

CAPITAL EXPENDITURES COMMITTEE

TOWN OF LEXINGTON



REPORT TO THE
SPECIAL TOWN MEETING (STM) 2021-1
NOVEMBER 8, 2021

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Submitted by:
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(Begins on the reverse of this cover)

STM 2020-1 Warrant-Article Explanations and Recommendations

Cites of the “Town Warrant” refer to the October 12, 2021, “Town of Lexington Warrant for the Special Town Meeting 2021-1”, November 8, 2021.

Article 3: Establish, Dissolve and Appropriate To and From Specified Stabilization Funds (SFs) <i>(Only those actions related to Capital)</i>	Funds Deposited	Funding Source	Committee Recommends
	(h) Capital SF (CSF)		
	\$570,300	General Fund (New Levy Growth)	Approval (5-0)

“To see if the Town will vote to create, amend, dissolve, rename and/or appropriate sums of money to and from Stabilization Funds in accordance with Massachusetts General Laws, Section 5B of Chapter 40 for the purposes of: (a) Section 135 Zoning By-Law; (b) Traffic Mitigation; (c) Transportation Demand Management/Public Transportation; (d) Special Education; (e) Center Improvement District; (f) Debt Service; (g) Transportation Management Overlay District; (h) Capital; (i) Payment in Lieu of Parking; (j) Visitors Center Capital Stabilization Fund; (k) Affordable Housing Capital Stabilization Fund; (l) Water System Capital Stabilization Fund; and (m) Ambulance Stabilization Fund; determine whether such sums shall be provided by the tax levy, by transfer from available funds, from fees, charges or gifts or by any combination of these methods; or act in any other manner in relation thereto.”

“DESCRIPTION: This is an annual article to establish, dissolve, and/or fund Stabilization Funds for specific purposes and to appropriate funds therefrom. Money in those funds may be invested and the interest may then become a part of the particular fund. These funds may later be appropriated for the specific designated purpose by a two-thirds vote of an Annual or Special Town Meeting, for any lawful purpose.”

(Town Warrant)

All SFs deposits (additions) are approved by a simple majority vote of Town Meeting.

Available cash deposited to this SF is with the intent that there would be withdrawals to mitigate the tax burden of major capital projects. The primary, but not sole, purpose foreseen now is the yet-to-begin new Lexington High School Project—currently estimated as at least \$350 million; the mitigation would be against the debt service for that Project.

The FY2021 year-end balance for this SF was \$20,674,058—which includes \$44,804 in interest earned during that fiscal year. There was a \$4,600,000 withdrawal during that year to offset existing exempt-debt service.

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Article 5: Appropriate for Police Station Architectural Design and Swing Space Construction	Funds Requested	Funding Source	Committee Recommends
	\$870,000	General Fund (New Levy Growth)	Approval (5-0)

“To see if the Town will vote to raise and appropriate a sum of money for design, engineering and architectural services for a new Police Station at 1575 Massachusetts Avenue; and for remodeling, reconstructing, making extraordinary repairs and additions to the building at 173 Bedford Street, to provide swing space for the Police department; and any costs incidental thereto; and determine whether the money will be provided by the tax levy, by transfer from available funds, by borrowing or by any combination of these methods; or act in any other manner in relation thereto.”

“DESCRIPTION: This Article is a funding request for the architectural design of a new Police Station at 1575 Massachusetts Ave., and temporary construction at 173 Bedford Street. The building 173 Bedford St will serve as a temporary location for the Police station while the current building is being rebuilt and upgraded. This appropriation includes securing the front entrance, adding holding cells, and 911 center relocation (technology center). It is anticipated that an appropriation for design documents and construction funding for the Police Station at 1575 Massachusetts Ave. will come forward at the 2022 Annual Town Meeting. The Police department is anticipated to relocate to 173 Bedford St in the Summer of 2022.”

(Town Warrant)

While the building located at 173 Bedford Street (“173 Bedford”) is generally a satisfactory venue for a temporary Police Station, some additional conversions and actions are still needed.

