

# CAPITAL EXPENDITURES COMMITTEE

## TOWN OF LEXINGTON



### REPORT TO THE 2016 ANNUAL TOWN MEETING (ATM)

**Released March 21, 2016**

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**Summary of Warrant-Article Recommendations  
is Appendix B at the end of the report**

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## **Executive Summary**

Beginning last October, the Capital Expenditures Committee (“CEC”) vetted proposals from municipal departments, the school administration, and various citizens groups for capital projects to be included in Lexington’s Fiscal Year 2017 (“FY2017”) budget. Those that are in the FY2017 Recommended Budget & Financing Plan (“Brown Book”) presented to Town Meetings are addressed in this report, along with this Committee’s recommendations thereon. A Summary of our Warrant-Article Recommendations is found in Appendix B and the individual Warrant-Article Recommendations begin on Page 34. As a result of the detailed review, collaboration, and resulting refinement of capital requests since the initial presentations, *Town Meeting will observe that the CEC most often has joined a consensus among the boards and committees relative to the capital articles being presented.*

As has been stated repeatedly over the last several years, our budgetary focus has been, and continues to be, “capital, capital, capital”. The Town needs to invest in new and expanded capital assets to meet our changing demands, but we must also continue to invest in existing infrastructure to maintain our assets. This means we have two tracks of capital demands: expansion, and maintenance and renewal.

The demands placed on our schools’ capacity by the growth in our school enrollment have been well publicized and discussed. For our analysis of the proposal before the Special Town Meeting 2016-3, see our report to that STM, released on March 14, 2016. While the projects proposed earlier this spring will address some of the needs at the elementary level and the projected needs at the middle-school level, there remains a need at the Pre-K level and there is also a significant need looming at the high school—elements of which this Committee wholeheartedly supports addressing in the near term (see Article 15(c & l–o)). While it may be just outside the five-year forecast on which this Committee reports, the eventual high-school project could dwarf the current cost estimates for all of the pre-K, elementary, and middle-school needs combined.

The significant investment needs at the schools are not all that the Town faces. There are also demands in municipal areas. Most immediate among those are our aged public-safety facilities that were designed for equipment and technology of an earlier century. Other needs include enhancing our roads, sidewalks, and recreation facilities; major upgrades to our Central Business District Streetscape; changes to mitigate traffic issues; and continuing development and acquisition of affordable housing.

The Town also faces a continuing and significant need to invest in our buildings and systems. With the creation of the Department of Public Facilities, the Town now has the capability, and has worked diligently, to reduce the backlog of deferred maintenance projects that had accumulated over many years. This investment needs to be ongoing as we continue to erase the backlog and invest in building and systems renewal. This Committee is pleased to see the continued commitment in our building and system maintenance evidenced throughout the capital requests presented in this year’s budget.

While this Committee lauds the significant contributions being made by the Town toward our capital needs, including through use of Community Preservation Funds, in order to accomplish the projects listed in our capital plan through FY2021 (not to mention those which we know fall just outside that timeline) will take the additional support of tax payers through approval of debt exclusions from the limits of Proposition 2½.

## **The Mission of the Capital Expenditures Committee**

From the Code of the Town of Lexington (§29-13):

- A. *Each year the Capital Expenditures Committee shall request and receive from the Town boards and departments a list of all capital expenditures that may be required within the ensuing five-year period. The Committee shall consider the relative need, timing and cost of these projects, the adequacy thereof and the effect these expenditures might have on the financial position of the Town.*
- B. *The Committee shall prior to each annual meeting for the transaction of business prepare, publish and distribute by making copies available at the office of the Town Clerk and at Cary Memorial Library, and by mailing or otherwise distributing to each town meeting member, a report of its findings, setting forth a list of all such capital expenditures together with the committee's recommendations as to the projects that should be undertaken within the five-year period and the approximate date on which each recommended project should be started. This publication may be combined with and distributed at the same time as the Appropriation Committee Report.*

From the Code of the Town of Lexington (§29-14): *The term capital expenditures shall mean any and all expense of a nonrecurring nature not construed as an ordinary operating expense, the benefit of which will accrue to the Town over an extended period of time.*

From the Code of the Town of Lexington (§29-26): *...the Capital Expenditures Committee shall state whether it endorses each recommendation of the Community Preservation Committee.*

## **How to Read This Report**

Our report is divided into four sections:

- An overview of capital projects in Lexington;
- Presentation of a five-year capital budget;
- Spending history and general capital plan for each department and program; and
- This year's capital-related Warrant Articles.

"Town Warrant" refers to the Town of Lexington Town Warrant for the 2016 Annual Town Meeting. "Brown Book" refers to the "Town of Lexington Fiscal Year 2017 Recommended Budget & Financing Plan", February 29, 2016. Where our narrative includes a "See Article \_\_\_" it is referring you to that Article in the last section—"Warrant-Article Explanations and Recommendations". In that section you will find:

We have quoted the Town's or a Town Committee's documentation for each of the Articles on which we are reporting. If we believe that quote has both adequately described the proposed work and satisfactorily made the case for the Town's need, we will not reiterate either of those matters in this report. However, additional narrative is included where we felt it helpful.

Our Committee's recommendations and how we voted are shown only in the boxed header for each Article and, if applicable, in any sub-elements unless there are further comments on our recommendation. (In any case where we are not unanimous in an Approval recommendation to Town Meeting there will comments.) If there are comments, they will be *in italics* at the end of the text below the boxed header.

Our oral report on Town Meeting floor will highlight elements of our written report and present any new information not available as of this writing. When we report on a capital article on Town Meeting floor during the deliberations, a committee member will provide the committee's recommendation and, if applicable, comments related to that recommendation.

## CAPITAL EXPENDITURES COMMITTEE REPORT TO 2016 ATM

# Summary of FY2017 Capital-Budget Requests

Art.	Categories	Requests <sup>1</sup>						CEC Differences
		General Fund		Enterprise Funds <sup>3</sup>	Approp. & Auth. Other <sup>5</sup>	Total		
		Debt	Cash <sup>2</sup>	CPF <sup>4</sup>				
Community/Economic Development								
8(g)	Wright Farm Barn Needs Assessment and Feasibility Study				\$35,000		\$35,000	
8(o)	Grain Mill Alley Improvements				\$214,114		\$214,114	
10(p)	Parking Meter Replacements - Phase 2					\$230,625	\$230,625	(\$230,625)
10(q)	Transportation Mitigation					\$30,000	\$30,000	
Public Safety								
10(r)	Ladder Truck Replacement	\$875,000					\$875,000	
10(s)	Public Safety Radio Stabilization		\$90,000				\$90,000	
Culture and Recreation								
8(j)	Town Pool Renovation				\$166,000		\$166,000	
8(k)	Park Improvements—Hard Court Resurfacing				\$61,000		\$61,000	
8(l)	Granite Forest at Lincoln Park				\$30,000		\$30,000	(\$30,000)
8(m)	Park Improvements - Athletic Fields				\$120,000		\$120,000	
8(n)	Park and Playground Improvements				\$75,000		\$75,000	
9	Pine Meadows Improvements					\$65,000	\$65,000	
N/A	Cary Library Internal Reconfiguration Project					\$850,000	\$850,000	
Public Facilities Department								
2016-1; 3	Hastings School Renovation/Replacement	\$1,050,000					\$1,050,000	
2016-3; 2	Middle Schools—Additions and Remodeling	\$62,137,000					\$62,137,000	
15(a)	Townwide Roofing Program	\$176,400					\$176,400	
15(b)	School Building Envelopes and Systems Program		\$215,000				\$215,000	
15(c)	LHS Heating Systems Upgrade	\$500,000					\$500,000	
15(d)	Municipal Building Envelopes and Systems		\$187,329				\$187,329	
15(e)	Building Flooring Program		\$150,000				\$150,000	
15(f)	Public Facilities Bid Documents		\$100,000				\$100,000	
15(g)	Diamond Middle School Renovations -Construction						IP	
15(h)	Clarke Middle School Renovations -Construction						IP	
15(i)	School Traffic Safety Improvements		\$25,000				\$25,000	
15(j)	Security Camera Upgrade to Digital from Analog		\$49,500				\$49,500	
15(k)	Munroe School Roof	\$298,000					\$298,000	
15(l)	LHS Security Evaluation and Upgrade		\$25,000				\$25,000	
15(m)	LHS Guidance Space Mining - Design		\$13,800				\$13,800	
15(n)	LHS Nurse Office and Treatment Space - Design		\$17,000				\$17,000	
15(o)	LHS Fitness Center/Athletic Training Floor		\$41,220				\$41,220	
15(p)	Fire HQ Exercise Room		\$80,000				\$80,000	
8(b)	Munroe Center for the Arts Window Study				\$30,000		\$30,000	
8(d)	Visitors Center Renovation						IP	
Public Works Department								
8(h)	Antony Park Construction				\$60,000		\$60,000	
8(i)	Minuteman Bikeway Wayfinding				\$120,000		\$120,000	
10(a)	Center Streetscape Improvements - Phase I	\$2,700,000					\$2,700,000	(\$2,700,000)
10(b)	DPW Equipment Replacement	\$449,000	\$15,000	\$291,000			\$755,000	
10(c)	Street Improvements		\$2,526,835			\$973,165	\$3,500,000	
10(d)	Storm Drainage Improvements and NPDES Compliance	\$340,000					\$340,000	
10(e)	Hydrant Replacement Program		\$75,000	\$75,000			\$150,000	
10(f)	Comprehensive Watershed Stormwater Management Study and Implementation	\$390,000					\$390,000	
10(g)	Mass Ave - Three Intersections Improvement		\$350,000			\$6,550,000	\$6,900,000	
10(h)	Sidewalk Improvements, Additions and Designs	\$600,000					\$600,000	
10(i)	Town Wide Culvert Replacement	\$390,000					\$390,000	
10(j)	Town-wide Signalization Improvements		\$125,000				\$125,000	
10(k)	Cary Memorial Library Walkway Replacement	\$149,500					\$149,500	
10(l)	Pleasant Street Sidewalk	\$175,000					\$175,000	
11	Water System Improvements						IP	
12(a)	Wastewater System Investigation and Improvements			\$1,000,000			\$1,000,000	
12(b)	Pump Station Upgrades			\$800,000			\$800,000	
14	School Zone Traffic Calming						IP	
N/A	Munroe Center for the Arts Parking Lot					\$220,000	\$220,000	
Lexington Public Schools								
13(a)	School Furniture, Equipment & Systems Program		\$186,087				\$186,087	
13(b)	LPS Technology Capital Request	\$427,607	\$770,393				\$1,198,000	
Information Services Department								
10(m)	Replace Town Wide Phone Systems-Phase V		\$21,000				\$21,000	
10(n)	Head End Equipment Replacement/Packet Shaper - Phase V		\$150,000				\$150,000	
Government (Other)								
2016-2; 2	Pelham Road Property Acquisition	TBD					TBD	
8(f)	Greeley Village Rear Door and Porch Preservation				\$263,250		\$263,250	
10(o)	Election System Upgrade		\$81,000				\$81,000	
19	Appropriate Bonds and Notes Premiums						IP	
21	Appropriate To and From Specified Stabilization Funds		\$5,112,434				\$5,112,434	
22	Appropriate To Stabilization Fund						IP	
25	Amend FY2016 Operating, Enterprise and CPA Budgets						TBD	
26	Appropriate for Authorized Capital Improvement						TBD	
Non-Government								
8(a)	Munroe Tavern Archaeological Dig						IP	
8(c)	Lexington Arts and Crafts Society - Parson's Gallery Lighting Renovation				\$24,280		\$24,280	(\$24,280)
8(e)	Keeler Farm Community Housing Acquisition				\$185,000		\$185,000	
Community Preservation Committee (Other)								
8(q)	Administrative Budget				\$150,000		\$150,000	
Totals		\$70,657,507	\$10,406,598	\$2,166,000	\$1,533,644	\$8,918,790	\$93,682,539	(\$2,984,905)

