council is elected every two years to make decisions. [Applause] This is an irritating item and he wasn't here first, or he would have said not to do anything. He agreed that shooting is dangerous. He has been shot, shot others, shot varmints, and does not shoot anymore. He doesn't usually agree with Blake; but as this has been going on tonight, it was apparent the Council became responsible for solving a problem between two neighbors that grew to include six other neighbors around the Island to do them in to by taking it away. It is hard to make a decision, he has changed his mind a number of times this evening, and it doesn't seem like this is the Council's business. Arguments presented this evening were referenced. There is one of three decisions we could make – do nothing, regulate, or ban completely – and he doesn't like any of them. We don't make decisions lightly, and the decisions he makes as a Council member are the most difficult he has ever had to make. [Applause].

Councilor Meagher stated her original position was to find a compromise. She has concerns when people handle guns. She has lived here off and on for 40 years, has friends who care about hunting and shooting, many who are here, and is glad there have been no tragedies. It is troubling that there are only eight privately owned lots over 20 acres. We have a sense of rural community as we all made that decision, and each decision she makes is based on the unique character that is Jamestown that improves the quality of life for all and how she views this. It is about the noise; if she smells smoke or hears shots she is on alert and on edge, which is not quiet enjoyment of her property and contradicts the Zoning Ordinance. Shots fired on Christmas morning during duck hunting season were referenced and she takes solace there are rules and regulations and we each give in a little. It was her idea to use the R80 and R200 zones and the 500 ft. buffer, which limited potential locations. To request permission of neighbors makes for bad neighbors and doesn't make sense. Should this be in the Zoning Ordinance? Target ranges are not in zoning and therefore prohibited? The ranges we have are piles of dirt, not a structure; this is a behavior issue, and an issue of public safety. Folks who have been shooting are safe,

but past performance is not a guarantee. There is no restriction on the type of guns used, and bullets travel. Her proposed compromise covers 90% of the Island, but is concerned for the remaining 10%, which is an issue of public safety. We need standards and must air on the side of safety.

President Trocki noted the great deal of time spent on this issue and that this is not a decision made lightly; she has no ill will and doesn't think of anyone as a second class citizen. All of this has a consequence: Is it an Island-wide public safety issue? Yes. Is it an inconvenience to go off-Island? Yes. This has been ongoing for over 2 ½ years, and we are forced to make a difficult decision as requested by the community. It cannot be done in the same dynamic as it has been done and she wishes there were a middle ground.

Councilor Dickinson stated when brought up a few years ago and in coming to a solution the hunters were very enthusiastic about meeting with opponents of target shooting and were most accommodating. They are safety conscious and offered a fair and equitable solution as neighbors do and is disappointed we are discussing this. He represents Jamestown and likes what he does, communicates and listens, and wants an amicable decision. He reached out to people, had conversations with many, and this is an emotional issue that creates division. Target shooters are more safety conscious than what is outlined in the NRA manual, and many of them have given up. There may have been a few nuts who answered the survey. Hunting is regulated, has a good safety record, and there are risks and target shooting has risk. He is looking at this realistically, and this is an activity protected as a civil liberty. He doesn't want to put the Town in a liability situation and we should have solved this as people and as a community. He is disappointed we are here, appreciates those who tolerated him, and has taken into consideration what everyone said.

President Trocki stated the easiest thing to do is nothing, but is it the right thing? We have been entrusted to make the right decision.

Councilor Mihaly stated the Council members' objectives for the Town are the same. He doesn't understand the complaints about Councilor Dickinson's emails, as he had every right to send them. As a child he achieved many NRA medals and was good at it. He joined the Navy and learned how to handle a 45. One day he nearly shot a hole in the side of a destroyer mishandling his gun. He made a mistake and there was no consequence, fortunately, which brings him back to why he feels strongly about this - human fallibility. This activity puts too much demand on human perfection. We regulate many things, and our lives are a complex of regulations designed to protect us. In this instance this regulation is called for.

Councilor Meagher noted her appreciation for Councilor Dickinson's remarks. If this was a neighbor dispute, why wasn't it resolved?

Councilor Dickinson noted the feud started with the Ordinance Committee when it

existed. People who do this share a similar passion and both groups (hunters and target shooters) got together and formulated a plan to solve the problem, and that plan is missing. This was discussed for two years and then came the discussion of prohibition. He is disappointed we are here; we went from a solution to a prohibition, and this is disingenuous. It is time to make a decision.

Discussion from the audience. President Trocki noted this is the Council discussion portion, and there is a motion and a second.

Vice President White referenced potential language revisions to the ordinance.

**An amendment the original motion was made by Councilor Mihaly to remove the language that was superfluous and not useful that talked about buildings as it is irrelevant, and the language “air rifle, air pistol, blank gun, BB gun should not be included. President Trocki agreed it would be ridiculous to arrest someone with a BB gun, it should be removed, and seconded the motion. Councilor Mihaly continued stating the legal language that doesn’t apply should be removed that doesn’t affect the basic purpose and meaning of this article “Sec. 38-113 Firearm Discharge. Conanicut Island is determined and declared to be a compact area as that term is set forth pursuant to the relevant provisions of the RI General Laws at Title 11, Chapter 47, Section 50, as amended” and there is no reason to have it there.**

Discussion. President Trocki stated the language as recommended by the Solicitor: “No person, not being at the time under police or military duty, shall Discharge any Firearm on Conanicut Island in the Town of Jamestown” would exclude the air rifle, air pistol, blank gun, BB gun, and makes common sense to exclude it from the definition. President Trocki read: “Sec. 38-114. Use of weapons in self-defense and hunting. No provision of this chapter shall be construed as prohibiting the use of Firearms by licensed armed guards or by private persons in the Town for the protection or defense of person or property and/or hunting in accordance with applicable provisions of the General Laws” and stated self-defense and hunting are things we hold dear and important and shall remain in effect according to this version as recommended by the Solicitor. Councilor Mihaly stated we have gone around the tree as many times as we can.

**Vice President White made an amendment to the motion to put a moratorium or a one year sunset on this ordinance and during that time will task all of the private owners of gun ranges, if they want to upgrade their thing, to figure out how to do it and come back to us in a year and we will see what we can do, as should have been done during the last couple of years, work it out together, and the best standards are the NRA standards.**

Discussion. Solicitor Brochu clarified that the motion means the prohibition, the ordinance, would expire in one year from today. If the Council voted to: A) approve the amendment by Councilor Mihaly, and B) the amendment by Vice President White, and

voted ultimately to approve the prohibition with that amendment, it would expire in one year, and after one year shooting would be allowed on private property in Jamestown. President Trocki stated this means we would have this conversation again in one year. Mike's goal is a valid one and she has no objection to people coming forward with an idea or a safe range, and she is not against the shooters coming together and creating an opportunity for themselves to create a range that is contained and considered to be a safe range equivalent to today's standards at other ranges in other communities. She wants to go on the record that she has no problem with someone coming forward and would absolutely take a look at it. Her goal was to come to a middle ground, and unfortunately this is an issue that doesn't have a one. If the shooters want to get together to create a public range on private property or a private range that meets the NRA requirements or an indoor contained facility, and if you can make the activity safe, then she is happy to hear what you have to say. Councilor Dickinson asks for a point of information. What is being said is that you want to go forward with the ban, but there is an opportunity in the future to change that? President Trocki agreed. Vice President White clarified his reason for the year was to give us and those interested motivation. Councilor Mihaly stated we can get that affect without formally extending the agony.

**Councilor Meagher seconds the motion.**

Discussion. Councilor Dickinson stated a ban is a ban is a ban. We need to be final on this so that people can make decisions and this is not middle ground. Paul Sprague of Mast Street asked if this includes trap shooting. (Inaudible comments) Solicitor Brochu stated this is a ban on firearms discharges except for hunting. President Trocki stated there will be no more speaking out; it is disrespectful. We have a motion and two amendments, and Vice President White's amendment will be addressed first.

Back to the amendment to the motion (for a one year moratorium or sunset). **President Trocki, Nay; Vice President White, Aye; Councilor Dickinson, Nay; Councilor Meagher, Aye; Councilor Mihaly, Nay. Motion fails by a majority vote in the negative.**

President Trocki stated she is open to ideas from target shooters for other ideas.

Back to the amendment to the motion (to remove from Definitions "Buildings", remove air rifle, air pistol, blank gun, BB gun", remove the "compact area" description and include the language suggested by the Solicitor and the provision for "use of weapons in self-defense and hunting"). **President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Nay; Councilor Meager, Aye; Councilor Mihaly, Aye. Motion passes by a majority vote in the affirmative.**

Back to the vote on the original motion as amended. **President Trocki, Aye; Vice President White, Nay; Councilor Dickinson, Nay; Councilor Meagher, Aye; Councilor Mihaly, Aye. Motion passes by a majority vote in the affirmative.**

**A motion was made by Councilor Meagher with second by Councilor Mihaly to close the Public Hearing at 10:43 p.m. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Aye.**

#### **IV. OPEN FORUM**

*Please note that, under scheduled requests to address, if the topic of the address is available to be put on the agenda, the Council may discuss the issue*

- A) Scheduled to address.
- B) Non-scheduled to address.

#### **V. COMMUNICATIONS**

- A) In favor of Regulating Firearms Discharges on private property in the Town of Jamestown; review and discussion and/or potential action and/or vote
  - 1) Email of Bill Munger in favor of regulating firearms discharges
  - 2) Email of Cynthia Leonard in favor of regulating firearms discharges
- B) In favor of Prohibiting Firearms Discharges on private property in the Town of Jamestown; review and discussion and/or potential action and/or vote
  - 1) Email of Elizabeth Delude-Dix in favor of banning firearms discharges
  - 2) Email of John and Betsy Taylor in favor of banning firearms discharges
  - 3) Email of Paul Sanford in favor of banning firearms discharges
  - 4) Email of Hannah M. Swett in favor of banning firearms discharges
  - 5) Email of Marcy Magrattan in favor of banning firearms discharges
  - 6) Email of Tom and Joan Swift in favor of banning firearms discharges
  - 7) Email of Lucia Marshall in favor of banning firearms discharges
  - 8) Letter of Edwina Cloherty in favor of banning firearms discharges
  - 9) Email of Sue Maden in favor of banning firearms discharges
  - 10) Email of Duval Slingluff in favor of banning firearms discharges
  - 11) Email of David Booth with newspaper article in favor of banning firearms discharges
  - 12) Email of Robert Zimmerman in favor of banning firearms discharges
  - 13) Email of Katherine Grimes in favor of banning firearms discharges
  - 14) Email of Steve Heath in favor of banning firearms discharges
  - 15) Email of Jane Wright in favor of banning firearms discharges
  - 16) Email of Sandra and Donald Beauregard in favor of banning firearms discharges
  - 17) Email of Jane Garnett in favor of banning firearms discharges
  - 18) Email of Chris Cannon in favor of banning firearms discharges
  - 19) Email of Jeff Nickol in favor of banning firearms discharges
  - 20) Email of Merrill Sherman in favor of banning firearms discharges
  - 21) Email of Peter Marcus in favor of banning firearms discharges
  - 22) Email of Noreen Drexel in favor of banning firearms discharges
  - 23) Email of Donald and Nancy Miller in favor of banning firearms discharges
  - 24) Email of Michelle Snoeren in favor of banning firearms discharges

- 25) Email of Pieter Snoeren in favor of banning firearms discharges
- 26) Email of Jim Estes in favor of banning firearms discharges
- 27) Email of Peter Wilson in favor of banning firearms discharges
- 28) Email of Ken Schadegg and Robert Upham in favor of banning firearms discharges
- 29) Email of Andrew, Suzanne, Samara, and Ani Ayvazian in favor of banning firearms discharges
- 30) Email of Virginia Pritchett in favor of banning firearms discharges
- 31) Email of Joan Faella in favor of banning firearms discharges
- 32) Email of Abigail Campbell King in favor of banning firearms discharges
- 33) Email of Durga Larkin in favor of banning firearms discharges
- 34) Email of Janet and Walter Cooper in favor of banning firearms discharges
- 35) Email of Josy Wright in favor of banning firearms discharges
- 36) Email of Charles Schmidt and Marie Schappert in favor of banning firearms discharges
- 37) Email of Harry Wright in favor of banning firearms discharges
- 38) Email of Deborah Meagher in favor of banning firearms discharges
- 39) Email of Diane Terry in favor of banning firearms discharges
- 40) Email of Chris Terry in favor of banning firearms discharges
- 41) Email of Patricia Lager in favor of banning firearms discharges
- 42) Email of Terry Lanza in favor of banning firearms discharges
- 43) Letter of Liz Brazil in favor of banning firearms discharges

## VI. ADJOURNMENT

**A motion was made by Councilor Meagher with second by Councilor Dickinson to adjourn. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Aye.**

The Jamestown Town Council adjourned the special meeting at 10:44 p.m.