The original appropriation for the design phase of the whole project (including the swing space) was the \$1,862,622 at the 2018 Annual Town Meeting (ATM), Article 14. This STM’s appropriation includes the construction funding and associated other expenses for the swing space and the supplemental funding needed to complete the design of the new Police Station.

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Purposes of Requested Funding*	Projected Costs
Renovation of the Town's Facility at 173 Bedford Sreet from its Previous Temporary Use by the Fire Department	
Construction/Renovation	\$375,000
Antennas/Radio Communications	\$123,000
Relocate 911 Dispatch Center	\$50,000
Architect Fees	\$41,100
Relocation of Police Department Costs	\$25,000
Subtotal	\$614,100
Reasons for Supplementing the Architectual Design Fees for the New Facility	
Original quote for this work was 2017	
Two Schematic Designs were requested	
Solar Panel Integration/Fletcher Field Design	
Project Put On Hold in August 2020 for more than one year	
Additional Scope for Community input evaluation and redesign	
Subtotal	\$254,315
Total	\$868,415
Rounded Appropriation Request	\$870,000
* Source: Department of Public Facilities presentation to the Select Board, 12 Oct 2021, and additional information from that Department.	

Further breaking down that table:

\$375,000 covers:

- Constructing an evidence lab and secure booking/interview room,
- Splitting some of the office space into separate offices for the Police Captain and assistant,
- Reinforcing the front lobby with ballistic resistant materials.

\$123,000 is for new antennas and radio systems to replace the existing antennas and radio systems that cannot be moved to 173 Bedford.

\$50,000 is for moving the 911 dispatch center to 173 Bedford. There will ultimately be two 911 dispatch center relocations (this one to 173 Bedford and one from there to the new Station). And while the Commonwealth must do the move, they only charge the \$50,000 fee for one of those moves. The Commonwealth has not yet told the Town which direction they will charge so this appropriation is included in case they charge for the move to 173 Bedford. If ultimately the Commonwealth says that they'll charge for the move from 173 Bedford (and not for the move to 173 Bedford), then this \$50,000 will be rescinded and re-requested at the 2022 ATM

\$41,000 is for increased architect effort for the 173 Bedford design.

\$25,000 is to hire a commercial company to move the Police Department to 173 Bedford. We applaud the DPF for achieving this low price.

\$254,315 is for the appropriation to address the additional design costs that have occurred because of the five items named in the table above. The costs of those events and content must be appropriated so the current contract's funded balance is sufficient for the required work to be completed.

This Committee continues to support this long-overdue, critical, project and unanimously endorses this appropriation in time for the Construction Appropriation to remain on schedule for the 2022 ATM.

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Article 6: Appropriate for Community Preservation Projects	Funds Requested	Funding Source	Committee Recommends
	\$310,750	CPF	Approval (5-0)

“To see if the Town will vote to hear and act on the report of the Community Preservation Committee and, pursuant to the recommendations of the Community Preservation Committee, to appropriate from the Community Preservation Fund for the acquisition, creation and preservation of open space; for the acquisition, preservation, rehabilitation and restoration of historic resources; for the acquisition, creation, preservation, rehabilitation and restoration of land for recreational use; for the acquisition, creation, preservation and support of community housing; and for the rehabilitation or restoration of open space and community housing that is acquired or created with moneys from the Community Preservation Fund; to appropriate funds for such projects and determine whether the money shall be provided by the tax levy, or from estimated Community Preservation Act surcharges and the state match for the current fiscal year, from the Undesignated Fund Balance of the Community Preservation Fund, by transfer from other available funds, including enterprise funds, by borrowing, or by any combination of these methods; or act in any other manner in relation thereto.”