<sup>1</sup> Not included is the \$124,057 debt service using State reimbursement for school projects (Art. 23) and rescinding \$3,169,591 of debt authorizations (Art. 20).

<sup>2</sup> All types of General Fund (including set-aside for roads from FY2001 Override). For the specific types, see the Summary in Appendix B or the Warrant-Article Explanations and Recommendations starting on Page 34.

<sup>3</sup> Includes use of retained earning and debt. For specific types, see the Summary in Appendix B or the Warrant-Article Explanations and Recommendations starting on Page 34.

<sup>4</sup> Includes both cash & debt appropriations, but excludes the \$3,289,721 debt service on prior, financed, appropriations (Art. 8(p)).

<sup>5</sup> Includes using Town-created Revolving Funds (within the authorizations), Town Specified Stabilization Funds, Town's Parking Meter Fund, State Chapter 90 funds, State Transportation Improvement Plan (TIP) funds, and private funding.

## **Capital Budget**

Lexington allocates appropriate resources to needed capital projects by considering them in four categories:

- Big-ticket projects (greater than \$1,000,000);
- Small-ticket projects (between \$25,000 and \$1,000,000);
- Enterprise & Revolving Funds projects (greater than \$25,000); and
- Community Preservation Fund projects (any dollar amount).

The Capital Expenditures Committee:

- Assesses capital needs brought forward by each department (municipal and schools) as well as the Community Preservation Committee (CPC) through the annual budgeting process;
- Works with those departments and the CPC to identify likely capital needs for the next five years; and
- Independently considers public facilities, infrastructure systems, and prospective longer-term needs, as well as issues and facilities not being addressed within any department;
- Through this report and in presentations, this Committee advises Town Meeting about the necessary and prudent investments to maintain, improve, and create facilities required to serve Lexington citizens safely, effectively, and efficiently. During the year, Committee members also work with and advise staff members in various departments, consult with other public committees—notably in budget summits with the Board of Selectmen, the Appropriation Committee, and the School Committee—and advise in an effort to shape a responsible capital budget for Lexington.

### **Please note these important caveats:**

- All cost figures are estimates and generally do not reflect the cost in then-year dollars. The degree of accuracy varies by project. Those projected several years into the future are the most uncertain. They are subject to refinement as projects are designed, bid, and built. Even relatively near-term work is subject to cost uncertainties until projects are bid and contracts signed as material, labor, and contract-management costs are often highly variable even over a period of just a few months.
- The scope of future projects is often highly uncertain. Accordingly, project budgets are subject to significant revision as the work is defined through the political and budgeting processes.
- Dates for appropriations and taxpayer impact of financing projects are given in fiscal years, beginning July 1, unless otherwise specified.

## **Big-Ticket Projects**

Big-ticket capital projects typically cost \$1 million or more and satisfy the conditions under which the Town is permitted to borrow funds for at least 10 years. They require careful analysis, budgeting, and broad support. The Town Manager and BoS' capital policy has generally maintained that such big-ticket projects be funded through borrowing, consistent with their expected life and annual budgeting for operating needs.

This borrowing can be done in one of two ways:

1. Through voter-approved debt exclusions that place the costs of financing outside the Proposition 2½ tax-levy limit and ensuring broad support, or
2. By absorbing into the operating budget any portion of the borrowing not covered by CPA funds. This option has significant implications for the financing of other Town needs.



When projects are funded under the CPA, a debt-exclusion vote is not required. An example of this is the authorization at the March 18, 2013, STM of \$7,652,500 toward the \$11,212,500 purchase expenses of the land off of Marrett Road now in use as the Town's Community Center.

### **The Projects Agenda**

The following is a fairly comprehensive list of big-ticket items that are under consideration in Lexington. Except for the first three items having been identified by the BoS as the Town's highest priorities—and with which this Committee agrees—no such ranking is intended and the rest of this listing as it is simply alphabetical.

- Fire Station Central Headquarters—Renovation or Replacement
- Police Station—Renovation or Replacement
- School Buildings—Expansion, Renovation & Reconstruction. Additional space is needed imminently at the Pre-K, elementary-, and middle-school levels to accommodate growing enrollment. (See this Committee's Report to the Special Town Meeting (STM) 2016-3, Article 2, addressing the middle-school level.) Expansion of existing buildings, replacement of the Maria Hastings Elementary School—now with Massachusetts School Building Authority (MSBA) partnership—and ultimately renovation or replacement of the High School are all contemplated in upcoming years.
- Community (Affordable) Housing—Development and Acquisition. (See Article 8(e))
- Conservation/Open Space Land—Acquisition and Enhancement (See Article 8(g & o))
- Center Streetscape Improvements (See Article 10(a))
- Greenways Corridor—Implementation. Projects to link open spaces with trails. The major West Lexington Greenway Project—the proposed trail network west of I-95/Route 128 linking all Town-owned open space with the centerpiece of the project to consist of a universally accessible trail linking the Minuteman Bikeway with the Battle Road Trail in the Minuteman National Historic Park—has been studied.
- Hammond A. Hosmer House, 1557 Massachusetts Avenue (previously called the White House)—It has been stabilized; will now require build-out for a use.
- Hartwell Avenue Transportation Management Overlay District Improvements
- Munroe School
- Muzzey High Condominium Unit (former Senior Center), 1475 Massachusetts Avenue
- Recreation Facilities—A continuing need (See Articles 8(h-m) & 9)
- Roads—A continuing need (See Article 10(c & g))
- Sidewalks—A continuing need (See Articles 10(h, k, & l))
- Stone Building, (East Lexington Library) 735 Massachusetts Avenue
- Transportation Mitigation—A continuing need (See Article 11(q)) (Actions taken are often an element of road-related projects, rather than being solely to achieve the mitigation)
- Visitor Center—Expansion & Renovation.

The BoS, School Committee, Community Preservation Committee, and Permanent Building Committee will continue to evaluate, refine, prioritize, and schedule these projects for the next several years. Realistic cost proposals should be incorporated in the 5-year projections. The Town-wide Facility Master Plan, still a work in progress, will contribute to that process.

### **The Community Preservation Act (CPA)**

On March 6, 2006, Lexington voters approved adopting the CPA for our Town at the level of a 3% surcharge on property taxes.

In addition to the funding provided by that surcharge on its taxpayers, the CPA provides a process by which all municipalities that have adopted that Act are eligible for supplemental State funding provided from surcharges on the transaction fees charged by the State's Registries of Deeds. Those funds are

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transferred to the State's Community Preservation Act Trust Fund (CPATF) from which, according to a formula based on each town's prior-fiscal-year's property-tax surcharges, that supplemental funding is distributed. The supplement can be as high as a 100% match to the town's own surcharge revenue, but the percentage is not guaranteed. When there are not sufficient funds for a 100% match—which has been the case since the distribution in FY2008, the State does a 2<sup>nd</sup>-round, and potentially 3<sup>rd</sup>-round, calculation to determine the final supplemental funding for those communities that have adopted the maximum 3% surcharge, including Lexington.

In the last three years, and pending for FY2017, the State has also, annually so far, had a provision by which the CPATF has received additional funding if the State's prior-year's budget ended with a surplus.

This table reflects how Lexington has fared since adopting the CPA, along with a projection for FY2017:

Year in which supplement received	Prior-Year's CPA Surcharge Collected <sup>1</sup>	State Supplement Percentage				Total Suppl Amount
		1st Round	2nd Round	3rd Round	Total	
FY2008 (Actual)	\$2,556,362	100.0%	N/A	N/A	100.0%	\$2,556,362
FY2009 (Actual)	\$2,777,882	67.6%	1.8%	N/A	69.4%	\$1,927,708
FY2010 (Actual)	\$2,931,678	34.8%	0.9%	0.5%	36.2%	\$1,060,390
FY2011 (Actual)	\$3,042,587	27.2%	0.6%	0.4%	28.2%	\$858,729
FY2012 (Actual)	\$3,206,117	26.6%	0.6%	0.4%	27.6%	\$885,463
FY2013 (Actual) <sup>2</sup>	\$3,344,371	26.8%	0.6%	0.4%	27.8%	\$929,507
FY2014 (Actual) <sup>3</sup>	\$3,572,460	52.2%	1.1%	0.7%	54.1%	\$1,932,347
FY2015 (Actual) <sup>4</sup>	\$3,777,676	31.5%	0.7%	0.4%	32.6%	\$1,230,116
FY2016 (Actual) <sup>5</sup>	\$4,012,883	29.7%	0.6%	0.4%	30.7%	\$1,229,774
Total Actual:	\$29,222,016		Received to date:		43.2%	\$12,610,396
FY2017 (Projected) <sup>6</sup>	\$4,214,611	TBD	TBD	TBD	23.0%	\$969,000
Totals including projected:	\$33,436,627				40.6%	\$13,579,396

<sup>1</sup> The "actuals" are the net amounts as used by the State; the "projected" is the Town's projection for the gross collection.