Attest:

---

Cheryl A. Fernstrom, CMC, Town Clerk

Copies to:     Town Council  
                  Town Administrator  
                  Finance Director  
                  Town Solicitor



**TOWN COUNCIL MEETING**  
**April 17, 2017**

**I. ROLL CALL**

Town Council Members present:

Kristine S. Trocki, President  
Michael G. White, Vice President  
Blake A. Dickinson  
Mary E. Meagher  
Eugene B. Mihaly

Also in attendance:

Andrew E. Nota, Town Administrator  
Christina D. Collins, Finance Director  
Lisa W. Bryer, Town Planner  
Michael C. Gray, Public Works Director  
Edward A. Mello, Police Chief  
Andrew J. Wade, Parks and Recreation Director  
Peter D. Ruggiero, Town Solicitor  
Cheryl A. Fernstrom, Town Clerk

**II. CALL TO ORDER, PLEDGE OF ALLEGIANCE**

Council President Trocki called the regular meeting of the Jamestown Town Council to order at 6:35 p.m. in the Jamestown Town Hall Rosamond A. Tefft Council Chambers at 93 Narragansett Avenue, and Councilor Dickinson led the Pledge of Allegiance.

**III. TOWN COUNCIL SITTING AS THE BOARD OF  
WATER AND SEWER COMMISSIONERS**

Meeting convened at 6:36 p.m. and adjourned at 7:18 p.m. See Board of Water and Sewer Commissioners Meeting Minutes.

**IV. ACKNOWLEDGEMENTS, ANNOUNCEMENTS, PRESENTATIONS,  
RESOLUTIONS AND PROCLAMATIONS**

- A) Resolutions and Proclamations
  - 1) No. 2017-09 In Support of Governor Raimondo's Rhode Island's Promise Program; review and discussion and/or potential action and/or vote

The Resolution was reviewed. Council members voiced concerns as this reflects the early published version of the Governor's proposal. Discussion ensued of the premature nature of this version, vocational education should be included, we need see what revisions are

forthcoming, and the final version of the resolution should reflect what is more suitable for the Town of Jamestown. This item is continued to a future agenda.

## **V. PUBLIC HEARINGS, LICENSES AND PERMITS**

None.

## **VI. OPEN FORUM**

*Please note that, under scheduled requests to address, if the topic of the address is available to be put on the agenda, the Council may discuss the issue*

- A) Scheduled to address.

None.

- B) Non-Scheduled to address.

None.

## **VII. COUNCIL, ADMINISTRATOR, SOLICITOR, COMMISSION/COMMITTEE COMMENTS & REPORTS**

- A) Town Administrator's Report: Andrew E. Nota

- 1) East Ferry Parking Area Restoration.

Town Administrator Nota reported the project will be addressed at the April 19<sup>th</sup> Planning Commission Meeting at 7:00 p.m., and the Chamber of Commerce and local businesses were notified of the meeting. Expected project completion is spring 2018 with replacement of curbing, sidewalk, asphalt, drainage and signage, along with repairs to steel pipe rail fencing, at an estimated cost of \$300,000. Application for a 50% matching grant from RI Commerce Corp. is being filed. The process is continuing, people are being heard, changes are being made to the plan, and it may take another month before returning to Council. Discussion continued.

- 2) Solar Array Project Discussions.

Town Administrator Nota reported Town staff met with RITBA and another meeting is being scheduled for the second week in May. The cost to move the interconnect project puts it outside of Altis Energy investor group guidelines. A dialogue with National Grid is continuing. Discussion ensued of options, alternate locations and connections, assessment of buildings and properties for solar array installations, interconnect costs, revisiting the initial site, green power opportunities, and a long-term power purchase agreement. Discussion continued.

- 3) RIDEM State Grant Opportunities.

Town Administrator Nota reported on the 2016 Green Economy Bond initiative. Presently there is \$3,000,000 available for the next round of grants to be awarded spring 2018. Town staff is working on several application options including Bike Path Development, Taylor Point, and Eldred Avenue Playfields. The potential projects are not in conflict with the Town's recent recreational grant awards, and Taylor Point will be on the May 1<sup>st</sup> Council meeting agenda. Discussion continued.

- B) Jamestown Historical Society Report: Conanicut Battery Support for 2016 and Plans for 2017.

President Trocki noted the Council's appreciation for the JHS and their efforts. Dennis Webster is in attendance on behalf of the JHS and the Battery Committee to provide information. The Eagle Scout Projects at the Big Boulder Trail by Josh Neronha and Ryan Geib, clearing work at West Passage funded by a RI Senate Grant, 2017 tree management plans, Battery Day festivities on June 3<sup>rd</sup>, and April 22<sup>nd</sup> volunteer work party were highlighted.

### VIII. UNFINISHED BUSINESS

- A) Golf Course presentation and update: Public Works Director Michael Gray and Town Planner Lisa Bryer; review and discussion and/or potential action and/or vote, continued from April 3, 2017

Town Administrator Nota reported on the project to date and gave further information on the elements, including the 2<sup>nd</sup> floor, Alternate 4, and the construction cost summary prepared by Farrar & Associates based on the architect's conceptual drawings. Review and discussion of future use of the 2<sup>nd</sup> floor and basement space continued.

Discussion ensued of the potential to bring costs down and redefine the building. Town Administrator Nota explained that what is proposed is replacement of what currently exists, and the size is smaller than the present facility. Discussion ensued of misconceptions surrounding this project and providing proper information to the public. Discussion ensued of present and future uses for the clubhouse, public perceptions, and promoting the facility's value to the community. Council members agreed the project is not ready to move forward and shouldn't be rushed. Discussion ensued of presenting this to the voters at a Financial Town Meeting, referendum, or special election and the timelines associated with each process, including legislative authority for placement on an election ballot. Council members noted the condition of the clubhouse and the need for replacement. Public Works Director Gray commented this plan replaces what exists and the cost estimates are good.

Discussion ensued of the estimated cost per sq. ft. and how it was developed. Council members consider this a good plan but need further clarification of the costs and how developed. The base project is 7,000 sq. ft. The base lease provides \$175,000 revenue annually and the actual operating cost should be provided for public information. Discussion ensued of public support. A final plan must be chosen before a final cost can be determined.

Town Administrator Nota referenced the session held with the golfers and the opportunity to meet with them at the April 29<sup>th</sup> Opening Day event (Council members look forward to attending). Discussion continued. This item will be back on the May 1<sup>st</sup> Council agenda.

- B) Award of Award of Seasonal Vending Permit:  
1) At East Ferry to: Del's Lemonade & Refreshments, Inc. of Cranston, RI for the amount of \$3,350.00 as bid as recommended

by Parks and Recreation Director Andrew Wade; review and discussion and/or potential action and/or vote, continued from April 3, 2017

Town Administrator Nota reviewed the discussion at the last meeting and follow-up with Parks and Recreation Director Andrew Wade and Mike Ridge of East Ferry business Spinnaker's. The prior vending license at this location was noted, which operated sporadically. This is an experiment for one season, and if this doesn't work would not be renewed. Council members expressed concern for existing businesses as East Ferry and downtown that operate year round; if this is successful there may be local interest for next season; the Council's goal is to promote business and support local businesses; the cart will not sell the same product as other East Ferry vendors; the cart will balance the services offered and enhance the area. Discussion continued.

**A motion was made by Councilor Mihaly with second by Vice President White to move acceptance of this bid. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Nay; Councilor Meagher, Nay; Councilor Mihaly, Aye. Motion passes by a majority vote in the affirmative.**

President Trocki stated this is for a trial period.

Mike Ridge of Spinnaker's addressed the Council. He doesn't think East Ferry is an appropriate venue for the type of vending proposed. After the last session he thought this would be returned to town staff to develop new specifications that were more appropriate, would attract additional bidders, and there would have been opportunity to re-examine the scale of the project, which he does not consider appropriate for that space. Mr. Ridge was critical of having the same bid specs for the three locations.

Town Administrator Nota explained the common similarities in all aspects of a seasonal vendor services, including competition, with the main focus on parking. Councilor Dickinson interjected that the Council already voted. President Trocki stated it is not inappropriate to have this conversation and she would like to hear from Mr. Ridge, Andy Wade and the Town Administrator.

Councilor Mihaly asked how the bid could have been written differently. Mr. Ridge stated East Ferry is a sensitive and highly congested area and doesn't accommodate certain endeavors with respect to traffic flow and impact on the local business community. A more complimentary business, such as Stearns Farm selling farm products or other local vendor, would be desirable, and the bid as written would preclude this from happening.

Town Administrator Nota stated this would not preclude this from happening. President Trocki noted the purchasing process that must be followed. Town Administrator Nota explained the bid process and the opportunities available and the previous discussions with input from Mr. Ridge. Discussion ensued of support for local business, the bid process was similar to the process used by other communities, local vendors had the opportunity to bid, and this was a financial opportunity for the right activity. Discussion

continued. Mr. Ridge stated Del's belongs at Mackerel Cove but not at East Ferry, and he would appreciate the Council's reconsideration and eliminating the East Ferry bid award. President Trocki noted that no parking space was given up, Del's is required to park a vehicle behind the Recreation Center, and the cart will be located on the grass area. Mr. Ridge was asked if he would participate in a bid for special events. Discussion continued.

Solicitor Ruggiero noted the State statute governing the bid process prohibits the town from limiting the bid awards to local businesses only. Parks and Recreation Director Andy Wade commented on the research performed prior to the bid process, including review of similar activities in other communities. There were variations in the bid specs for the different locations in an attempt to protect the town.

C) Calendar for Board/Commission/Committee Sessions

Town Administrator Nota will prepare a schedule for Boards/Commissions/Committees to meet with the Council (at the second meeting of the month).

D) Upcoming Meetings and Sessions – dates and times

1) Programs and Services for an aging population

Councilor Meagher commented this would be a significant discussion that could take place in May, including recent improvements in Senior Services. The Town Administrator will contact participants to schedule a session prior to the May 15<sup>th</sup> meeting (perhaps 5:30 p.m.) The Fort Getty discussion can be scheduled for a later date.