“FUNDS REQUESTED:

- a. Park and Playground Improvements- Sutherland Park- Supplemental- \$75,000
- b. Parker Meadow Accessible Trail Construction- Supplemental- \$235,750
- c. Old Reservoir Bathhouse Construction- Unknown at press time”

“DESCRIPTION: This article requests that Community Preservation funds and other funds, as necessary, be appropriated for the projects recommended by the Community Preservation Committee. Articles 6a. and 6b. are requesting additional funding for projects appropriated at the 2020 Annual Town Meeting. The original appropriation for Sutherland Park was \$95,000 and the original appropriation for Parker Meadow Accessible Trail Construction was \$551,026. The purpose of Article 6c is to modify the scope of the Old Reservoir Bath House Renovation project that was appropriated under Article 14G of the 2019 Annual Town Meeting. The revised scope will include construction of a new prefabricated, precast facility. No additional funding is expected for the change in scope which will be covered within the original appropriation of \$620,000.”

(Town Warrant)

Article 6a: The request is for the purchase and installation at that Playground of additional equipment designed for older children (5 to 12 years). The primary structure achieved there this Spring with the 2020 ATM, Article 10(i), funding was designed for ages two to five. Once the playground reopened, there was neighborhood objection to the Recreation Committee’s decision to replace the playground with a primary structure only suited for younger children. While that Committee provided opportunities for public feedback during the planning process, it realized that community outreach needed to be earlier, more comprehensive, and include more residents. Funding is being requested at the STM so the new installation can be done before next Spring, and all the playground equipment at Sutherland Park will be on the same lifecycle.

Article 6b: That original appropriation under 2020 ATM, Article 10(k), was well below the bids that the Town received from contractors. Parker Meadow is one of the Town’s most popular conservation areas but remains one of the least accessible, and this supplemental funding is expected to permit the proposed project to remedy this deficiency. Delay until the 2022 ATM is likely to result in further cost escalation, and therefore obtaining supplemental funding at the 2021 STM is recommended.

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Article 6c: As separately reported in the presentation on this article, “installation of a new precast concrete building instead is an affordable alternative to renovating” is a welcome approach not only for this project but potentially other, future, projects. No supplemental funding is required.

Article 7: Appropriate for Westview Cemetery Building Construction	Funds Requested	Funding Source	Committee Recommends
	\$770,000	General Fund (New Levy Growth)	Approval (5–0)

“To see if the Town will vote to raise and appropriate an additional sum of money for construction of a new Westview Cemetery Building on the Westview Cemetery grounds, including the payment of costs of demolition, architectural and engineering services, original equipment, furnishings, landscaping, paving and other site traffic improvements, or other costs incidental or related to such construction; and determine whether the money will be provided by the tax levy, by transfer from available funds, by borrowing or by any combination of these methods; or act in any other manner in relation thereto.”

“DESCRIPTION: Town Meeting appropriated funding for the construction of a new Westview Cemetery building under Article 16K of the 2020 Annual Town Meeting. This construction project was publicly bid in June of 2021, and all bids submitted came in over the appropriated budget of \$3,290,000. This article requests additional funding of \$770,000 to cover the expected construction costs of the Westview Cemetery building, and if approved, this project will be rebid in early 2022.”

(Town Warrant)

Five bids were received in response to the June solicitation; the lowest of which was approximately \$400,000 over the budget. The size of this requested, supplemental, appropriation was arrived at by considering the other submitted bids and recognizing that the market may be more expensive at that later time.

To provide additional flexibility for the Town and, hopefully, to allow an award within the budget, the approach in the solicitation will be to identify a base scope of the most essential work and identify one or more ranked, individual, additionally-desired-scope elements. Such additional scope elements are known as “Add Alternatives” (“Add Alts”) and will be separately priced in each bid. If an otherwise-acceptable bid for the base scope would leave funds available within the budget, the Town can choose to include in the contract, in the ranked order of selection, one or more of the Add Alts, but remain within the budget.

This Committee applauds the Department of Public Facilities and then the Select Board for having chosen to request this urgent supplemental funding with the objective of keeping the scope of this project the same as previously chosen following extensive presentations and discussions—rather than some absolute downsizing of the scope to make some reduction in the supplemental funding.