<sup>2</sup> The Total Suppl Amount includes \$255 to correct an underpayment in FY2012 from an error with Phillipston's surcharge.

<sup>3</sup> The Total Suppl Amount reflects there was a \$25 million addition to the State's CPA Trust Fund because the State finished FY2013 with a surplus of at least that amount—thereby permitting the maximum amount authorized by the State Legislature to go into that Fund.

<sup>4</sup> The Total Suppl Amount reflects there was a \$11.4 million addition to the State's CPA Trust Fund because the State finished FY2014 with a surplus of at least that amount—thereby permitting the maximum amount authorized by the State Legislature to go into that Fund.

<sup>5</sup> The Total Suppl Amount reflects there was a \$10 million addition to the State's CPA Trust Fund because the State finished FY2015 with a surplus of at least that amount—thereby permitting the maximum amount authorized by the State Legislature to go into that Fund.

<sup>6</sup> The projected percentage does not include any increase that would result from the State deciding to continue to infuse the State's CPA Trust Fund with additional funding from a prior-year budget surplus.

As shown above, our prior experience in the 2<sup>nd</sup> & 3<sup>rd</sup> rounds has been at least an additional 1.0%.

So while the supplement level had fallen substantially since our first year—but with the last three years having a rebound when there was additional funding into the CPATF from the State's surplus—our Town will continue to receive significant help from the State toward the cost of our CPA-funded projects.

The proceeds under the CPA may be used for various capital projects within the categories of Community Housing, Historic Resources, Open Space, and Recreational Use that fall within the provisions set forth in the enabling Act.

Projects are put forth to Town Meeting for action by a Community Preservation Committee (CPC) whose membership, in our Town, is prescribed in the Code of Lexington as follows:

**§ 29-23A.** There is hereby established a Community Preservation Committee pursuant to Section 5 of Chapter 44B of the General Laws (the "Act") consisting of nine members. The Board of Selectmen shall appoint three members of the Community Preservation Committee and the following bodies shall each select one of its members for membership on the Community Preservation Committee: the Conservation Commission, the Planning Board, the Recreation Committee, the Historical Commission, the Housing Authority and the Housing Partnership.

Town Meeting can only approve, reduce the funding, or disapprove a project; it cannot change the purpose. Town Counsel has provided an opinion that Town Meeting can change the funding mechanism

# CAPITAL EXPENDITURES COMMITTEE REPORT TO 2016 ATM

(cash or debt). As with any capital project, this Committee will give our recommendation on each of the projects put before the Town Meeting. (See Article 8)

The CPA provides an alternative funding mechanism for capital projects. *The CPA creates a separate pool of money that can be used for a limited set of projects. It can help accomplish some of the Town's traditional capital needs, but only those that fall within the limited purposes of the Act.*

See the report of the CPC for information on how Lexington has spent the funds received from its taxpayers and the State under the Act.

It is important to note that the projected available CPF cash is not a limitation on what the CPC can recommend to Town Meeting for approval. The method of paying for what the CPC recommends can—and now often does—include, in part or in total, the issuing of debt instruments. It remains the recommendation of this Committee that any such debt be for as short a term as practical after considering the funding projected for the CPF over at least the next 10 years and consideration of projects that might come before the CPC for consideration which would require funds beyond those allocated to the three, mandatory, 10% of revenue, Reserves for use on Open Space, Historic Resources, and Community (Affordable) Housing. If front-end loading of such debt were practical, that, too, remains a recommendation.

The debt service on such debt instruments is an obligation borne by the CPF throughout the term of those instruments—whether short-term financing (e.g., notes, such as a Bond Anticipation Note [BAN]) and/or long-term financing (i.e., a Bond). In the future years, it is incumbent on the CPC to recommend to Town Meeting, and for Town Meeting to appropriate in full, those obligatory debt-service payments. (See Article 8(p))

One approach that provides flexibility in making a decision about how much, if any, CPF cash should be applied, up front, for a very-large project is to defer that decision by initially issuing a BAN that has a term of 1 year or less for the full amount of the project. When that BAN matures (which typically carries an interest rate substantially below even the relatively low rates on the Town's bonds), at that time make the decision on whether to use CPF cash to reduce the total for which a bond would then be issued. Doing so permits the Town to have a better idea of how much CPF cash should be held in anticipation of the next—and later—years' demands upon the CPF. That mechanism has been used in the past and this Committee would expect it to be proposed for FY2017 and in the future for other very-large projects.

Although there are other factors that will affect the size of the State's CPA Trust Fund from which the supplements are made (e.g., its administrative expenses and interest earned on that Fund), the following table has a year-to-year comparison of CPA Trust Fund collections at the Registry of Deeds, its revenue source, for the first 3 months of this Trust-Fund year which is the latest data we have been given. Also included in the last column is the change from last-year's collections to the year before that so the chart provides the percentages for each of the last two year-over-year comparisons.

<b>CPA Trust-Fund (CPATF) Collections at the Registries of Deeds (\$M, rounded)</b>					
<b>Month<sup>1</sup></b>	<b>Comparison of CPATFs</b>				
	<b>Current to Last</b>				<b>Last to Its Previous</b>
	<b>FY2016/2017</b>	<b>FY2015/2016</b>	<b>Change</b>	<b>Percentage</b>	<b>Percentage Change</b>
Nov	\$2.137	\$2.099	\$0.038	1.8%	-8.2%
Dec	\$1.993	\$1.720	\$0.274	15.9%	-6.4%
Jan	\$2.236	\$2.106	\$0.129	6.1%	12.3%
Totals <sup>2</sup>	\$6.366	\$5.925	\$0.440	7.4%	
Source: Massachusetts Department of Revenue's (DOR's) Monthly Reports of Collections & Refunds ("Blue Book")					
<sup>1</sup> The month of the DOR's "Blue Book". Although fees allocatable to the CPA Trust Fund are collected in each month, the July through April collections are reported in the subsequent month's report, and then the May & June collections are combined and reported in the June report.					
<sup>2</sup> Totals may differ due to rounding. Does <u>not</u> include any adjustments that may have been made to monthly data prior to the latest month.					

## CAPITAL EXPENDITURES COMMITTEE REPORT TO 2016 ATM

See the CPA Summary in the Brown Book (Appendix C, Page C-3) for a summary of the CPF status including what projects have been funded from the CPF since its inception in Lexington and what is being requested in FY2017. Also see the CPC's report to these Town Meetings for its projection of what the CPF balance would be after these Town Meetings if Town Meeting were to approve all of the CPC's recommendations. See Article 8 for this year's projects recommend by the CPC.

### **Enterprise-Fund Projects**

The Town operates three enterprise funds for revenue-producing activities funded outside the tax levy by user fees: water distribution, wastewater distribution [sanitary sewers], and certain Recreation and Community Programs (R&CP) services, such as the golf course, swimming pools, and tennis courts. Unlike property-tax revenues, enterprise-fund fees are *not* subject to a limit under Proposition 2½. Recreational playground restoration and equipment, in contrast, is not fee generating and capital investment for such equipment is therefore, normally funded as part of the small-ticket program of the GF. The 2012 amendments to the CPA expanded the range of recreation projects that are eligible under that Act; therefore, many recreational projects since then have been submitted to our CPC with requests for use of the CPF as the fund source. That continues this year and you'll find many of the recreation projects coming before this ATM will be for full or partial funding from the CPF rather than from the EF or GF.

\$100,000 per year is paid from the R&CP Enterprise Fund for Lincoln Field debt service that is expected to continue until February 1, 2018, when that debt will be retired.

Coming before this Town Meeting are recommendations for capital projects in support of responsibilities of the Departments that manage the Water, Sewer, and R&CP Enterprise Funds. (See Articles 8(j, k, m, & n), 9, 10(b & e), and 12) (Funding for the Water Distribution System Improvements was in the November 2, 2015, STM #2, Article 4.)

### **Revolving-Fund Projects**

Revolving funds established under the provisions of Massachusetts General Laws Chapter 44, Section 53E½, must be authorized annually by vote of the Town Meeting. The fund is credited with only the departmental receipts received in connection with the programs supported by such revolving fund, and expenditures may be made from the revolving fund, without further appropriation, for those programs.

Revolving funds are usually expended to cover non-capital costs and, therefore, this Committee normally doesn't report on their annual authorizations unless a capital expense is contemplated. Such an expense is not contemplated in FY2017.

### **Small-Ticket Projects**

Capital projects that do not qualify as big-ticket projects are funded from the tax levy. Generally, they cost between \$25,000, the minimum qualification for consideration as a non-CPF capital expenditure, and \$1 million, and represent projects that should be funded on a regular, timely basis to maintain Town infrastructure. With the creation of the Department of Public Facilities as well as the Building Envelope "set-aside" passed in the June 2006 operating override, a new emphasis has been placed on continual infrastructure maintenance, a move that this Committee applauds. We continue to work closely with the stewards of our assets to prioritize, plan, and project such work for a period of five years or more.