## IX. NEW BUSINESS

A) Award of Bid: to furnish labor and materials to complete the installation of masonry pavers at the Fort Getty Pavilion to **W. H. Peppes, Inc. for an amount not to exceed \$11.75 per square foot** as recommended by Public Works Director Michael C. Gray

President Trocki noted the 25 cent difference between W. H. Peppes and the local vendor and the State purchasing law requirement to award the bid to the lowest qualified bidder. Mr. Gray noted the job can be completed by May 19<sup>th</sup>.

**A motion was made by Councilor Meagher with second by Councilor Mihaly to award the bid to W. H. Peppes, Inc. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Aye.**

B) Adoption of the FY 2018 (July 1, 2017 to June 30, 2018) Town, School, and Capital Budget; review and discussion and/or potential action and/or vote

Town Administrator Nota stated there were no substantive changes to the FY 2018 Budget. Tax Assessor Gray updated the tax roll and feels confident an additional 1 cent can be taken off the tax rate. The current tax rate is \$8.58, it was anticipated the new tax rate would be \$8.68, is now \$8.67, and possibly \$8.66, due to growth. Councilor Dickinson requested further explanation of the budget, with a spending increase by the

Town of \$227,124 and \$220,716 for the School. Finance Director Collins distributed a schedule of changes based on increased revenues and expense reductions not previously known. Town Administrator Nota reported the Town increase is \$281,624 and School Department increase is \$266,223. The reductions from the original projections were due to additional revenues and growth. Councilor Dickinson expressed concern for the budget increase that is \$576,988. Discussion continued of reductions and increases to the Town budget. Discussion ensued of additional revenues that were not anticipated for the School Department. The Total Combined Town and School Budget is \$23,717,253, an increase of 2.34%.

Lengthy discussion ensued of the breakdown of increased revenues and expenses for the School Department, and expanded programs were noted. Mr. Nota explained that the overall increase affecting the net impact on residents and total increase for the levy paid through the property tax is \$378,463 over last year. Reference was made to the CPI at 1.5%. Lengthy discussion ensued of the actual amount of increase. Mr. Nota commented on the CPI and over 5 years the CPI was 1.57% and the budget increased 1.4%; over 10 years the CPI was 1.47% and the budget increases were 2.12% due to debt service. It was noted there haven't been negative comments from the public on the budget. Councilors' comments included: increased costs aren't part of the CPI, there were increased revenues, concern for increased expenses, the town funds activities other communities don't address, staff is diligent in preparing the budget, the school budget is based on needs, the budget reflects the town's values, and the town is getting good value for its money. Councilors also commented they are impressed with the budget process and it is very well done, taxes are quite low, and the budget continues to improve in its transparency. Andy Nota, Tina Collins, B. J. Whitehouse, Jane Littlefield, School Committee, Department Heads and Town staff were thanked for the budget.

**A motion was made by Councilor Mihaly with second by Councilor Meagher to adopt the FY 2018 Budget. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Nay; Councilor Meagher, Aye; Councilor Mihaly, Aye.**

## **X. ORDINANCES AND APPOINTMENTS AND VACANCIES**

- A) Appointments, Vacancies and Expiring Terms; view and discussion and/or potential action and/or vote
  - 1) Jamestown Tree Preservation and Protection Committee (One vacancy with a three-year term ending date of December 31, 2019); duly advertised; no applicants

President Trocki noted upcoming Board/Commission/Committee term ending dates of May 31<sup>st</sup> and recent interest in serving by Town residents.

## **XI. CONSENT AGENDA**

*An item on the Consent Agenda need not be removed for simple clarification or correction of typographical errors. Approval of the Consent Agenda shall be equivalent to approval of each item as if it had been acted upon separately.*

**A motion was made by Councilor Meagher with second by Councilor Mihaly to approve and accept the Consent Agenda. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Aye.**

The Consent Agenda approved consists of the following:

- A) Adoption of Council Minutes
  - 1) April 3, 2017 (regular meeting)
  - 2) April 10, 2017 (special meeting)
  - 3) March 23, 2017 (budget work session)
  - 4) March 30, 2017 (budget work session)
  - 5) April 6, 2017 (budget work session)
- B) Minutes of Boards/Commissions/Committees
  - 1) Jamestown Philomenian Library Board of Trustees (02/01/2017)
  - 2) Jamestown Library Renovation Building Committee (01/30/2017)
- C) CRMC Notices
  - 1) April 2017 Calendar
- D) Abutter Notifications
  - 1) Notice is hereby given that the Jamestown Zoning Board of Review will hold a public hearing April 25, 2017, at the Jamestown Town Hall, 93 Narragansett Avenue, Jamestown, RI at 7:00 p.m. upon the following: Application of Roland R. Reed, whose property is located at 40 Reservoir Circle and further identified as Assessor's Plat 4, Lot 76 for a variance from Article 6, Section 82-606, & Article 3, Sec. 82-302, Table 3-2. To construct a 26' x 30' deck with a front setback of 21.5' where 40' is required, and a rear setback of 33' where 40' is required. Said property is located in a R-80 zone and contains 18,207 sq. ft.

E) Abatements/Addenda of Taxes  
 Total Abatements: \$23,743.52      Total Addenda: \$21,797.89

1) Real Property/Motor Vehicle/Tangible Abatements to 2016 Tax Roll

<u>Account/Abatement Amount</u>		
a)	02-0610-00	\$ 588.59
b)	02-1606-00	\$10,004.55
c)	04-0359-50M	\$ 84.95
d)	11-0043-06	\$ 533.68
e)	14-0393-61	\$ 5,992.54
f)	16-0913-45M	\$ 94.91
g)	22-0078-80	\$ 643.50
h)	25-0029-00	\$ 5,800.80

2) Real Property/Motor Vehicle/Tangible Addenda to 2016 Tax Roll

<u>Account/Addenda Amount</u>		
a)	12-0793-48	\$ 5,992.54
b)	13-1896-00	\$ 5,800.80
c)	18-0639-85	\$10,004.55

- F) Finance Director's Report

## **XII. COMMUNICATIONS, PETITIONS, AND PROCLAMATIONS AND RESOLUTIONS FROM OTHER RHODE ISLAND CITIES AND TOWNS**

Councilor Meagher would like to discuss the Communication. She supports early voting, and making it easier for people to vote is a terrific goal.

**A motion was made by Councilor Meagher with second by Vice President White to accept the Communications. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Aye.**

The Communications, Petitions and Proclamations accepted consists of the following:

- A) Communications
  - 1) Letter of Town Clerk Lynn Hawkins on behalf of the Exeter Town Council in opposition to House Bill 5700 and Senate Bill 0422 – An Act Relating to Elections – In-Person Early Voting

## **XIII. AGENDA ITEMS FOR THE NEXT MEETING AND FUTURE MEETINGS**

- A) RITBA Solar Array Project
- B) Golf Course Update
- C) Taylor Point Restoration Plan
- D) Jamestown Library Board of Trustees Memorandum of Understanding
- E) Water and Sewer Budget (May 15)
- F) Tick Task Force: Committee Charge and Term Ending dates (May or June)
- G) Traffic Committee: Term Ending dates (May or June)
- H) Low Speed Vehicles on Town roads (June 19)

Discussion ensued. Town Administrator Nota is coordinating participants. The Solar Array, Golf Course update, and Taylor Point Plan approval will be on the May 1<sup>st</sup> agenda. Discussion ensued of the Library Board of Trustees request to meet with the Council at the next meeting, whether this should be in open or closed session, what constitutes closed session discussions, and how this should be listed on the agenda. Councilor Mihaly stated the Tick Task Force may become a program of the Conservation Commission. The Water and Sewer Budget will be on the May 15<sup>th</sup> agenda. The Traffic Committee and Low Speed Vehicles will be on the June 19<sup>th</sup> agenda.

## **XIV. EXECUTIVE SESSION**

None.


## **XIV. ADJOURNMENT**



**A motion was made by Councilor Meagher with second by Vice President White to adjourn. President Trocki, Aye; Vice President White, Aye; Councilor Dickinson, Aye; Councilor Meagher, Aye; Councilor Mihaly, Aye.**

The Jamestown Town Council adjourned the regular meeting at 9:27 p.m.

Attest:

  
\_\_\_\_\_  
Cheryl A. Fernstrom, CMC, Town Clerk

Copies to:     Town Council  
                  Town Administrator  
                  Finance Director  
                  Town Solicitor



**TOWN COUNCIL BUDGET WORK SESSION**  
**March 23, 2017**

**I. ROLL CALL**

Town Council Members present:

Kristine S. Trocki, President  
Michael G. White, Vice President  
Mary Meagher  
Eugene Mihaly

Also in attendance:

Andrew E. Nota, Town Administrator  
Christina D. Collins, Finance Director  
Michael Gray, Public Works Director  
Andrew Wade, Parks and Recreation Director  
Donna Fogarty, Librarian

**II. CALL TO ORDER**

The Town Council Operating Budget Work Session Part II was called to order at 6:10 p.m. in the Rosamond A. Tefft Council Chambers of the Jamestown Town Hall at 93 Narragansett Avenue by President Trocki.

**III. TOWN COUNCIL WORK SESSION**

A) Town Operating Budget Part II and Outside Agency Contribution Requests. President Trocki announced that public health agencies would be addressed first and formal requests will be addressed this evening. Town Administrator Nota gave a PowerPoint Presentation to review the Operating Budget continuation and Outside Agency Contribution requests.

1) Public Health	Total	\$16,500
East Bay Community Action Program		\$2,000
Visiting Nurses (Newport)		\$1,500
South County Home Health		\$7,000
Thundermist		\$2,000
Prevention Coalition		\$4,000

2) Miscellaneous Accounts	
Total Miscellaneous	\$61,200
Incidentals & Emergencies	\$50,000
Conservation Commission	\$ 2,200
Chamber of Commerce	\$ 4,000
Economic Development	\$ 5,000
Eastern RI Conservation District	\$ 1,000

Several representatives explained about the programs that they have including Flu clinics, social services, home care programs, hospice, fuel and food assistance, and medical and dental services among other programs.

Jimmy Winters requested funding for the Housing Hotline for an amount the Council deems appropriate, thanked the Council for past support, and referenced his agency's support and assistance for Jamestown residents in securing housing. Council members appreciate the work done by this agency. The amount to be awarded will be determined because this was an add on for tonight's meeting.

Church Community Housing. Community Block Grant money has been cut. A letter of request for funding in the amount of \$5,940 was submitted. Mr. Belden explained some of their current programs including housing repair program, homebuyer training classes, down payment assistance, foreclosure prevention, and homeowner assistance.

Chamber of Commerce. Monique Paquin requested \$4,000.00.

Eastern RI Conservation District. Sara Chervin requested \$1,000.00. This agency works with agriculture and non-agriculture to assist with financial and technical help such as bee pollinators, fencing, hide tunnels and irrigation systems. They are going to partner with our 3<sup>rd</sup> grade at Melrose School about watersheds, storm water runoff and home water conservation.

Economic Development. Newport County Communities Economic Development Initiatives requested \$5,000. It is hoped the initiative will move forward and support our local community.

3) Animal Control. \$5,000.00 is proposed for animal control services/shelter. Cynthia Leonard represented the Tick Task Force. \$15,000 was proposed for lectures, training, public awareness including schools and advertisement for programs and outreach.

