1. Description of Project Components

The proposed project involves the design and construction of road and utility improvements to allow for future development on a vacant industrial parcel owned by the Providence Redevelopment Agency (PRA) at 70 Houghton Street (Plat 78, Lot 448). The parcel contains 9.81 fully developable acres and was formerly the site of a large manufacturing facility that burned and was demolished in 2000. The project also includes preliminary improvements on the site to spur private sector investment and local job growth.

The PRA is proposing to make site, access, and utility improvements to prepare the project area for development site(s) and to catalyze private sector investment. Specifically, the project consists of the following:

- Extend Houghton Street 270 linear feet and construct a cul-de-sac at the westerly end to provide site frontage and access for the first phase of future development
- Extend municipal water pipeline 270 linear feet to the west end of the cul-de-sac for future development service connections
- Improve local roadway access (560 linear feet of Houghton Street from Veazie Street to the site frontage at 70 Houghton Street) by milling, grading and paving the existing roadway surface (1,930 square yards), installing granite curb and sidewalks for pedestrian access (1,600 linear feet), and installing a stormwater collection system, catch basins, manholes, water quality basin, and outfalls) to improve drainage conditions in the area
- Install a sewer pump station near the west end of Houghton Street, a four-inch sewer force main from the west end of Houghton Street to an existing sewer line at the intersection of Veazie Street and Branch Avenue (1,200 linear feet), and a 210 foot gravity service line from west end of the cul-de-sac to the pump station for future service connection
- Install temporary soil erosion and sedimentation control measures to prevent degradation to downstream properties and state-regulated wetland resources

2. Statement of Assurance

The project components described in this Preliminary Engineering Report are consistent with the EDA investment project description that is provided in Section B.2 of Form ED-900.
3. **Drawings**

A drawing showing the general layout and location of the existing site conditions and of the project components are provided as an attachment to this Preliminary Engineering Report.

4. **Feasibility Analysis**

Existing site conditions will not limit or prevent construction or affect project components. The PRA acknowledges that a number of factors could affect the project schedule, including but not limited to labor disputes among one or more of the trades expected to work on the project, supply chain disruptions, severe weather conditions, including high winds, rain and/or hail storms, severe winter weather, etc.

5. **Proposed Method of Construction**

The project will be executed using the Design-Bid-Build methodology based on design and construction documents prepared by a licensed, professional engineering firm contracted separately from the construction. Construction Management Services will also be contracted in conjunction with this project. In the Design-Bid-Build project delivery method, PRA will publicly and competitively bid the project and contract directly with the selected general contractor.

6. **Number of Construction Contracts Anticipated**

One contract is proposed for the project that consists of implementation of erosion and sedimentation controls, layout, pump station and sewer force main construction, utility extensions, drainage feature(s), curbing and sidewalks, and fine grading and pavement.

7. **Current Detailed Construction Cost Estimate**

The current detailed cost estimate for the project is provided as an attachment to this Preliminary Engineering Report.

8. **Real Property Acquisition**

The project budget does not include costs for acquisition of real property because the Providence Redevelopment Agency owns the property that will directly benefit from this project, 70 Houghton Street.

9. **Permits Required**

Following completion of the engineering design, the following permits will be obtained from each of the respective agencies for the proposed project:

- Minor Subdivision through the Providence City Planning Commission – 90 Days
- Approval for Drainage and Roadway Improvements through the Providence Department of public Works – 60 Days
- Approval for the Pump Station/Sewer Force Main through the Narragansett Bay Commission – 90 Days
- Wetlands Preliminary Determination Application through the Rhode Island Department of Environmental Management – 90 Days
• Main Extension Approvals from National Grid (natural gas and electric) and the Providence Water Supply Board (water) – 90 Days

10. The estimated schedule to complete the proposed project is as follows:

• Design Period – 60 Days
• Permitting – 90 Days
• Construction Documents – 30 Days
• Solicitation of Bids/Award of Contract – 30 Days
• Construction Period – 4 Months

11. Overall Project Budget Breakdown

The estimated overall budget breakdown for the project is provided as an attachment to this Preliminary Engineering Report.