## **Five-Year Capital Plan**

The table on the next three pages summarizes the five-year capital plan that this Committee is submitting for Town Meeting's consideration. It reflects the expected FY2017 appropriations at the 2016 ATM; those provided for by STMs 2016-1, 2016-2, & 2016-3; and the FY2018–FY2021 requests this Committee contemplates. We started with the amounts and timing shown in the Brown Book, Page XI-3 & 4, for FY2017, and XI-26 & 27, for FY2018–FY2021. Those requests have been updated based on any information we received after it was published and we have made some additional entries or changes in the out years where we feel, based on earlier studies, design & engineering (D&E) (also architect/engineer [A/E]) work, or the existence of a multi-phase project, that there might be future requests, but where there is no formal position taken by the Town. In that vein, there are important caveats to that table:

- ◊ Please see the footnotes for information on the status of many of the entries and how this Committee's position differs from that presented by the Town in the Brown Book.
- ◊ *Excluding* the many tens of millions of dollars of to-be-determined (TBD) entries, the total in this Committee's Plan for FY2018–FY2021 is already approximately \$197 million. The TBD entries include such major undertakings as the construction phases and yet to be determined elements of projects for which there may be additional phases addressed (e.g., Lexington Public School Educational Capacity Increase) or entire major facility projects (e.g., new public-safety headquarters). The TBDs are likely to exceed the total estimated amounts.
- ◊ The Capital Stabilization Fund (CSF) is receiving another meaningful appropriation for FY2017. (See Article 21) For several years we have been building the resources of this Fund so that we can use them toward mitigation of the tax impact of the debt service from our capital projects. Given the current proposed and possible out-year projects in our Capital Plan, it is expected that the use of the CSF to mitigate our debt service will fully deplete that reserve. Additionally, one or more appeals to the voters to support exclusion of the major capital projects from the limitation of Proposition 2½ are to be expected.
- ◊ Compounding the challenge of the next five years, inevitably there will be Big-Ticket Projects facing the Town in the years past FY2021. The largest of these not shown would be the replacement or major renovation of the High School, which was preliminarily estimated near \$200 million in the final report of the Town's Ad hoc Townwide Facilities Master Planning Committee (August 30, 2013).
- ◊ Because of the huge challenge this Town faces with regard to the renovation/replacement/renewal of its Capital Assets, this Committee continues to urge the BoS to move forward promptly to develop a formal, Town-wide, Facilities Master Plan for the Municipal facilities. A BoS-appointed committee has provided its input to the BoS for such a Town-wide Plan. This Committee stands ready to assist in any way that it can toward creation of such a Plan
- ◊ This Committee appreciates the Town's concern about citing a preliminary estimate for projects that are not at all well defined. We continue to urge the Town to present a prioritized and time-phased list of Big-Ticket Projects and their funding using a "best guess" for the likely costs. The Town's out-year amounts generally do not reflect the costs in then-year dollars. As this Committee does not have the means reasonably to adjust current-year values to then-year values, we are using the Town's dollar values unless we have made a change for another reason—in which case there will be a footnote explaining that.

# CAPITAL EXPENDITURES COMMITTEE REPORT TO 2016 ATM

CEC FIVE-YEAR CAPITAL PLAN (FY2017–FY2021) <sup>1</sup>						
Capital Projects (by executing department)	Recommended FY2017	FY2018 Plan	FY2019 Plan	FY2020 Plan	FY2021 Plan	Non-TBD Totals
<b>Economic Development</b>						
Parking Meter Replacements - Phase 2 <sup>2</sup>	\$0	\$230,625				\$230,625
Grain Mill Alley Improvements <sup>3</sup>	\$214,114	TBD				\$214,114
Subtotal—Economic Development	\$214,114	\$230,625	\$0	\$0	\$0	\$444,739
<b>Conservation</b>						
Wright Farm Barn Needs Assessment and Feasibility Study	\$35,000	TBD				\$35,000
Land Acquisition <sup>4</sup>			TBD			TBD
Subtotal—Conservation	\$35,000	\$0	\$0	\$0	\$0	\$35,000
<b>Planning</b>						
Transportation Mitigation	\$30,000	\$50,000	\$50,000	\$50,000	\$50,000	\$230,000
Hartwell Avenue Area Transportation Improvements <sup>5</sup>		TBD				TBD
Subtotal—Planning	\$30,000	\$50,000	\$50,000	\$50,000	\$50,000	\$230,000
<b>Public Safety (Fire &amp; Rescue and Police)</b>						
Ladder Truck Replacement	\$875,000					\$875,000
Public Safety Radio Stabilization (Both)	\$90,000					\$90,000
Portable Radio Replacement (Both) <sup>6</sup>			TBD			TBD
Ambulance Replacement		\$280,000			\$280,000	\$560,000
Subtotal—Public Safety	\$965,000	\$280,000		\$0	\$280,000	\$1,525,000
<b>Library</b>						
Cary Library Internal Reconfiguration Project <sup>7</sup>	\$850,000					\$850,000
Subtotal—Library	\$850,000	\$0	\$0	\$0	\$0	\$850,000
<b>Recreation &amp; Community Programs</b>						
Pine Meadows Improvements	\$65,000			\$80,000		\$145,000
Park and Playground Improvements	\$75,000	\$60,000		\$70,000	\$70,000	\$275,000
Town Pool Renovation	\$166,000	\$1,620,000				\$1,786,000
Park Improvements—Athletic Fields	\$120,000	\$125,000	\$150,000	\$400,000	\$75,000	\$870,000
Park Improvements- Hard Court Resurfacing	\$61,000		\$58,000	\$43,000	\$65,000	\$227,000
Granite Forest at Lincoln Park <sup>8</sup>	\$0					\$0
Athletic Facility Lighting		\$350,000	\$505,000			\$855,000
Pine Meadows Equipment		\$55,000	\$55,000	\$50,000	\$60,000	\$220,000
Center Track and Field Reconstruction			\$3,000,000			\$3,000,000
Subtotal—Recreation & Community Programs	\$487,000	\$2,210,000	\$3,768,000	\$643,000	\$270,000	\$7,378,000
<b>Public Facilities</b>						
Fire Station Headquarters Replacement <sup>9</sup>		\$1,000,000	\$18,200,000			\$19,200,000
Police Station Renovation and Add-on <sup>9</sup>			\$1,000,000	\$18,800,000		\$19,800,000
Townwide Roofing Program	\$176,400	\$433,200	\$1,058,500	\$1,933,384	\$4,344,595	\$7,946,079
Fire HQ Exercise Room	\$80,000					\$80,000
School Building Envelopes and Systems Program	\$215,000	\$221,000	\$226,000	\$231,600	\$237,400	\$1,131,000
LHS Heating Systems Upgrade	\$500,000	\$12,864,000				\$13,364,000
Municipal Building Envelopes and Systems	\$187,329	\$192,012	\$196,812	\$201,732	\$206,850	\$984,735
Building Flooring Program	\$150,000	\$150,000	\$125,000	\$125,000	\$125,000	\$675,000
Public Facilities Bid Documents	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Hastings School Renovation/Replacement <sup>10</sup>	\$1,500,000	\$58,500,000				\$60,000,000
Diamond Middle School Renovations—Construction <sup>11</sup>	\$42,255,189					\$42,255,189
Clarke Middle School Renovations—Construction <sup>12</sup>	\$19,941,058					\$19,941,058
Lexington Public School Educational Capacity Increase <sup>13</sup>			TBD			TBD
School Traffic Safety Improvements <sup>14</sup>	\$25,000	\$203,800	\$1,311,200	\$2,234,500	\$1,235,300	\$5,009,800
Security Camera Upgrade to Digital from Analog	\$49,500					\$49,500
Munroe School Roof <sup>15</sup>	\$298,000					\$298,000
LHS Security Evaluation and Upgrade	\$25,000	\$289,500				\$314,500
LHS Guidance Space Mining—Design <sup>16</sup>	\$13,800	\$138,000				\$151,800
LHS Nurse Office and Treatment Space—Design <sup>16</sup>	\$17,000	\$161,000				\$178,000
LHS Fitness Center/Athletic Training Floor	\$41,220					\$41,220
Munroe Center for the Arts Window Study <sup>17</sup>	\$30,000	\$250,000				\$280,000
School Paving Program <sup>18</sup>		\$157,593	\$161,901	\$166,000	\$169,848	\$655,342
Visitors Center <sup>16</sup>		\$3,000,000				\$3,000,000
Public Facilities Mechanical/Electrical System Replacements <sup>19</sup>		\$489,000	\$544,500	\$605,000	\$672,000	\$2,310,500
Building Resiliency Plan <sup>16</sup>		\$50,000				\$50,000
Harrington Replace Retractable Wall Café/Gym <sup>20</sup>		\$85,000				\$85,000
Subtotal—Public Facilities	\$65,604,496	\$78,284,105	\$22,923,913	\$24,397,216	\$7,090,993	\$198,300,723
<b>Public Works</b>						
Center Streetscape Improvements - All Phases <sup>21</sup> See footnote as this Committee does NOT support the \$2,700,000 appropriation at the 2016 ATM.	\$2,700,000	\$2,900,000	\$2,900,000			\$8,500,000
DPW Equipment Replacement	\$755,000	\$973,000	\$970,000	\$850,000	\$925,000	\$4,473,000