4) Library. The proposed budget is \$473,256.00. State aid is projected at \$126,828.00. The Town contribution to the budget is \$346,428.00. This number plus the Town benefits of \$116,635.00 is the number that the State uses as "maintenance of effort

number". This number generates the amount of State aid which is the \$126,828 number. The total budget is an increase of 9.55%.

5) Fire/EMS Departments

Very few adjustments were made mostly depending on trending amounts either increased or decreased. They hope to reduce the insurance costs. Overall budget is up 4.08% or \$371,222.00. EMS Services proposed was 402,813.00 an increased 1.18%. Combined programs have very little changes and remain stable. Total Fire Department is \$774,035 and increase of 2.55%.

6) Public Works

Account 70410.000 Administration - Sub Total	\$55,727
Salary Public Works Director .5	\$54,627
Fees supplies & Dues	\$ 1,100

Account 70420.000 Engineering Sub Total	\$52,374
Salary Environmental Services .6	\$41,174
Intern	\$10,000
Fees, supplies Dues	\$1,200

Account 70430.000 Highway - Sub Total \$962,098.

This represents a 5.06% increase for the total transferred from the Fire Department and Department Head increase. Other accounts were trending downward or level funded.

Account 70440.000 Snow Removal - Sub Total \$77,000

As the year is completed, salt and supplies will be stockpiled to prepare for next season. Overtime for public works snow removal is stable because the public works department take comp time instead of overtime.

Account 60450.000 Waste Removal - Sub Total \$443,249

This account should be stable over the coming year, but will change in 2017-2018 when tipping fees at the Central Landfill are revised. Currently we pay a tipping fee of \$32 per ton which will be increased next year to \$39.50 and the year after another \$7.50 increase. This increase translates currently into \$15,000 per year. Permits will increase to \$150.00 per year. Mr. Nota said we need to look at the next two years whether we as a town want to underwrite the cost of tipping or go to "pay as you throw" bags. Everyone would have to use bags. This hopefully increases recycling which at present is 33%. It is hoped to get it to 40%. The \$70,000 tipping fee is only what we pay for the trash to be disposed at the Landfill. We still incur the cost of the driver and the truck. Discussion ensued of future operation of the Transfer Station as the Central Landfill reaches capacity.

Account 70460.000 Street Lighting – Sub Total \$67,500

Later this Spring we will have a comprehensive discussion on street lighting. At that time the council can evaluate what style of fixtures and lights such as LEDs would be best for our community. These would be purchased through National Grid. New technology will give us the ability to control the intensity of the lights. They could be made brighter for a snow storm or a public safety issues in isolated areas, dimmed in other areas and controlled remotely over the internet.

Account 70480.000 Other Public Works - Sub Total \$2,100  
This represents level funding for the Town Cemetery and the Parade.

Account 70490.000 Public Buildings - Sub Total \$262,000  
This is a decrease of 1.32% because of lower heat costs and landscaping.

Account 70495.000 Tree Management Program - Sub Total \$34,050  
This line item is an increase due in large part to purchase of trees.

The Total Public Works budget is \$1,956,098, an increase of 3.15%.

The school budget will be discussed at a later meeting. Council President Trocki commended Mr. Nota and Ms. Collins for all the hard work in creating this budget. It is clear and concise. She also thanked all the department heads for their input in making this a very responsible budget.

- B) Open Forum  
1) Scheduled to address. None  
2) Non-scheduled to address. None.

#### IV. ADJOURNMENT

There being no further business to address, the work session was adjourned at 8:15 p.m.

Attest:

  
\_\_\_\_\_  
Karen Montoya, Deputy Town Clerk

Copies to: Town Council  
Town Administrator  
Finance Director  
Town Solicitor

## **TOWN COUNCIL WORK SESSION**

March 30, 2017

### **I. ROLL CALL**

Town Council members present:

Kristine S. Trocki, President  
Michael G. White, Vice President  
Mary E. Meagher  
Blake A. Dickinson  
Eugene B. Mihaly

School Committee members present:

Bruce J. Whitehouse, School Committee Chair  
Sarah R. Baines, School Committee Vice Chair  
Agnes C. Filkins  
Sally F. Schott  
Dorothy S. Strang

Also in attendance:

Andrew E. Nota, Town Administrator  
Christina Collins, Finance Director  
Ken Duva, Superintendent  
Jane Littlefield, Director of Finance  
Erica Dickson, Director of Student Services  
Nate Edmunds, Lawn School Principal  
Carole Petersen, Melrose School Principal  
Samira Hakke, Director of Technology  
Peter Anderson, Director of Buildings and Maintenance  
Denise Gamon, Assistant Clerk

### **II. CALL TO ORDER**

- A) Joint Town Council and School Department Budget Work Session and Hearing for FY 2018 was called to order by President Trocki 6:00 p.m.

Superintendent Duva gave a Power Point presentation of the School Department Operating and Capital budget, beginning with the Mission Statement and the FY 2018 budget goals. Review of cost fluctuations since adoption of the budget were noted, which include health and dental insurance premiums, heating fuel, transportation, and out of district tuition rates.

The Proposed FY 2018 Operating Budget is \$12,140,553, an increase of \$280,532 or +2.37%. Major costs include contractual obligations, salaries, benefits; State and federal mandates and regulations; tuitions, transportation and plant operations. Budget breakdown follows:

Lawn School	\$3,509,611
Melrose School	\$3,971,863
System wide	\$1,097,387
Out- of-District	\$3,145,513
Retirees	\$ 226,634
Contingency	\$ 189,545

Projected Enrollment:	Melrose School	249
	Lawn School	203
	High School	185

High School Tuition Summary:	General Education	\$2,105,653
	Special Education	\$ 225,619
	Career and Technical	\$ 106,570
	Out of District Special Education	\$ 418,014
	Charter Schools	<u>\$ 28,380</u>
		\$2,884,236

Increase of \$181,314 from FY'17 budget: Tuitions = 23.76% of total FY'18 budget

Student Services: Budget reflects commitment to high standards, high quality programs and services based on student's needs, full regulatory compliance and fiscal responsibility (Special education represents +\$107,562 budget increase +4.24%)

Key Budget Factors include: Federal and State regulations IEP requirements and ADA 504 compliance, Special education salaries and benefits, and out-of-district tuitions and transportation costs. Evaluations/homebound instruction. The proposed FY'18 budget is based on anticipated placement tuition and corresponding transportation costs of known students. Special Education out-of-district placements are:

Pre-K – Grade 8	1
Grades 9 – 12	3
12+ through age 21	<u>2</u>
TOTAL Anticipated	6



Proposed FY 2018 Capital Budget as follows:

Melrose School	\$ 61,200
Lawn School	\$ 30,500
Technology	<u>\$ 15,975</u>
TOTAL Capital	\$107,675

Conclusion: Major unknowns are; Level of funding from federal grants and State of RI, State out-of-district transportation costs, future cost of fuel/energy, new students including military enrollment, services required for new students, tuition costs and number of high school students attending schools of choice

Pre-school Tuition	\$ 50,000
State Aid	\$478,188
Impact Aid	\$ 90,000
Medicaid reimbursements	<u>\$125,000</u>
TOTAL	\$743,188

FY 2018 Anticipated local appropriation needed	\$ 11,196,365
FY 2017 Actual	\$ 10,975,649
Increase of	\$ 220,716 (or +2.01%)

Superintendent Ken Duva thanked the Town Council for their support.

No motions were made by the Town Council or School Committee members, but they reacted positively to the presentation. The School Committee will discuss the opportunity at their upcoming meeting on April 20, 2017.

Council President Kristine Trocki thanked everyone for attending this evening.

B) Review of FY 2018 (July 1, 2017 to June 30, 2018 Operating Budget and Capital Improvement Program

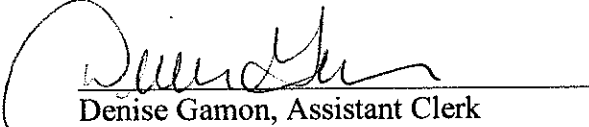
Council Member Dickinson questioned if the East Ferry Project was included in the Operating Budget and Town Administrator Nota stated the project is covered in the Capital Improvement Program, not using tax dollars.

Council President Trocki pointed out funding to the public health service agencies is inadequate. All Council Members were agreement and would like to see these agencies receive more money.

### III. ADJOURNMENT

There being no further business to discuss, the budget work session was adjourned at 7:15 p.m.

Attest:



Denise Gamon, Assistant Clerk

Copies to: Town Council  
Town Administrator  
Town Solicitor  
Finance Director

## **TOWN COUNCIL WORK SESSION**

April 6, 2017

### **I. ROLL CALL**

Town Council members present:

Kristine S. Trocki, President  
Michael G. White, Vice President  
Mary E. Meagher  
Eugene B. Mihaly

Town Council members absent:

Blake A. Dickinson

Also in attendance:

Andrew E. Nota, Town Administrator  
Christina Collins, Finance Director  
Cheryl A. Fernstrom, Town Clerk  
Edward A. Mello, Chief of Police  
James Bryer, Chief of Fire Department  
Christopher Costa, Zoning Official  
Michael Gray, Director of Public Works  
Kenneth Gray, Tax Assessor  
Lisa Bryer, Town Planner  
Andrew Wade, Director of Parks and Recreation  
Deb Hagie, Recreation Supervisor  
Donna Fogarty, Library Director  
Mary Lou Sanborn, Library Board of Trustees Chair  
Denise Gamon, Assistant Clerk

### **II. CALL TO ORDER**

A) Town Council Work Session was called to order by Town Council President Kristine Trocki at 6:00 p.m.

### **III. TOWN COUNCIL WORK SESSION**

Town Council President Trocki opened the discussion to address any concerns the Town Councilors might have and to discuss any new information or updates from the Town Department Heads as well as Town Administrator Andrew Nota and Finance Director Christina Collins with respect to any of the budgets that are listed.

Town Administrator Nota and Finance Director Christina Collins were able to look at areas of potential reduction in the overall budget. After receiving an update from Rhode Island Interlocal Risk Management Trust, Health Case Benefit Costs were reduced by \$30,000.

They then looked at other areas that the Town Council expressed interest in at the last meeting, those being our Human Service and outside agencies. As well as how they could address some outstanding Capital improvements at the Fire Station. There is one additional element, the election. The cost for a primary election is about \$5,000.00.

**Reduction: \$30,000** Health Case Benefit Costs

**Increase:**

**\$15,000+/-** Human Service and Outside Agencies (Council to apportion with recommendations from Finance Director)

**\$ 5,000** Election and Meetings line items to accommodate election for Senate seat

**\$10,000** Fire Department Capital to support roof and siding work

**Total: \$30,000**

Fire Department Capital:

**\$10,000** Flooring in large room

**\$15,000** capital funds for siding

**\$33,000** allocate premium dollars for bond sale for siding/roofing

**Total: \$58,000**

Total Capital program for Fire Department of \$25,000 in FY 18, plus premium funds for roofing/siding.

Proposed changes leave no change in bottom line of \$0.10 cent rate raise to \$8.68.

There were no more questions or discussion. President Trocki thanked everyone for their input and hard work in preparing this budget.

#### **IV. ADJOURNMENT**

There being no further business to discuss the work session was adjourned at 6:35 p.m.

Attest:

A handwritten signature in black ink, appearing to read "Denise Gamon". The signature is fluid and cursive, with a large initial "D" and "G".