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# CAPITAL EXPENDITURES COMMITTEE REPORT TO 2016 ATM

CEC FIVE-YEAR CAPITAL PLAN (FY2017–FY2021) <sup>1</sup> (continued)						
Capital Projects (by executing department)	Recommended FY2017	FY2018 Plan	FY2019 Plan	FY2020 Plan	FY2021 Plan	Non-TBD Totals
Street Improvements	\$3,500,000	\$2,526,835	\$2,526,835	\$2,526,835	\$2,526,835	\$13,607,340
Water Distribution System Improvements		\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$4,000,000
Sanitary Sewer System Investigation and Improvements	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$5,000,000
Pump Station Upgrades	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$4,000,000
Hydrant Replacement Program	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
Storm Drainage Improvements and NPDES Compliance	\$340,000	\$340,000	\$340,000	\$340,000	\$340,000	\$1,700,000
Comprehensive Watershed Stormwater Management Study and Implementation	\$390,000	\$390,000	\$390,000	\$390,000	\$390,000	\$1,950,000
Mass Ave—Three Intersections Improvement and Easements <sup>22</sup>	\$6,900,000					\$6,900,000
Sidewalk Improvements, Additions and Designs <sup>23</sup>	\$600,000	\$825,000	\$825,000	\$825,000	\$825,000	\$3,900,000
Town Wide Culvert Replacement	\$390,000	\$390,000	\$390,000	\$390,000	\$390,000	\$1,950,000
Town-wide Signalization Improvements	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000
Minuteman Bikeway Wayfinding	\$120,000					\$120,000
Police Outdoor/Indoor Firing Range—Hartwell Ave <sup>24</sup>		\$50,000	TBD			\$50,000
Antony Park Construction	\$60,000					\$60,000
Cary Memorial Library Walkway Replacement	\$149,500					\$149,500
Munroe Center for the Arts Parking Lot <sup>25</sup>	\$220,000					\$220,000
Pleasant Street sidewalk	\$175,000					\$175,000
Automatic Meter Reading System <sup>26</sup>		\$657,250	\$496,000	\$496,000		\$1,649,250
Dam Repair		\$530,000				\$530,000
Battle Green Master Plan—Phase 3		\$570,438				\$570,438
Municipal Parking Lot Improvements		\$40,000	\$440,000			\$480,000
Hartwell Avenue Infrastructure Improvements <sup>27</sup>				TBD		TBD
Bikeway Bridge Renovations		\$368,000				\$368,000
Hartwell Avenue Compost Site Improvements <sup>28</sup>		\$200,000	\$175,000			\$375,000
Battle Green Streetscape Improvements <sup>29</sup>			\$3,000,000			\$3,000,000
Westview Cemetery Building Assessment <sup>30</sup>		TBD	TBD			TBD
Public Parking lot Improvement Program <sup>14</sup>		\$100,000	\$500,000	\$500,000	\$500,000	\$1,600,000
Staging for Special Events <sup>16</sup>		\$60,000				\$60,000
Community Center Sidewalk <sup>31</sup>		TBD				TBD
Subtotal—Public Works	\$18,374,500	\$13,995,523	\$16,027,835	\$9,392,835	\$8,971,835	\$66,762,528
<b>Schools</b>						
School Furniture, Equipment & Systems Program <sup>32</sup>	\$186,087	\$200,000	\$200,000	\$200,000	\$200,000	\$986,087
LPS Technology Capital Request	\$1,198,000	\$1,320,000	\$1,320,000	\$1,320,000	\$1,320,000	\$6,478,000
Food Service Equipment <sup>33</sup>	\$35,000	\$35,000	\$35,000	\$35,000	\$35,000	\$175,000
Subtotal—Schools	\$1,419,087	\$1,555,000	\$1,555,000	\$1,555,000	\$1,555,000	\$7,639,087
<b>Information Services</b>						
Replace Town Wide Phone Systems-Phase V <sup>28</sup>	\$21,000	\$203,000	\$100,000			\$324,000
Head End Equipment Replacement/Packet Shaper - Phase V & Later	\$150,000	\$250,000		\$250,000	\$180,000	\$830,000
Municipal Technology Improvement Program - Phase IV & Later		\$200,000	\$85,000	\$150,000	\$85,000	\$520,000
Network Redundancy & Improvement				TBD		TBD
Subtotal—Information Services	\$171,000	\$653,000	\$185,000	\$400,000	\$265,000	\$1,674,000
<b>Town Clerk</b>						
Election System Upgrade	\$81,000					\$81,000
Archives & Records Management/Records Conservation & Preservation		\$20,000	\$20,000	\$20,000	\$20,000	\$80,000
Subtotal—Town Clerk	\$81,000	\$20,000	\$20,000	\$20,000	\$20,000	\$161,000
<b>Selectmen</b>						
Pelham Road Property Acquisition & Potential Build-Out, including Access Road <sup>34</sup>	TBD		TBD			TBD
Subtotal—Selectmen	\$0	\$0	\$0	\$0	\$0	\$0
<b>Government (Other)</b>						
Keeler Farm Community Housing Acquisition	\$185,000					\$185,000
Greeley Village Rear Door and Porch Preservation	\$263,250					\$263,250
Subtotal—Government (Other)	\$448,250	\$0	\$0	\$0	\$0	\$448,250
<b>Non-Governmental</b>						
Munroe Tavern Archaeological Dig <sup>35</sup>		\$15,000				\$15,000
Lexington Arts and Crafts Society - Parson's Gallery Lighting Renovation <sup>36</sup>	\$0					\$0
Subtotal—Non-Governmental	\$0	\$15,000	\$0	\$0	\$0	\$15,000
LexHAB Projects <sup>37</sup>		TBD	TBD	TBD	TBD	TBD
Lexington Housing Authority Projects <sup>37</sup>		TBD	TBD	TBD	TBD	TBD
Community Housing on the Leary Property <sup>37</sup>			TBD			TBD
CPA Restriction Drafting & Enforcement Funds <sup>37</sup>			TBD			TBD
CPC Administrative Budget	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
Subtotal—Community-Wide	\$150,000	\$150,000	\$150,000	\$150,000	\$150,000	\$750,000
<b>Totals (No Allowance for TBDs)</b>	<b>\$88,829,447</b>	<b>\$97,443,253</b>	<b>\$44,679,748</b>	<b>\$36,608,051</b>	<b>\$18,652,828</b>	<b>\$286,213,327</b>

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# CAPITAL EXPENDITURES COMMITTEE REPORT TO 2016 ATM

CEC FIVE-YEAR CAPITAL PLAN (FY2017–FY2021) <sup>1</sup> (continued)	
FOOTNOTES	
<sup>1</sup> The following apply to all items below: (a) <b>all actions or positions cited, unless otherwise identified, have been taken by this Committee</b> ; (b) the amounts include all fund sources; (c) "TBD" indicates undefined at present, but the potential exists for one or more requests in those years; (d) most FY2018–FY2021 amounts are not presented on an inflation-adjusted basis; and (e) individual amounts may be below the \$25,000 capital threshold if projected to be funded from the CPF.	
<sup>2</sup> Slipped one year as results of the 1-year pilot program are not yet available.	
<sup>3</sup> The TBD in FY2018 is for the potential to do additional work on the privately owned portion of the Alley if agreement is reached with all of those landowners.	
<sup>4</sup> May serve the Town for Recreation, Community Housing, and/or Open Space (which could include providing land for the West Lexington Greenway Project). It is likely that a major portion of the funding would be request from the CPF.	
<sup>5</sup> \$85,000 was deferred from FY2017; however, only a TBD is being shown in FY2018. The contemplated project—a mid-block pedestrian crossing of Bedford Street, a State highway, with installation of a pedestrian-activated beacon system, at or near the intersection with Eldred Street—would require State approval. The Planning Department is investigating what reconstruction of Bedford Street would be required to allow the opportunity to gain that approval. (Execution of full design and construction would be by DPW; see separate entry.)	
<sup>6</sup> Placekeeper for when the Federal Communications Commission issues an expected directive that requires public-safety radios change to another frequency band.	
<sup>7</sup> Entirely privately funded.	
<sup>8</sup> CEC did not support the FY2017 \$30,000 request.	
<sup>9</sup> Placekeeper estimates solely for the anticipated scale of the project; no design begun yet. Moved these projects to DPF as that department will execute.	
<sup>10</sup> Amounts are <u>not</u> net of the hoped-for 30% reimbursement by the MSBA. The \$1,500,000 was appropriated at the February 8, 2016, STM 2016-1, Article 3, for the Feasibility Study.	
<sup>11</sup> Latest total-project cost estimate of \$44,940,000; amount shown is less the \$2,684,811 of prior appropriations for earlier work on the project. These funds are part of the appropriation request under the March 21, 2016, STM 2016-3, Article 2.	
<sup>12</sup> Latest total-project cost estimate of \$21,675,000; amount shown is less the \$1,733,942 of prior appropriations for earlier work on the project. These funds are part of the appropriation request under the March 21, 2016, STM 2016-3, Article 2.	
<sup>13</sup> It is projected that additional capacity enhancements may be needed for the Pre-K, Elementary, High School, and potentially if a schools' purpose is assigned to the property at 20 Pelham Road were it to be purchased by the Town.	
<sup>14</sup> Amount deferred from FY2017 was slipped into FY2018 and what had been the FY2018–FY2020 amounts were slipped one year.	
<sup>15</sup> The Munroe Center for the Arts will provide the Town funds to fully cover the debt service on the Town's financing of this project.	
<sup>16</sup> Amount deferred from FY2017 was slipped into FY2018.	
<sup>17</sup> FY2018 amount added based on discussion during presentation to the CEC.	
<sup>18</sup> \$153,750 was deferred from FY2017, but as the outyears included escalation their amounts were left as originally presented.	
<sup>19</sup> \$423,500 was deferred from FY2017, but as the outyears included escalation their amounts were left as originally presented.	
<sup>20</sup> Added as a provisional entry if not resolved by action within the Operating Budget.	
<sup>21</sup> CEC did not support the FY2017 \$2,700,000 request at the 2016 ATM; however, is willing to reconsider at an FY2017 Special Town Meeting if the Phase 1 scope and detail are further refined. Also, increased the FY2018 & FY 2019 amount from \$2,500,000 each to \$2,900,00 each for an all-Phase total equal to the latest cost estimate.	
<sup>22</sup> Construction funding would be provided under the State's Transportation Improvement Program; Town is responsible for funding any temporary or permanent easements required to accomplish the project.	
<sup>23</sup> This Committee accepts the \$200,000 deferral in the FY2017 request, but not the \$800,000 proposed for each of the out-years. The Town's consultant (FST) on the sidewalk condition recommended \$750,000/year for what would be just extraordinary maintenance and \$825,000/year on sidewalks and ramps to ensure both quantity and quality—which is what is felt to be the Town's goal. This Committee, therefore, identifies \$825,000/year for the out-years. We note that funding level neither addresses the \$270,000 that was reallocated in FY2016 from planned work to fund a citizen's sidewalk request nor the \$200,000 deferral in FY2017, but is sensitive to the fact a \$945,000 level over those 4 years that would make up for the prior-years reductions is not likely to be practical in the tight fiscal situation that the Town faces.	
<sup>24</sup> Placekeeper estimate for the design based on discussion during presentation to the CEC. Moved this project to Public Works as that department will likely execute the project as it is on their site—with the support of DPF with regard to the planned building.	
<sup>25</sup> To be fully funded, in advance, by the Munroe Center for the Arts.	
<sup>26</sup> Subject to economic analysis to justify the project.	
<sup>27</sup> Projects may be generated from both Economic Development and Planning Department.	
<sup>28</sup> Amount deferred from FY2017 was slipped into FY2018 and FY2018 amount slipped into FY2019.	
<sup>29</sup> Slipped one year to allow catch up on prior Battle Green improvements and resolution of approach for included Harrington Road intersection.	
<sup>30</sup> In FY2017, the Town deferred \$270,000 in design funds and left \$2,930,000 for the construction funding in FY2018. While this Committee recognizes the value of upgrading the facility at the cemetery, it does not believe a \$3,200,000 project is either warranted at this time or is it yet convinced that expensive a building has been justified. Therefore, only TBD amounts are being shown for the design and construction in FY2018 and FY2019, respectively.	
<sup>31</sup> Added and with construction funding in FY2018 as TBD because action using previously appropriated design funds is on hold pending outcome of the Town's consideration of the purchase of the adjoining property at 20 Pelham Road and, if purchased, the outcome of the associated study of creating a 2nd access—with a sidewalk—to that property, across the LexCC parcel, to Marrett Road.	
<sup>32</sup> Expect completion of on-going district-wide furniture inventory and replacement schedule to affect the current out-year estimates.	
<sup>33</sup> Funded from the Food Service Fund; not appropriated.	
<sup>34</sup> As no decision made what purpose (school or general municipal) would be made of the property if acquired; therefore, the out-year funding need for any build-out is unknown; however, potential school need is address under Lexington Public School Educational Capacity Increase. (See its footnote 13.)	
<sup>35</sup> FY2017 request was withdrawn due to a legal challenge to the new structure; expect the request would be resubmitted in a future year if the Town prevails against the legal challenge.	
<sup>36</sup> CEC did not support the FY2017 \$24,280 request.	
<sup>37</sup> Added as potential requests to the CPC during the time frame of this Plan.	



## **Programs**

### ***Conservation and Open Space***

Following the Town's purchase of the Busa Farm property in 2012, the Town signed a lease with the Lexington Community Farm Coalition, Inc., to operate a community farm for a ten-year term commencing January 1, 2014, with options for two five-year renewal periods. Operation of the farm continues, with support of private donors.

The 2012 ATM approved the acquisition of most of the Wright Farm property on Grove Street (12.6 acres) for open space, with an option to purchase the remaining parcel of the 43,446 square feet which the sellers reserved while they continued to live there. The 2015 ATM approved the exercise of the Town's option and the purchase of the remaining parcel for open space and community housing. Purchase of this property closed on February 11, 2016. The newly acquired parcel contains a single family home, which will be restored for community housing, and a barn, which, after needed restoration, is intended as a northern gateway to the Town and a public space for environmental education. After the use of each portion of the property is finalized, the lot will be divided to reflect the different uses for CPA purposes.

The 2015 ATM approved the following additional requests:

- a) A joint request from the Conservation Commission, the Commission on Disability and the Recreation Committee to fund the design of an accessible trail at Parker Meadow. An RFP will be issued this spring;
- b) CPA funding to preserve meadow lands in Town by clearing woody vegetation and removing invasive species. Work on Hennessy Field was largely completed during summer 2015. Joyce Miller's Meadow is scheduled for the summer of 2016; and
- c) CPA funding to restore a paved Recreation Path along the Vine Brook. Phase I of the work, from the North Street parking lot to the Town tree farm, will be completed in 2016. Phase II, from the tree farm to Fairfield Drive, will be completed in 2017.

For the FY2017 funding request, see Article 8(g). And continuing prior practice, the CPC is requesting funding of its administrative budget that includes support for Conservation Commission due-diligence efforts. (See Article 8(q))

**Conservation and Open Space 5-Year Capital Appropriation History (All Sources)**

	FY2012	FY2013	FY2014	FY2015	FY2016
Wright Farm Acquisition <sup>1,3</sup>		\$3,072,000			\$618,000
Conservation Restriction Enforcement			\$25,000		
Lexington Center Pocket Park			\$21,500		
ACROSS Lexington			\$5,875		
5-Year Open Space & Recreation Plan Update			\$30,000		
Land Acquisition Off Concord Avenue (Portion of Sellars Parcel)				\$220,000	
Parkers Meadow Accessible Trail D&E <sup>2</sup>				\$34,500	
Conservation Meadow Preservation					\$26,400
Lower Vinebrook Paved Recreation Path					\$369,813
<b>Totals</b>	<b>\$0</b>	<b>\$3,072,000</b>	<b>\$82,375</b>	<b>\$254,500</b>	<b>\$1,014,213</b>

<sup>1</sup>Purchase of 12.6 acres (Parcel 1) was authorized at the 2012 ATM, Article 9. Closing date was December 20, 2012. The purchase price was \$2,950,000 and there were \$122,000 needed for purchase-associated costs.

<sup>2</sup>This project the result of a joint request from the Conservation Commission, the Commission on Disability, and the Recreation Committee.

<sup>3</sup>Purchase of 43,446 square feet (just under 1 acre) (Parcel 2) was authorized at the 2015 ATM, Article 9. Closing date was February 11, 2016. The purchase price was \$520,000 and there were \$98,000 needed for purchase-associated costs. The acquisition is for both Open Space and Community Housing, and final square footage and cost have not yet been allocated between those two uses so, for now, the FY2016 amount is also shown in the funding history for Community Housing.

***Lexington Community Center & Muzzey Senior Center***

Lexington's Community Center (LexCC), at 39 Marrett Road, was purchased for \$10,950,000 (with an additional \$262,500 for costs ancillary to the purchase) with CPA funding appropriated at the March 18, 2013, STM, Article 2. Title to the property passed from the Scottish Rite of Freemasons to the Town of Lexington in December, 2013. An Ad hoc Community Center Advisory Committee ("AhCCAC"), created by the Board of Selectmen on April 22, 2013, worked to identify short-term and long-term improvements to the building needed to support Town programs there. The appropriations for the resulting renovations totaled \$6,820,000. (See the table in the DPF section below for the details on those appropriations.)

The LexCC incorporates what had been the functions of the Lexington Senior Center as well as providing expanded, multi-generational, services to the Town. To manage the LexCC and the closely associated Town functions, the BoS created a new Recreation and Community Programs Department. Offices of the new Department, as well as the Human Services Department, were moved into the LCC in June, 2015, and programming has been offered since July, 2015. The full spectrum of programming for all generations includes many drop-in programs such as a yoga, Legos™, table tennis, and billiards. Starting with 21 structured classes last summer, the LexCC's 2016 spring registration offers 68 such classes.

The completion of the renovation contract concluded the currently known capital investment in the LexCC. The AhCCAC had suggested that two more additions—for a gymnasium and a larger, multipurpose, space—would allow the LexCC to offer a broader program. However, the other major capital demands facing the Town over at least the next five years—which are addressed in this report—preclude any further action in the near-term for such an expansion of the LexCC.

At present, there is no decision on use of the space in the Muzzey High Condominiums that previously housed the Senior Center. Deed restrictions on that space limit it to uses for the benefit of seniors. The Department of Public Facilities currently maintains the space in a care-taker mode.

## Fire

The Fire Department uses industry standards and its own experience to establish the replacement schedule for its capital equipment. Unlike many pieces of Town equipment, fire engines and medic trucks (rescue-ambulances) are partially custom-made and equipped, require very detailed specifications, and typically require many months between placing the order and the delivery and acceptance.

The mission of the Fire Department in the 21<sup>st</sup> century has shifted beyond traditional firefighting to emergency services, homeland security, and community education—with our firefighters now being trained for Emergency Medical Services (EMS) and Advanced Life Support (ALS). The equipment to perform these missions has changed with new technologies for firefighting and communications, yet the basic pumper truck, ladder truck, and rescue-ambulance are still essential to the mission.

There are two FY2017 Capital requests by the Fire Department: Replacement of a ladder truck (see Article 10(r)) and the Public Safety Radio Stabilization, Phase II (see Article 10(s)).

Lexington must continue to replace its aging equipment and retain back-up capacity. The table on the next page includes the forecasted need for replacing major capital vehicles in the current Department inventory.

## Major Capital Equipment

The following is the current inventory of the Fire Department's major capital equipment<sup>1</sup>—ordered by the year of the currently projected replacement funding:

Projected Replacement Funding	ID	Type	Make	Model Year Purchased	Put-in-Service Date	Originally Projected Useful Life (Years)	Original Cost
FY2017	L-1	Aerial	Emergency One/ Cyclone	2000	June 2001	20 <sup>2</sup>	\$588,000 <sup>3</sup>
FY2018	M-09	Ambulance	Chevrolet/ Lifeline	2009	Jul 2009	9 <sup>4</sup>	\$204,000 <sup>5</sup>
FY2021	M-12	Ambulance	Ford/Horton	2012	Mar 2012	9 <sup>4</sup>	\$251,199 <sup>6</sup>
FY2024	E-3	Pumper	Emergency One/Typhoon	2004	Jan 2005	20 <sup>2</sup>	\$345,000
FY2024	M-15	Ambulance	Ford/Horton	2015	Feb-15	9 <sup>4</sup>	\$238,210 <sup>7</sup>
FY2027	E-2	Pumper	Ferrara/ Intruder II	2007	Apr 2008	20 <sup>2</sup>	\$389,000
FY2033	E-4	Pumper	Emergency One/Typhoon	2013	Mar 2014	20 <sup>2</sup>	\$465,000 <sup>8</sup>
FY2035	E-1	Pumper	Emergency One/Typhoon	2015	Nov 2015	20 <sup>2</sup>	\$485,000 <sup>9</sup>

<sup>1</sup> Includes ID series "E" (pumpers), "L" (ladder), & "M" (Medic)(M designation followed by vehicle year). Not included are ID series "C" (cars), "H" (trailer), "S" (service vehicles, including trailer), "F" (forestry) and a light unit as they are funded from the operating budget.