Denise Gamon, Assistant Clerk

Copies to: Town Council  
Town Administrator  
Finance Director



**BOARD OF CANVASSERS  
JAMESTOWN, RHODE ISLAND  
February 1, 2017**

An advertised meeting of the Board of Canvassers was called to order at the Jamestown Town Hall, 93 Narragansett Ave. at 10:33 am by Chairwoman Linda Warner. The following members were present:

Carol Nelson-Lee  
Ken Newman  
Gary Girard  
Kitty Wineberg

Also present were:

Karen Montoya, Clerk to the Board of Canvassers

**APPROVAL OF MINUTES**

The minutes from 8-23-16, 9-13-16, 10-18-16, and 11-18-16 were read. Carol Nelson-Lee made motion to approve and Kitty Wineberg seconded. Unanimously voted.

**UNFINISHED BUSINESS**

There is no unfinished business.

**NEW BUSINESS**

The term of Republican member Linda Warner and Republican alternate Gary Girard are up in March. They will not be seeking another term. Karen will start the process and request from the Republican party a list of people for the Town Council to appoint.

The three hundred allegedly missing ballots was discussed. The ballots were accounted for in the final reconciliation done by the Board of Elections. The State Police did a thorough investigation—interviewing many election officials.

It was noted that in the future we need to make a more concerted effort to help infirm people get through the lines quicker. Karen said that wouldn't be an issue if we had another DS200 machine to accept ballots. This will be on the State Board of Elections/Secretary of State agenda in the coming months.

There being no further business Linda Warner made a motion, Kitty Wineberg seconded to adjourn the meeting at 11:43 pm. Unanimously voted.

Attest:

  
Karen Montoya  
Clerk to the Board of Canvassers

Cc: Town Council Members (5)  
Board of Canvassers (3)  
Cheryl Fernstrom, CMC, Town Clerk





**JAMESTOWN PHILOMENIAN LIBRARY**  
**Board of Trustees Meeting Minutes**  
**Wednesday March 22, 2017**

The mission of the Jamestown Philomenian Library is to anticipate the needs of our island community and provide for people of all ages, relevant and appropriate library materials, services and centers for meeting and learning. The library seeks to educate, inform, entertain and enlighten through traditional and new technologies.

**A. Call to order:** Board Chair Sanborn called the meeting to order at 5:00 p.m. In attendance were: Peter Carson, Jennifer Cloud, Donna Fogarty, Paul Housberg, Christian Infantolino, Marianne Kirby, Mary Lou Sanborn, Chris Walsh (arrived 5:25).

**B. Presentation:** Mohamad Farzan presented the addition and renovation plan from the building committee. Revisions to first design was presented. Board member Housberg said a cost estimate would be helpful to see where the money is being spent and where potential cuts may be if needed. The cost of the estimate would be \$ 4000. Question about adult's section and children's section and age of typical patron. All are getting additional space: staff, children and adults. Board member Carson indicated that money needed will be substantial and may need to amend design or look to former less expansive design. Board member Housberg does not see need for Building Committee meeting next week.

**C. Consent Agenda:** A motion was made by board member Infantolino, seconded by board member Carson to revise the February 1<sup>st</sup> meeting minutes. Board member Infantolino requested the meeting minutes be revised to indicated a non-profit entity was created, but the 501(c)3 as yet to be filed. Board member Walsh requested the meeting minutes be revised to indicate he was the coordinator of the Capital Campaign committee and not the chair. The motion passed unanimously. A motion was made by board member Infantolino, seconded by board member Carson to accept the Consent Agenda as presented. The motioned passed unanimously.

**D. Friends of the Library Report:** The "Friends" annual appeal is in progress. A \$ 1000 donation was recently received. A nominating committee was formed and seeking officers for the board.

**E. Unfinished Business:**

**1. Board of Trustees sub-committees update:**

- i. Finance/Budget: No report
- ii. Policy: Board Committee Principles Policy distributed to Board. To read and review for next month meeting.
- iii. Facilities: A lighting consultant will put together a proposal for lighting in meeting room and parking lot for April meeting.

## **2. Library Renovation Project**

- a. **Project outline:** No timeline was available for this meeting. Board member Walsh recommended that it should be in conjunction with fundraising effort. The outline may be available April meeting.
- b. **Building Committee:** Board member Housberg made a motion that BSquared, LLC be hired to compile a cost estimation not exceed \$ 4000. Board member Kirby seconded. The motion passed unanimously.
- c. **Fundraising/Capital Campaign Committee:** Board member Walsh presented a proposal from ESC of New England. Board members Walsh and Carson meet with Bonnie Clendenning of ESC. ESC currently working with Westerly Library in their capital campaign. Board member Carson suggested that ESC prepare campaign materials. Board member Walsh indicated that Phase I would be prepared for June 2017. "Questions for Participants" would be for committee to have language to address campaign with potential donors as is "facilitation and coaching" with addition of advice on campaign materials. Board can commit to Phase I and then decide to continue with ESC for Phase II. Board chair Sanborn asked about including grant writers in the fundraising effort. Board member Walsh indicated that wasn't discussed specifically but will be part of campaign. Additionally Board member Walsh will contact Westerly to see how ESC has worked out for them.

Board member Kirby made a motion to hire ESC New England for an amount not to exceed \$ 1500 for Phase I, seconded by Board member Housberg. The motion passed unanimously.

- d. **Library Building Change Report:** Not completed yet. Still in revision process. Library staff has given revisions to Kathryn Taylor, OLIS Consultant. Board chair Sanborn to speak with Katherine Taylor to find out date for completion.

- 3. Board Process Review:** Members indicated that process going well.
- 4. Playground Renovation Committee:** Board member Cloud indicated that the committee has met twice. The hope is that the project will start in September and done by spring. Committee will be meeting with vendors. Issue of bathrooms came up, not currently in renovation. Coordination between the playground and library should happen as we finalize plans.
- 5. 2017 - 2018 Proposed Operational and CIP Budget:** The LBOT approved budget went emailed to town administrator. The CIP budget was did not require any revisions. Salary increases in original Operational Budget as part of SGA was moved to town budget. Operational Budget has been revised working with town administrator. Board chair Sanborn noted that future budgets will reflect increased cost with expansion of library. A motion was made by board member Kirby, seconded by board member Infantolino to approve the revised LBOT budget as presented. The motion passed unanimously. Board chair Sanborn and Library Director Fogarty will to present the revised Operational Budget town council.

**6. Jamestown Philomenian Library Foundation:** No report.

**F. New Business:**

1. **LBOT Sub-Committees:** no report

**G. Future Agenda Items:**

1. Letter to Town Council regarding LBOT vacancies
2. Evaluation of Library Director Policy

**H. Public Comment:** none

- I. Executive Session:** A motion was made by board member Carson, seconded by board member Housberg to adjourn the open meeting and move into Executive Session. The motion passed unanimously. The meeting was adjourned at 6:25PM. A motion was made by board member Kirby, seconded by board member Carson to adjourn Executive Session and move into open meeting. The motion passed unanimously. The meeting was adjourned at 6:43PM. No votes were taken during the Executive Session.

**J. Adjournment and date of next meeting:** A motion was made by board member Cloud, seconded by board member Housberg to adjourn the open meeting. The motion passed unanimously. The meeting was adjourned at 6:46 p.m. The next meeting is scheduled for April 11, 5:00 p.m.

Respectfully Submitted,

Marianne Kirby  
Secretary

JAMESTOWN ZONING BOARD OF REVIEW

Minutes of the March 28, 2017 Meeting

A regular meeting of the Jamestown Zoning Board of Review was held at the Jamestown Town Hall, 93 Narragansett Avenue. The Chairman called the meeting to order at 7:00 p.m. The clerk called the roll and noted the following members present:

Joseph Logan  
Dean Wagner  
Richard Cribb  
Terence Livingston  
Marcy Coleman  
Judith Bell

Also present: Brenda Hanna, Stenographer  
Chris Costa, Zoning Officer  
Pat Westall, Zoning Clerk  
Wyatt Brochu, Counsel

MINUTES

Minutes of January 24, 2017

A motion was made by Marcy Coleman and seconded by Dean Wagner to accept the minutes of the January 24, 2017 meeting as presented.

The motion carried by a vote of 5 -0.

Joseph Logan, Dean Wagner, Richard Cribb, Terence Livingston, and Marcy Coleman voted in favor of the motion.

Judith Bell was not seated and Richard Boren and Edward Gromada were absent.

CORRESPONDENCE

1. A letter from Christian Infantolino, Esq. for Jamestown Boat Yard requesting a one year extension on the special use permit & variance granted Feb. 23, 2016.

Jamestown Boat Yard

A motion was made by Richard Cribb and seconded by Terence Livingston to grant the request of Christian Infantolino, Esq. for Jamestown Boat Yard for a one year extension on the special use permit & variance. This granting is restricted to one extension.

The motion carried by a vote of 5 -0.

Joseph Logan, Dean Wagner, Richard Cribb, Terence Livingston, and Marcy Coleman voted in favor of the motion.

Judith Bell was not seated and Richard Boren and Edward Gromada were absent.

2. A letter from Wm. Munger requesting a one year extension of time on an existing approval by the Zoning Board of Review for one boat shed located (easterly position shed) on Plat 8, Lot 278, 260 Conanicus Avenue originally granted Feb. 17, 2015.

CMS

A motion was made by Terence Livingston and seconded by Richard Cribb to grant the request of William Munger for CMS requesting a one year extension on the special use permit & variance. This granting is restricted to one extension.

The motion carried by a vote of 5 -0.

Joseph Logan, Dean Wagner, Richard Cribb, Terence Livingston, and Marcy Coleman voted in favor of the motion.

Judith Bell was not seated and Richard Boren and Edward Gromada were absent.

I. NEW BUSINESS

SNOEREN

A motion was made by Richard Cribb and seconded by Terence Livingston to grant the request of Pieter C. & Michelle J. Snoeren, whose property is located at 134 Beacon Ave., and further identified as Assessor's Plat 15, Lot 292 for a variance from Article 7, Section 82-700, (Non Conforming Uses). To move a

property line for the purpose of transferring 1,884 sq. ft. to abutting lot.

This Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTION 600, SECTION 606, and SECTION 607, PARAGRAPH 2.

This Variance is granted with the following restriction/condition(s):

1. This project must be in strict accordance with the site plan duly approved by this Board.

This motion is based on the following findings of fact:

1. Said property is located in a R40 zone and contains 31,872 sq. ft.
2. The area to be transferred has been unknowingly used by the abutter for several years.
3. The transfer will result in the larger lot being a little more nonconforming while the nonconformance of the smaller lot will be significantly reduced.
4. This subdivision was approved by the Town Planner and the decision with conditions of approval is hereby incorporated as a part of this decision.

The motion carried by a vote of 5 -0.

Joseph Logan, Dean Wagner, Richard Cribb, Terence Livingston, and Marcy Coleman voted in favor of the motion.

Judith Bell was not seated and Richard Boren and Edward Gromada were absent.

LUNDY/JTC

A motion was made by Terence Livingston and seconded by Richard Cribb to grant the request of Barbara Lundy & Jamestown fitness Center, Inc., whose property is located at 36, 38, 40 South West Ave., and further identified as Assessor's Plat 9, Lot 23 for a Modification of Special Use Permit from Article 3, Table 3-1 (Special Use for Mixed Use), Article 3, 3-1 VIIB (Special Use Permit for Personal Services) pursuant to Article 6 Section 600 & Section 602, to allow approximately 1500 sq. ft. of the basement area to be used for exercise classes and storage and a variance granted under Article 6, Section 600 & 605, Special Use Permits &

Variances, for a variance from Article 12 Section 82-1203, Minimum off street parking requirements, to allow parking at the property to remain the same were the extra 1500 sq. ft. would require an additional 7.5 parking spaces.

Regarding this request, this Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTION 600

Regarding the request for a Variance, this Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTION 606, PARAGRAPHS 1 through 4, and SECTION 607, PARAGRAPH 2.

Regarding the request for a Special Use Permit, this Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTION 602.

This Variance is granted with the following restriction(s):

1. That Lundy/JFC shall submit a written agreement for parking with the owner of 44 Southwest Ave. or one other property owner for at least 8 spaces for weekend use.

This motion is based on the following findings of fact:

1. Said property is located in a CL zone and contains 21,780 sq. ft.
2. The club has 250 members; utilization of the basement will not increase the membership of the club.
3. The club is utilized more on the weekends.
4. There currently is not a parking problem at the club and the owner does not expect parking to be a problem in the future.

The motion carried by a vote of 5 -0.

Joseph Logan, Richard Cribb, Terence Livingston, Marcy Coleman and Judith Bell voted in favor of the motion.

Dean Wagner recused himself and Richard Boren and Edward Gromada were absent.

#### STAMOULI

A motion was made by Dean Wagner and seconded by Marcy Coleman to grant the request of Stamouli, Sean M. et Nelson, Casey, whose property is located at Schooner Ave., and further identified as



Assessor's Plat 3, Lot 328 for a variance from Article 3, Section 82-300, Table 3-2 R20 setback outbuildings, to install a 10' x 12' shed 5' from side where 10' is required & 5' from rear where 10' is required.

This Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTION 600, SECTION 606, and SECTION 607, PARAGRAPH 2.

This Variance is granted with the following restriction/condition(s):

This project must be constructed in strict accordance with the site plans duly approved by this Board.

This motion is based on the following findings of fact:

1. Said property is located in a R20 zone and contains 7,200 sq. ft.
2. There is a septic system located in the rear of the property and a well in the front of the property.
3. There is limited space on the lot. There is no garage or walk-out basement.
4. There is a fence in both the rear and side yards where the shed will be built.
5. The neighboring properties have sheds on or near the property lines.
6. No one objected to the application.

The motion carried by a vote of 5 -0.

Joseph Logan, Dean Wagner, Richard Cribb, Terence Livingston, and Marcy Coleman voted in favor of the motion.

Judith Bell was not seated and Richard Boren and Edward Gromada were absent.

#### CONNORS

The application was taken off the agenda due to an error in the advertisement and continued to May 23, 2017 and will be re-advertised.

DRAGONLINE

A motion was made by Judith Bell and seconded by Richard Cribb to grant the request of Dragonline, LLC whose property is located at 2 Ft. Wetherill RD., and further identified as Assessor's Plat 10, Lot 124 for an amendment to the Zoning Decision of March 24, 1992, allowing the present studio building to become the residence and the Cabin (currently the residence) to be an accessory building, not a residence, pursuant to Article 6 Sections 82-600, 82-605, 82-606, & 82-607, and the inherent authority of the Board to modify, when appropriate, its decisions.

This Board has determined that this application does satisfy the requirements of ARTICLE 6, SECTION 600, SECTION 606, and SECTION 607, PARAGRAPH 2.

In particular reference to ARTICLE 6, SECTIONS 82-600, 82-605, 82-606, and 82-607.

This Variance is granted with the following restriction/condition(s):

1. The Board requires that there be no cooking facilities, no bedroom, and no living quarters. Storage only.
2. That the current primary dwelling i.e.(cabin) when converted to the accessory building be stripped of the kitchen and not used as a single family dwelling - no cooking facilities, and no bedrooms, a storage facility only.

This motion is based on the following findings of fact:

1. Said property is located in a RR80 zone and contains approximately 55,757 sq. ft.
2. That the current accessory building, when converted to the primary dwelling meets all requirements of a residential dwelling.
3. That all other requirements of the March 25, 1992 Zoning Board decision be strictly adhered to.

The motion carried by a vote of 5 -0.

Joseph Logan, Richard Cribb, Terence Livingston, Marcy Coleman and Judith Bell voted in favor of the motion.

Dean Wagner recused himself and Richard Boren and Edward Gromada were absent.

CYC

A motion was made by Richard Cribb and seconded by Marcy Coleman to continue the CYC application to the April 25, 2017 meeting for lack of quorum.

The vote passed by a vote of 4 - 0.

Richard Cribb, Terence Livingston, Marcy Coleman and Judith Bell voted in favor of the motion.

Joseph Logan and Dean Wagner were recused and Richard Boren and Edward Gromada were absent.

ADJOURNMENT

A motion was made and seconded to adjourn at 8:20 p.m.

The motion carried unanimously.





State of Rhode Island and Providence Plantations  
**Coastal Resources Management Council**  
Oliver H. Stedman Government Center  
4808 Tower Hill Road, Suite 116  
Wakefield, RI 02879-1900

(401) 783-3370  
Fax (401) 783-3767

## **MAY 2017 CALENDAR**

- Tuesday, May 9**                      **Semimonthly Meeting.** Administration Building, Conference Room A, One Capitol Hill, Providence, RI.  
**6:00 p.m.**
- Tuesday, May 16**                    **Policy and Planning Subcommittee Meeting.** CRMC Conference Room, Oliver Stedman Government Center, 4808 Tower Hill Road, Wakefield, RI.  
**8:30 a.m.**
- Tuesday, May 23**                    **ROW Subcommittee Meeting.** Administration Building, Conference Room A, One Capitol Hill, Providence, RI.  
**5:45 p.m.**
- Tuesday, May 23**                    **Semimonthly Meeting.** Administration Building, Conference Room A, One Capitol Hill, Providence, RI.  
**6:00 p.m.**
- Friday, May 26**                      **Administrative Fine Hearings.** CRMC Conference Room, Oliver Stedman Government Center, 4808 Tower Hill Road, Wakefield, RI.  
**9:30 a.m.**

*Individuals requesting interpreter services for the hearing impaired for any of the above meetings must notify the Council office at (783-3370) 72-hours in advance of the meeting date.*





**Town of Jamestown  
Tax Assessor**

**93 Narragansett Avenue  
Jamestown, RI 02835**

**Phone: 401-423-9802  
Email: kgray@jamestownri.net**

To: PRESIDENT, JAMESTOWN TOWN COUNCIL

From: JAMESTOWN TAX ASSESSOR

Subject: ABATEMENTS/ADDENDA OF TAXES FOR THE **MAY 1, 2017** MEETING

**ABATEMENT TO 2013 TAX ROLL**

#09-0015-00M Ibarlucea, Norma	Motor Vehicle – 2006 VW Reg. #QQ 193 Deceased	\$24.01
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**ABATEMENTS TO 2016 TAX ROLL**

#01-0043-00 ACS Builders, LLC	Plat 8, Lot 570 – Property transfer 4-13-17 to Account #04-0016-50	\$4,709.85
#04-0016-50 D'Andrea, Mark F., Trustee	Plat 1, Lot 371 – Property transfer 4-13-17 to Account #02-0288-70	\$37,111.34
#16-0051-00 Page, Stephen M. & Debra L.	Plat 16, Lot 192 – Property transfer 3-24-17 to Account #13-0097-85	\$3,029.01

**ADDENDA TO 2016 TAX ROLL**

#02-0288-70 Bates, Richard Allan & Kelly A.	Plat 1, Lot 371 – Property transfer 4-13-17 from Account #04-0016-50	\$37,111.34
#04-0016-50 D'Andrea, Mark F., Trustee	Plat 8, Lot 570 – Property transfer 4-13-17 from Account #01-0043-00	\$4,709.85
#13-0097-85 MacKnight, Carmela	Plat 16, Lot 192 – Property transfer 3-24-17 from Account #16-0051-00	\$3,029.01

<b>TOTAL ABATEMENTS</b>	<b>\$44,874.21</b>
<b>TOTAL ADDENDA</b>	<b>\$44,850.20</b>

RESPECTFULLY SUBMITTED,

*Kenneth S. Gray*

KENNETH S. GRAY,  
TAX ASSESSOR







# State of Rhode Island and Providence Plantations

HOUSE OF REPRESENTATIVES

REPRESENTATIVE ROBERT J. QUATTROCCHI *District 41*  
*Committee on Finance*  
*Committee on Small Business*

April 11, 2011

President Kristine S. Trocki &  
Jamestown Town Council Members  
93 Narragansett Ave  
Jamestown, RI 02835

**Re: House Bill 5606**

Dear President Kristine S. Trocki and Jamestown Town Council:

The goal of H-5606 is to reduce the amount of waste tonnage and perhaps, also reduce the cost of waste removal for all users of the Central Landfill through a commission dedicated to finding the most effective avenue. Therefore, I have introduced a bill, co-sponsored by Minority Leader Patricia Morgan, to create a study commission. Bill H-5606 is "An Act Creating a Special Legislative Commission to Study the Efficacy and Cost of Implementing a Recycling Program for all Multi-Family Residential Units including Condominium Complexes."

Our state municipalities are looking at a 47% increase in their waste removal budgets in the next two years. These increases will come in the form of higher tipping fees at the state's landfill which will go from the current \$32/ton to \$47/ton. There is zero tipping fee on recyclables. A study commission, considering all available data regarding multifamily complexes, which are currently exempt from recycling, costs us nothing but could give us great insight which could benefit all of us, both financially and environmentally.

We have received support from Michael McGonagle, Acting Director of Policy and Programs at Rhode Island Resource Recovery Corporation (Resource Recovery), who stated, "When residents are provided the opportunity to recycle at multi-unit housing, individual household compliance is difficult to enforce because each complex has many households contributing to one collection point. However, Multi-unit recycling, even though commercially managed, is residential in nature, making it quite suitable for processing at the Resource Recovery Materials Recycling Facility when delivered free of contaminants."

I respectfully request the support of all the town councils and community members. We would like to invite all in support of this bill to inform the Speaker of the House, Nicholas A. Mattiello. While phone calls to the Speaker at **(401) 222-2466** is preferred, written support is also greatly appreciated and can be submitted to: **82 Smith Street, RI State House, Room 323, Providence, RI 02903.**

If you wish to testify in-person, submit written testimony for a future committee hearing, or have questions regarding the bill, please contact me. To maximize the attempts to divert recoverable wastes from the Central Landfill, we hope you welcome the chance to contribute in a study of multi-unit recycling this legislative session.

Best Regards,

Representative Robert Quattrocchi  
District 41 - Scituate, Cranston

228 OLD PLAINFIELD PIKE, FOSTER, RHODE ISLAND 02825  
STATE HOUSE, ROOM 106, PROVIDENCE, RHODE ISLAND 02903  
RES: 401-764-5143 BUS: 401-222-2259 FAX: 401-222-1209  
EMAIL: rep-quattrocchi@rilegislature.gov

RECEIVED  
TOWN OF JAMESTOWN, R.I.  
17 APR 17 PM 1:33



**Open Forum - request to address the Town Council**

TO: Kristine Trocki, President, Jamestown Town Council

FROM: Susan Maffei Plowden, Kate Petrie

DATE: April 25, 2017

RECEIVED  
TOWN OF JAMESTOWN, R.I.  
17 APR 26 PM 4: 20

REQUEST TO JAMESTOWN TOWN COUNCIL TO CONSIDER A BAN ON  
SINGLE-USE PLASTIC BAGS ON CONANICUT ISLAND

In 2016, the state of RI requested that towns/cities include sustainability in their comprehensive plans. Following this, Jamestown Town Planner Lisa Bryer enlisted environmental consultants to begin the process of drafting a plan, beginning with several workshops, the purpose of which was to gather input from residents as to their areas of concern in our community.