<sup>2</sup> The life span of these vehicles is based on 10 years of frontline service, and 10 years in reserve status.

<sup>3</sup> As of Mar 2016, projected replacement cost in FY2017 is \$875,000. Residual trade in value of current vehicle is expected to be used toward equipment for this vehicle.

<sup>4</sup> The life span of ambulances is based on 3 years of primary service, 3 years of secondary service, and 3 years in reserve.

<sup>5</sup> As of Mar 2016, projected replacement cost in FY2018 is ~\$280,000.

<sup>6</sup> Net cost was \$241,199 (\$251,199 less \$10,000 for the trade-in for old M-3), but gross cost being listed as future status of a trade-in is unknown—plus it's expected any purchase ~8 years out will, as with all the other out-year purchases, be at a much higher cost.

<sup>7</sup> Net cost was \$228,210 (\$238,210 less \$9,999 for trade-in 2006 Chevy).

<sup>8</sup> \$485,000 was appropriated for FY2014 to replace E-2 that was plagued with serious mechanical issues. (See Committee's Report to the 2013 ATM, Article 10(a), for the background on that matter.) The legal action taken by the Town for a refund is been resolved. The replacement was purchased under the 23 Feb 2015 STM #2, Article 3, \$500,000 appropriation for \$415,000 (\$465,000 less \$50,000 for the trade-in of E-4—a 2003 Ferrara/International pumper that had been purchased for \$210,000 and put in service in Jul 2003). Approximately \$20,000 of the FY2014 appropriation was spent for ancillary equipment for the new pumper. A rescission of \$20,335 of the 23 Feb 2015 financing authorization is being requested at this Annual Town Meeting under Article 20 which closes out all the related funding.

<sup>9</sup> Pumper was purchased using funds received in our legal settlement with Ferrera Fire Apparatus. Our 2010 Pumper was returned to the manufacturer.

## CAPITAL EXPENDITURES COMMITTEE REPORT TO 2016 ATM

*(Fire Department 5-Year Capital Appropriation History has been combined with the Police Department History as many appropriations are for the joint benefit of both Departments. That combined Public-Safety History is after the following Police Department narrative.)*

### **Police**

The Lexington Police Department (LPD), which provides public safety services through a team of dedicated police officers, detectives, dispatchers and support staff, is supported by the Town's Capital Program in the areas of communication systems, computer systems, and improvements to the facilities in which it is housed and trained.

The FY2017 Capital Budget contains one joint request with the Fire Department. (See above). A new firing range at the Hartwell Ave compost site has been contemplated for several years in order to meet current firearms training requirements and the needs of modern police work, as well ensuring readiness to respond to weapons currently on the streets—\$50,000 of D&E was appropriated last year toward development of a new facility. This Committee looks forward to the results of that study and the follow-on request for construction—currently expected in FY2018.

With regard to a renovation and add-on to the existing Police Station located at 1575 Massachusetts Avenue, the Town's planning now has the D&E funding in FY2019, with construction funding in FY2020—each a year earlier than the scheduling of the TBDs when the Brown Book was published. This Committee's capital plan uses that same, latest, scheduling. Beyond correcting very basic needs due to overcrowding and functional inadequacy, the renovation of the police station will include other necessary enhancements. For instance, the Police Department must substantially improve its ability to process fingerprints with a larger fuming tank and replacement of the smaller tank. (Standing alone, these costs would exceed \$25,000.) Because this upgrade requires a larger lab and building design to support the use, it will be incorporated into the Police Station renovation project.

The Federal Government has mandated that public-safety agencies (including Lexington's Police and Fire Departments) will be required to move their radio-band frequency from the current 400 band, to the 800 band. This will require a complete replacement of radio equipment, including hand held, mobile, and base stations. The radio system was upgraded and changed in 1994, at a cost of over \$1 million. A change to the new frequency band will be a capital project affecting both the Police and Fire Departments. The departments are currently studying how best to comply with the new mandates. Cost estimates will follow once the scope and timing of the project is clearly defined.

### **Public-Safety Departments 5-Year Capital Appropriation History (All Sources) (Combines Fire & Police Department Appropriations)**

	FY2012	FY2013	FY2014	FY2015	FY2016
Fire Trucks & Ambulances	\$240,000		\$485,000	\$250,000	\$500,000
Firefighter Protection Turnout Gear	\$88,000				
Public Safety Radio Connectivity		\$50,000			
Public Safety Radio Stabilization					\$90,000
Heart Monitor				\$105,000	
Police/Fire Dispatching & Records Software					\$709,500
<b>Totals</b>	<b>\$328,000</b>	<b>\$50,000</b>	<b>\$485,000</b>	<b>\$355,000</b>	<b>\$1,299,500</b>

*(Police Department 5-Year Capital Appropriation History has been combined with the Fire Department History—hence this Public-Safety Departments History—as many appropriations are for the joint benefit of both Departments.)*

### **Library**

In December 2010, architects Adams and Smith were hired to study how operations at the Main Library could be improved (\$25,000 under 2010 ATM, Article 12(q)). Funding of \$100,000 for recommended changes was approved under 2011 ATM, Article 13(l). The recommendations include changes to workflow and ergonomics. Under 2013 ATM, Article 10(b), \$124,000 was appropriated to purchase

## CAPITAL EXPENDITURES COMMITTEE REPORT TO 2016 ATM

equipment and supplies and provide for staff time to convert Cary Library materials to Radio Frequency ID (RFID) as a direct result of that report. That implementation is underway. As a result of a 2013 strategic plan, the library is looking to realign and reconfigure some of its spaces and services to today's library patron needs. There have been several public meetings and presentations of this new "Transformative Spaces" project and the work is expected to be fully privately funded.

Restoration work to, and updating the Massachusetts Historical Commission Inventory on, the Stone Building (former East Lexington Library Branch), including a new roof, gutters, aluminum siding removal, painting, and window glazing, were completed in 2010 using \$202,933 from the CPF under 2010 ATM, Article 8(q). Although the Historic Structures Report on which this work was based recommended a small addition to the rear, those plans were not acted upon as the Town has not yet determined a new use for the building. The building continues to be maintained by the DPF under the oversight of the Cary Library Board of Trustees.

### **Library 5-Year Capital Appropriation History (All Sources)**

	<b>FY2012</b>	<b>FY2013</b>	<b>FY2014</b>	<b>FY2015</b>	<b>FY2016</b>
RFID Conversion Project			\$124,000		
<b>Totals</b>	\$0	\$0	\$124,000	\$0	\$0

### ***Public Works***

The Department of Public Works (DPW) is responsible for design, bidding, construction, and management of projects related to all Town facilities except buildings that are assigned to the Department of Public Facilities (DPF). The DPW is organized around seven divisions that are responsible for these elements: Administration, Engineering, Highway, Public Grounds, Environmental Services, Water, and Sewer. Environmental Services manages solid waste; recyclables; yard waste from Lexington, the Town of Arlington and private contractors; and hazardous products from Lexington and 8 other neighboring communities.

Major components of DPW's FY2017–FY2021 capital projects include:

- Road and sidewalk improvements
- Water distribution and sanitary-sewer systems improvements
- Storm-water control and management
- Hartwell Avenue Infrastructure Improvements
- East Massachusetts Avenue Three-Intersection Improvements
- Comprehensive Watershed Storm-water Management and Dam Improvements
- Storm Drainage and National Pollution Discharge Elimination System Improvements
- Comprehensive Watershed Storm-water Management and Dam Improvements
- Trucks and heavy equipment necessary to accomplish the DPW mission

DPW's capital needs—except CPA, Revolving-Fund, or Enterprise-Fund projects—must be funded by the general tax levy and/or voter-approved debt exclusions. Almost all construction projects for the sanitary-sewer system and for the water-distribution system are funded by Water- and Sewer-rate payers through the Enterprise Funds. Large trucks and heavy equipment used in support of the sanitary-sewer and water-distribution systems also are funded by Enterprise Funds.

### **Engineering**

Engineering work for all DPW projects is either done "in house" or contracted, through public procurement, to outside consulting and/or design firms. In addition to supporting on-going DPW work, Engineering will continue to be a major participant in the DPW's future projects. The Engineering Division will oversee the design of multiple projects funded in this-year's budget.

## **Roads**

Lexington has a total of 199.6 miles of roads, which include State and unaccepted roads. This total consists of 135.0 miles of Town-accepted roadways, 18.5 miles of private/unaccepted roadways, and 46.1 miles of State highway. (Source: Fay, Spofford & Thorndike (FST) report, October 27, 2015.) The DPW maintains the public, Town-owned, roadways; the remainder being maintained by the private owners or the State. The DPW also maintains the Town's portion (5.3 miles) of the 10.0-mile Minuteman Commuter Bikeway ("Bikeway").

In April 2010, the Town retained FST, a civil-engineering consulting firm, to develop and implement a Pavement Management System (PMS) for its public roadways and its portion of the Bikeway. The first study was completed in November 2010 and has been updated annually. The PMS is based upon an extensive roadway database describing pavement conditions and roadway characteristics, and among other things reports conditions using a Pavement Condition Index (PCI), which is a 100-point scale with 100 representing the best possible condition. Using the October, 2015, update, from 2014 to 2015, the Town's PCI continued to improve, from 73.9 to 74.9. The 2015 74.9 PCI signifies that the majority of streets are within the "Routine Maintenance" band.