Given this interest and desire by the town (and state) to address sustainability, we would like to re-address an issue of concern in Jamestown and neighboring towns – that of single use carryout plastic bags.

To date, several Rhode Island communities have enacted a ban, starting with Barrington in 2012, and this year Newport and Middletown, while Portsmouth has it currently under consideration. As well, in neighboring Massachusetts, to date 45 cities and/or towns have passed a similar ban.

Jamestowners enjoy a near pristine environment with miles of accessible beaches and beautiful, popular (and well-used) parks and beaches at Beavertail, Ft Wetherill, Ft Getty, Mackerel Cove, and East Ferry. The negative impact of single-use plastic bags is real. Despite best efforts, many plastic bags are accidentally or carelessly discarded and end up trapped in trees, caught in storm drains, along the shoreline, and in the Bay.

Clean Ocean Access (COA), a RI-based environmental organization with a mission to keep the ocean clean of marine debris, as well as supporting shoreline access, conducts a number of beach cleanups locally throughout the year. Since 2013, they have removed 11,766 plastic bags from nearby shorelines and the percentage has increased each year.

As an island community in the Ocean State, Jamestown enjoys a great reputation as a pristine, and unspoiled place to live. It won't stay that way without our efforts. Therefore, we should take the initiative to follow our neighboring communities lead. What was inconvenient several years ago – bringing your own bag to a store – is quickly becoming the norm in many towns and cities world-wide.

The bag ordinance should have a strong message of sustainability with a focus on reducing the amount of material consumed, rather than recycling. It is not a question of “paper or plastic”, it needs a theme of “bring your own” with a focus on durable, reusable bags. Bags break down into tiny pieces, can absorb toxins, and can become part of our food chain. As well, this will aid in reducing trash to the Central Landfill (due to reach capacity by 2038).

The impact to marine life is perhaps the most visible in today’s world, as the bags look just like jellyfish and are ingested mistakenly by sea life – more and more we are hearing of dead marine life that contain some form of plastic.

Our neighboring RI communities that have adopted these ordinances have offered to share their research and feedback they had in drafting their initial ordinances (see attached Newport & Middletown ordinances). Though we certainly recognize and value the input of our own residents in developing Jamestown’s guidelines.

**We would ask the Jamestown Town Council today to carefully consider the adoption of a ordinance to ban single-use plastic carry-out bags, 100% implemented by Earth Day (April 22), 2018.** It makes good sense for the community of Jamestown to develop and implement an island-wide ordinance in a uniform and consistent manner.

**A few facts:**

1. Ocean Conservancy International Coastal Cleanup Fall 2016 removed 1,019,902 plastic bags, 4th highest item count
2. Save The Bay International Coastal Cleanup performed in Fall 2016 removed 2,282 grocery bags
3. Clean Ocean Access since 2013 via 200 cleanups have removed 11,766 plastic bags, or 6.4% of all items found
4. Americans use more than 100 billion plastic bags each year, more than 300 bags per person per year
5. Plastic bags are used for an average of 12 minutes, but a single plastic bag has a life expectancy of up to 1,000 years
6. National Geographic reports there are 5.25 Trillion pieces of trash in the ocean
7. Earth Policy reports the amount of energy required to make 12 plastic shopping bags could drive a car for a mile.

Thank you,

Susan Maffei Plowden & Kate Petrie

Two attachments: City of Newport Ordinance; Middletown Draft Ordinance



## MEMO

To: Town Council

From: Shawn J. Brown, Town Administrator

A handwritten signature in black ink, appearing to read "SJB", is written over the name "Shawn J. Brown" in the "From:" line.

Subject: Draft of Plastic Bag Ban Ordinance

Date: January 30, 2017

Please find attached for your information a draft ordinance to ban single use plastic bags in Middletown, which the administration has drafted. The Town Solicitor has compared this draft with Newport's, and has found it to be consistent with the regulations that Newport is considering.

## PLASTIC BAG ORDINANCE

### **LEGISLATIVE FINDINGS AND INTENT:**

(a) The Town Council has the authority under Article 13 of the Rhode Island Constitution and the Middletown Town Charter to regulate issues of solid waste, litter and pollution as a local concern.

(b) The production, use and disposal of plastic checkout bags, which are commonly not recycled, has been shown to have significant detrimental impacts on the environment, including but not limited to contributing to pollution of the terrestrial and coastal environment, clogging storm water drainage systems, and contributing to the injury and death of terrestrial and marine life through ingestion and entanglement.

(c) The manufacture, transport and recycling of plastic checkout bags requires substantial energy consumption and contributes to greenhouse gases.

(d) Plastic checkout bags create a burden to solid waste collection and recycling facilities.

(e) Prohibiting the use of Plastic checkout bags is necessary to protect the environment and the public health, safety, and welfare of all residents and visitors.

### **PURPOSE:**

The purpose of the article is to improve the environment in and around Town of Middletown Rhode Island and the health, safety, and welfare of its residents by reducing the number of plastic and paper bags being used, encouraging the use and sale of reusable checkout bags and banning the use of plastic bags for retail checkout of goods.

### **DEFINITIONS:**

As used in the article, the following terms shall have the meanings indicated:

**CARRYOUT BAG** means a bag provided by a business establishment to a customer, typically at the point of sale, for the purpose of transporting purchases.

**PLASTIC CARRYOUT BAG** means any plastic carry-out bag that is provided by a business establishment to a customer, typically at the point of sale, for the purpose of transporting purchases. "Plastic Carryout Bag" does not include plastic barrier bags or double-opening plastic bags, as defined herein, or plastic bags measuring larger than 28 inches by 36 inches.

**DOUBLE-OPENING PLASTIC BAGS** means any thin plastic bag with a double opening (top and bottom) to protect clothing or other items for transport.

**PLASTIC BARRIER BAG** means any thin plastic bag with a single opening used to:

(a) Transport fruit, vegetables, nuts, grains, small hardware items, or other items selected by customers to the point of sale;

(b) Contain or wrap fresh or frozen foods, meat, or fish, whether prepackaged or not;

(c) Contain or wrap flowers, potted plants, or other items where damage to a good or contamination of other goods placed together in the same bag may be a problem; or

(d) Contain unwrapped prepared foods or bakery goods.

**RECYCLABLE PAPER BAG** means a paper bag that is fully recyclable overall and contains a minimum of 40% post-consumer recycled content and contains no old growth fiber. The bag should display the words "Reusable" and "Recyclable" or the universal recycling logo on the outside of the bag in green lettering at least one inch in size.

**BUSINESS ESTABLISHMENT** means any commercial enterprise that provides carryout bags to its customers, including sole proprietorships, joint ventures, partnerships, corporations, or any other legal entity, and includes all employees of the business and any independent contractors associated with the business. "Business Establishment" does not include sales of goods at yard sales, tag sales, other sales by residents at their homes, and sales by nonprofit organizations.

**REUSABLE BAG** means a bag with handles that is specifically designed and manufactured for multiple reuse and is made primarily of cloth or other nonwoven textile or is constructed of multiple layers for insulation.

#### **PROHIBITED ACTS:**

(a) No business establishment shall provide or make available any plastic carryout bag at the point of sale.

(b) All business establishments that provide plastic barrier bags or double opening bags shall offer a recycling opportunity onsite for the recycling of any plastic bags or clean plastic bag film as defined by the Rhode Island Resource Recovery Corporation RESTORE program.

(c) Nothing in this section shall preclude business establishments from making reusable bags or recyclable paper bags available for sale to customers.

#### **EXEMPTIONS:**

This ordinance does not apply to:

(a) Laundry dry cleaning bags, door-hanger bags, newspaper bags, or packages of multiple bags intended for use as garbage, pet waste, or yard waste;

(b) Bags provided by pharmacists or veterinarians to contain prescription drugs or other medical necessities, provided that the bags are recyclable within the State's recycling program;

(c) Bags used by restaurants to take away prepared food, provided that the bags are recyclable within the State's recycling program; and

(d) Plastic barrier bags, double opening plastic bags and bags used by a consumer inside a business establishment to: (1) Contain bulk items, such as produce, nuts, grains, candy, or small hardware items; (2) Contain or wrap frozen foods, meat, or fish, whether or not prepackaged; (3) Contain or wrap flowers, potted plants or other items to prevent moisture damage to other purchases; (4) Contain unwrapped prepared foods or bakery goods; or (5) bags used by a non-profit corporation or other hunger relief charity to distribute food, grocery products, clothing, or other household items.

#### **ENFORCEMENT; VIOLATIONS AND PENALTIES:**

This ordinance shall be enforced by the Police Department, or any other Town Department designated by the Town Administrator. Any person who violates any of the provisions of this ordinance shall be subject to the following penalties:

(a) For a first offense, the person charged with a violation of this ordinance shall be served with a warning letter by delivering it him or her personally to him, or by posting upon a conspicuous portion of the retail sales establishment and sending a copy of the same by certified mail to the person to whom the notice is directed. The warning letter shall inform the person charged of the nature of the violation and that it must be corrected within fourteen (14) of the date of the letter, and shall include a copy of this ordinance.

(b) For a second offense more than fourteen (14) days after service of a warning letter, a fine of \$150. The person charged shall, for a second offense, be given the opportunity to pay the fine assessed by mail, which shall be indicated on the summons issued by the charging officer. Should the alleged violator elect not to pay the fine assessed by mail, said person shall be entitled to a hearing before the Municipal Court.

(c) For a third or subsequent offense, a fine of \$300.00, and a hearing before the Municipal Court shall be required.

(d) Each occurrence of a violation more than fourteen (14) days after service of a warning letter, and each day that such violation continues, shall constitute a separate violation and may be cited as such.

#### **HARDSHIP VARIANCE:**

The Town Administrator may grant a variance from the requirements of this article only after determining that:

(a) Application of this article would cause undue hardship based upon unique circumstances; or,



(b) Application of this article would deprive a person or business of a legally protected right.

(c) The requested variance shall be submitted on the towns prescribed forms.

(d) Any variance granted under this section must be the minimum variance necessary to address the hardship.

(e) The Administrator shall prepare a written report of findings to support the grant or denial of the Variance.

**EFFECTIVE DATE:**

This ordinance shall take effect on \_\_\_\_\_, and its provisions shall supersede any inconsistent or contrary provision in any other ordinance.



CITY OF NEWPORT  
ORDINANCE  
OF THE  
COUNCIL  
NO. 2017-08

AN ORDINANCE IN AMENDMENT OF TITLE 8 OF THE CODIFIED ORDINANCES OF THE CITY OF NEWPORT, RHODE ISLAND, REVISION OF 1994, AS AMENDED, ENTITLED, HEALTH AND SAFETY.

BE IT ORDAINED by the City of Newport:

ADD

**SECTION 1. Chapter 8.32**

**8.32.010 LEGISLATIVE FINDINGS AND INTENT:**

(a) The City Council has the authority under Article 13 of the Rhode Island Constitution and the Ordinances of the City of Newport to regulate issues of solid waste, litter and pollution as a local concern.

(b) The production, use and disposal of single use plastic carryout bags, which are commonly not recycled, has been shown to have significant detrimental impacts on the environment, including but not limited to contributing to pollution of the terrestrial and coastal environment, clogging of storm water drainage systems, and contributing to the injury and death of terrestrial and marine life through ingestion and entanglement.

(c) The manufacture, transport and recycling of single use plastic carryout bags requires substantial energy consumption and contributes to greenhouse gases.

(d) Single use plastic carryout bags create a burden to solid waste collection and recycling facilities.

(e) Prohibiting the use of single use plastic carryout bags is necessary to protect the environment and the public health, safety and welfare of all residents and visitors.

**Section 8.32.020 Purpose**

The purpose of this ordinance is to improve the overall environment in the City of Newport for the health, safety, and welfare of its residents and for the protection of our wildlife and coastal ecosystems by:

- 1) Encouraging the use of reusable carryout bags and banning the use of single use plastic carryout bags,
- 2) Maintaining the ability to recycle single-use plastic carryout bags, and

3) Reducing the number of single-use plastic carryout bags. Business establishments are encouraged to make reusable carryout bags available for sale.

#### **Section 8.32.030 Definitions**

As used in this ordinance, the following terms shall have the meanings indicated:

**SINGLE USE PLASTIC CARRYOUT BAG** - A single use plastic bag used by the customer at the point of sale for the purpose of removing products purchased from a business establishment. Single-use plastic carryout bag shall include any plastic bag except plastic barrier bags, double-opening plastic bags, plastic bags measuring larger than 28 inches by 36 inches, or plastic bags four (4) mils or more in thickness.

**DOUBLE-OPENING PLASTIC BAG** - Any thin plastic bag with a double opening (top and bottom) to protect clothing or other items for transport.

**PLASTIC BAG** - A bag where any portion of the bag is made of plastic, including but not limited to those called "biodegradable", "compostable" or "oxo-biodegradable."

**PLASTIC BARRIER BAG** - Any thin plastic bag with a single opening used to:

- Transport fruit, vegetables, nuts, grains, small hardware items, or other items selected by customers to the point of sale;
- Contain or wrap fresh or frozen foods, meat, or fish, whether prepackaged or not;
- Contain or wrap flowers, potted plants, or other items where damage to a good or contamination of other goods placed together in the same bag may be a problem;
- Contain unwrapped prepared foods or bakery goods; or
- Provide protection for newspapers and other printed material delivered to consumers

**REUSABLE CARRYOUT BAG** - A bag, that is specifically designed and manufactured for multiple reuse. Any straps must be stitched and not heat fused. The bag must be made of washable cloth, other durable woven or nonwoven fabric, or durable plastic with a minimum thickness of four (4) mils.

**BUSINESS ESTABLISHMENT** - Any commercial enterprise, including sole proprietorships, joint ventures, partnerships, corporations, or any other legal entity, and includes all employees of the business and any independent contractors associated with the business. "Business Establishment" does not include the sale of goods at yard sales, tag sales and other sales by residents at their homes

### **Section 8.32.040 Regulations**

No Business Establishment shall make available any single use plastic carryout bags (either complementary or for a fee) for any sales transaction or other use to members of the public.

- Single use plastic carryout bag does not include plastic barrier bags, double-opening plastic bags, plastic bags measuring larger than 28 inches by 36 inches, or plastic bags four (4) mils or more in thickness.
- All Business Establishments that provide plastic produce, product, or double-opening bags must offer a recycling opportunity on site and must recycle any plastic collected in accordance with current laws.
- Business Establishments may make reusable carryout bags available for sale to customers.

### **Section 8.32.050 Enforcement; violations and penalties**

- A. Upon a violation of the provisions of this ordinance, the Business Establishment shall be provided written notice ordering cessation of the violation. Notice shall be given to the Business Establishment owner or manager or may be served on the Business Establishment's agent for service.
- B. A violation shall be subject to a fine of up to \$1,000.
- C. For any violation of the provisions of this ordinance, the City Council may revoke any municipally issued license granted to the Business Establishment.

### **8.32.060 Implementation**

This ordinance shall be effective upon passage. Enforcement of violations shall be stayed until November 1, 2017.

IN COUNCIL  
READ AND PASSED  
MARCH 8, 2017

  
\_\_\_\_\_  
Laura C. Swistak  
City Clerk



**TOWN OF CHARLESTOWN, RHODE ISLAND  
A RESOLUTION IN OPPOSITION TO H5475 AND S0481,  
AN ACT RELATING TO CITIES AND TOWNS – SUBDIVISION OF LAND**

**WHEREAS**, House Bill 5475, an Act Relating to Towns and Cities – Subdivision of Land, and companion Senate Bill 0481 have been introduced in the Rhode Island General Assembly; and

**WHEREAS**, this Act proposes to reduce the state mandated time periods for review of major land development and subdivision application, to reduce the time periods for recording land use decisions and to impose a penalty on municipalities equivalent to 50% of the application fee if the time period is not met; and

**WHEREAS**, the practical effects of this legislation for our Town and others will be to put unreasonable time pressures on the Town Planner and the Planning Commission as applied to the largest and most complex types of developments and subdivision; and

**WHEREAS**, these major applications represent the projects with the most site impacts, infrastructure and technical issues, involving testimony from various experts such as engineers and lawyers, and requiring the Commission members to absorb design and technical details; and

**WHEREAS**, these plans often require review by the Town's own professional experts, often times making it necessary for the Commission to receive additional information and/or revised plans before a final vote in the affirmative can be made; and

**WHEREAS**, shortening time periods for review, may force the Commission to vote with restrictive conditions or even a vote to deny, and will not serve the interests of applicants and developers; and

**WHEREAS**, these proposed changes are significant and were proposed without any initial input from the municipalities.

**NOW, THEREFORE, BE IT RESOLVED**, that the Charlestown Town Council respectfully requests that all State Senators, Representatives and the Governor oppose House Bill 5475 and companion Senate Bill 0481.

**BE IT FURTHER RESOLVED** that the Town Clerk is hereby instructed to submit a copy of this resolution to the Town of Charlestown's State Senators and State Representative in the Rhode Island General Assembly, the Senate President, the Speaker of the House, all additional members of the Rhode Island House of Representatives and Senate, the Executive Director of the Rhode Island League of Cities and Towns, all the Cities and Towns in the State of Rhode Island and Governor in consideration of their support to defeat this amendment to the General Laws.

The **RESOLUTION** shall take effect on April 10, 2017.

By resolution of the Charlestown Town Council  
At a meeting held on April 10, 2017

Amy Rose Weinreich, CMC  
Attested to by  
Amy Rose Weinreich, CMC Town Clerk







**TOWN OF EAST GREENWICH, RHODE ISLAND  
A RESOLUTION IN OPPOSITION TO H5475 AND S0481,  
AN ACT RELATING TO CITIES AND TOWNS – SUBDIVISION OF LAND**

**WHEREAS**, House Bill 5475, an Act Relating to Towns and Cities – Subdivision of Land, and companion Senate Bill 0481 have been introduced in the Rhode Island General Assembly; and

**WHEREAS**, this Act proposes to reduce the state mandated time periods for review of major land development and subdivision application, to reduce the time periods for recording land use decisions and to impose a penalty on municipality equivalent to 50% of the application fee if the time period is not met; and

**WHEREAS**, the practical effects of this legislation for our Town and others will be to put unreasonable time pressures on the Town Planner and the Planning Board as applied to the largest and most complex types of developments and subdivision; and

**WHEREAS**, these major applications represent the projects with the most site impacts, infrastructure and technical issues, involving testimony from various experts such as engineers and lawyers, and requiring the Board members to absorb design and technical details; and

**WHEREAS**, these plans often require review by the Town’s own professional experts, often times making it necessary for the Board to receive additional information and/or revised plans before a final vote in the affirmative can be made; and

**WHEREAS**, shortening time periods for review, may force the Board to vote with restrictive conditions or even a vote to deny, and will not serve the interests of applicants and developers; and

**WHEREAS**, these proposed changes are significant and were proposed without any initial input from the municipalities.

**NOW, THEREFORE, BE IT RESOLVED**, that the East Greenwich Town Council respectfully requests that all State Senators, Representatives and the Governor oppose House Bill 5475 and companion Senate Bill 0481.

**BE IT FURTHER RESOLVED** that the Town Clerk is hereby instructed to submit a copy of this resolution to the Town of East Greenwich’s State Senators and State Representative in the Rhode Island General Assembly, the Senate President, the Speaker of the House, the Executive Director of the Rhode Island League of Cities and Towns, all the Cities and Towns in the State of Rhode Island and Governor in consideration of their support to defeat this amendment to the General Laws.

The **RESOLUTION** shall take effect on April 24, 2017.

Attested to by:  
Leigh A. Carney, CMC Town Clerk



*Suzanne M. Cienki*  
Suzanne M. Cienki, Town Council President

*Sean M. Todd*  
Sean M. Todd, Town Council Vice President

*Andrew F. Deutsch*  
Andrew F. Deutsch, Town Councilor

*Nino M. Granatiero*  
Nino M. Granatiero, Town Councilor

*Mark Schwager*  
Mark Schwager, Town Councilor



**TOWN OF SCITUATE TOWN COUNCIL**

**RESOLUTION NO.: 17-05**

**OBJECTION TO PROPOSED LEGISLATION 2017- H 6122  
THE RHODE ISLAND COOPERATIVE WATER AUTHORITY**

WHEREAS, the Providence Water Supply Board owns a significant portion of property in the Town of Scituate; and

WHEREAS, House Bill 2017 – H 6122, as amended, does not provide the Town of Scituate representation on the proposed Rhode Island Cooperative Authority Board, and will have a significant detrimental impact on the Town of Scituate and its residents as the entity is proposed to be exempt from local taxation; and

WHEREAS, House Bill 2017 – H 6122, as amended, provides for Payments In Lieu Of Taxes (PILOT); however, the Town of Scituate will have no assurance on the economic return to the Town through a PILOT.

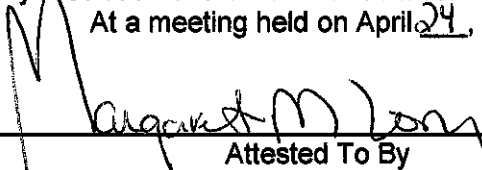
NOW, THEREFORE, BE IT RESOLVED that we, the Town Council of the Town of Scituate, Rhode Island respectfully request that the General Assembly not pass House Bill 2017 – H 6122, as amended and its similar Senate bill unless and until the Town's concerns are heard and remedied; and

BE IT FURTHER RESOLVED that the Town Clerk is hereby instructed to submit a copy of this resolution to the Town of Scituate's State Senators and State Representative in the Rhode Island General Assembly, all additional members of the Rhode Island House of Representatives and Senate, the Executive Director of the Rhode Island League of Cities and Towns, all the Cities and Towns in the State of Rhode Island and Governor in consideration of their support to defeat this amendment to the General Laws.

BE IT FURTHER RESOLVED that the Town Council President and Vice President are hereby authorized to act on behalf of the Town Council to oppose passage of House Bill 2017 – H 6122 and its Senate equivalent.

The RESOLUTION shall take effect immediately upon the date hereof.

By resolution of the Town of Scituate Town Council  
At a meeting held on April 24, 2017

  
\_\_\_\_\_  
Attested To By  
Margaret M. Long, Town Clerk