The initial study reported the replacement cost for just the Town-accepted roadways would be in excess of \$85 million in FY2011 dollars (a more detailed analysis of the report is contained in this Committee's report to the 2011 ATM, beginning on Page 21). The 2015 FST update states "Lexington is in a very good place from the Pavement Management perspective with 75% of the Network in the 'Do Nothing' and 'Routine Maintenance' treatment bands. However, the report goes on to caution that 'future funding scenarios are showing that the budget will not keep up with the expected deterioration of the 'Structural Improvement' candidates as the backlog increases significantly when these segments trickle into the 'Base Rehabilitation' treatment band.'" FST has recommended the Town secure at least \$3.5 million this fiscal year in order to continue progress in all treatment bands.

The Committee remains extremely pleased to see a quantitative basis for determining the condition of the Town-maintained pavements. This Committee also supports the DPW's continuing efforts to raise the Town's baseline pavement condition grade to "above average." Implementation of the PMS, along with DPW management of other potential impacts to our pavements (e.g., utility work, construction for storm-water and wastewater system improvements, sidewalk-related projects, etc.) offers the promise of an even more productive and cost-effective program going forward. Funding for roads is provided by a combination of State Chapter 90 funds and Town funds. (See Article 10(c & g))

## **Sidewalks**

The town has over 84 miles of sidewalks. In 2005, due to the overdue need to upgrade and extend the sidewalks, the BoS appointed the Sidewalk Committee. In 2014, the DPW with assistance from FST (its report, December, 2014), completed a sidewalk-condition survey. The survey results found that "the average area-based Sidewalk Condition Index (SCI) in Lexington was 68 (an 80 to 100 score is "do nothing"), which puts it in the middle of the Localized Repair treatment band. The survey also found 40% of the sidewalk network in the 'Do Nothing' treatment band and 34% in the 'Localized Repair' treatment band...". The FST survey recommendation was that it would require \$750,000 to maintain current conditions, but would require \$825,000 on sidewalks and ramps to ensure both quantity and quality. The proposed DPW sidewalk replacement program is based upon the priority list developed in conjunction with the survey.

Sidewalk replacement and extension are costly initiatives. Imbedded in these costs are sidewalk-construction obstructions, easement issues, and negotiations with residents. The Sidewalk Committee's overall policy has been to develop a prioritized sidewalk-construction plan focusing on the "Safe Routes to School Program", other high-pedestrian-traffic routes, and high-walking-hazard streets. All reconstructed/new sidewalks are designed and constructed to comply with the Americans with Disabilities Act (ADA)."

This Committee is pleased that funding requests for center-business-district (CBD) sidewalks are presented separately from those for residential sidewalks and that there are now three sidewalk categories

for restoration: residential, CBD, and non-CBD business; and, further, that requests for entirely new or extended sidewalks would be presented separately than requests for restoration.

The new Prospect Hill sidewalk that was an FY2016 authorization is currently under design. The FY2017 sidewalk-funding request will allow the completion of residential projects outside the CBD, chosen through cooperation between the SAC and the DPW. FY2017 requests for sidewalk work can be found in Article 10(a, h, k, & l).

### **Town-wide Signal Improvements**

Many of the Town signals are outdated, with sometimes failing equipment, and limited ADA accessibility. An Engineering Division study, funded with Traffic Mitigation funds, using signalized level of service (LOS) has identified and prioritized those locations in need of improvement, after assessment of conditions, signal timing, delays, ADA requirements, etc. The study also recommended that the Town adopt a Standard Specification that would allow for cost and maintenance efficiencies. [Note: The study did not include the signals which are under the jurisdiction of the Massachusetts Department of Transportation, including, but not limited to: Bedford Street at Hartwell Avenue, Lowell Street at Waltham Street, Marrett Road at Spring Street, and Hayden Avenue at Route 2.] The FY2017 funding request is in Article 10(j).

### **Water Distribution System**

Many of the Town's water mains were installed in the early 1900s and require an ongoing engineering program plan of pipe cleaning, lining, or replacement. On an annual basis, the DPW implements work for cleaning, lining, and/or replacement of unlined, inadequate, aged, and breaking water mains to improve water quality, pressure, and fire-protection capabilities, and to reduce frequency and severity of water-main breaks, as well as to minimize long lengths of pipe not fed at both ends, known as "dead ends". This work often requires excavation prior to pipe condition analysis. Work continues to replace remaining unlined pipes, of which 5% or 7 linear miles presently fall in to this category. Following this, work will then focus on replacing aging mains or those with a higher-break history. Using some of the funding authorized in FY2016, engineering will be undertaking an analysis of the entire distribution network in order to prioritize work for the next phase of the improvement plan. The Request for Proposal for this analysis work is under development.

This analysis work will allow the Engineering Division to continue its best practices in the documentation of the materials, age, and break history of the Town's water mains and to use that information as well as ongoing material sampling (when appropriate) to determine its engineering replacement-and-rehabilitation plan. Some of the "out-year" funding in the capital plan is still approximate due to the difficulty of actual testing in a working water system, unlike roads which can be analyzed visually and with easily accessible samples; water systems require more complex exploratory testing by excavation, when and where possible. In some instances work scope cannot be completely developed until preliminary exploratory work on actual site conditions has been performed. At the November 2, 2015, Special Town Meeting #2, \$2.5 million dollars was authorized for the Massachusetts Avenue from Pleasant Street through Marrett Road and Massachusetts Avenue at Woburn Street intersection work. (Due to that funding authorization, no funds are to be requested for Water Main improvements at the 2016 ATM.) The Prospect Hill water-mains improvement work that was funded with prior authorizations is now completed.

Heavy equipment and trucks used by the Water Division to maintain the system are procured with Water Enterprise funds that are funded directly by Water-rate payers. Where equipment is shared with the Sewer Division, the costs are shared. (See Article 10(b)).

### **Hydrant System**

The FY2017 funding for hydrant replacement is evenly divided between Tax Levy funds and the Water-Enterprise Fund. This Committee continues to encourage replacement at an accelerated rate and

supports the level of funding proposed which remains at the increased FY2016 level. For further system information and the FY2017 funding request, see Article 10(e).

### **Sanitary Sewer**

The sanitary-sewer system, like the water-distribution system, has sections that date back to the early 1900s. Due to age-related deterioration, some sections are susceptible to storm-water inflow and groundwater infiltration which increases the total flow to the Massachusetts Water Resources Authority (MWRA) treatment system, resulting in increased charges to the Town, and causing overloading of parts of the system, and the potential to spread waterborne disease. Engineering has an ongoing program of investigating, evaluating, replacing and repairing sections of the system. This work has been partially funded by the MWRA Infiltration/Inflow (I/I) Local Financial Assistance Program, which provides grant and interest-free loan funding for member communities. In 2014, Lexington was allocated a total of \$7,445,300 of these funds. As of August 2015, it has \$326,000 remaining in the allocation to draw from. For further system information and the FY2017 funding request, see Article 12(a))

The system has 10 sewage-pumping stations that need continual maintenance and periodic upgrading and which the Sewer Division has been doing. In July 2013, the engineering firm Wright-Pierce performed a detailed survey of the pump stations, generating a 20-year repair/replacement plan for them. This year's request is consistent with those findings. (See Article 12(b))

Four pumping stations (Main, Concord Avenue, Potter Pond, and Brigham Road) now have backup electric-power generators. Significant improvements to the main pump station are underway, which include Heating, Ventilation, and Air Conditioning upgrades to bring up to current code requirements, installation of Variable Frequency Drive (VFD) motors (which provide energy savings and noise reduction in the sewer force main) on all the pumps, and a surge tank.

This Committee considers that backup generators should be provided at other pump stations as soon as practicable, and we are pleased to report that DPW has made plans to accomplish that with a fifth station's slated to come on with the proposed FY2017 funding authorization. (See Article 12(b)) With a combination of available Capital funds and the Operating Budget, this important enhancement began in FY2013 with the Concord Avenue station, and a comprehensive plan now exists for the remaining stations.

Heavy equipment and trucks used by the Sewer Division are procured with Sewer Enterprise Funds that are funded by Sewer Rate-Payer fees, additional fees and charges, investment income, and connection fees. Where equipment is shared with Water Division, the costs are shared. (See Article 10(b))

### **Dam Restoration**

The Massachusetts Department of Conservation and Recreation mandates inspecting every five years every dam that is rated as a "significant-hazard dam" or "high-hazard dam". There are two dams at the significant-hazard level in Lexington. That rating is assigned to dams based on the risk from the water it impounds being released; it does not reflect its state of repair.

Butterfield Dam on Lowell Street: Engineering studies and construction work were funded under 2011 ATM Article 10(a) & 2012 ATM Article 12(g). Construction is now complete, with continuing State-required monitoring of landscaping in sensitive resource areas. The dam now complies with State requirements.

Old Reservoir Dam on Marrett Road: Dam inspection reports performed for the Massachusetts Office of Dam Safety determined that there was a need for repairs and improvements. 2014 ATM Article 10(i) funded design and cost estimates for the work on this dam to insure the long-term stability of it. It is currently estimated that \$530,000 in funding will be required to complete the engineering and construction work. This project is in the early stages of design and a cost estimate will need to be produced upon design completion. Engineering has indicated that final design will not be completed in time for the 2016 construction season. There are no funding requests for FY2017; it is projected that there will be a funding request for engineering and construction work in FY2018.



## **Stormwater Drainage and National Pollution Discharge Elimination Systems (NPDES)**

Storm drains collect stormwater along Town streets and parking areas, and convey this water to streams and other bodies of water. The storm-drain pipes and the pavement-level catch basins that direct storm water to them occasionally fail due to heavy loads passing over them and/or loss of supporting soil around them thereby creating holes in the street. In addition, as streets are repaired and repaved, it is frequently discovered that the storm-drainage system is seriously deteriorated. Concurrent drainage-system repairs are required to prevent further deterioration and to protect newly paved streets. It also is necessary to study and repair drains where overflow conditions develop and/or complaints are received. The goal of the Federal National Pollutant Discharge Elimination System (NPDES) program, under which the Town has a State-administered permit, is to maintain water quality. New permitting regulations are anticipated that are expected to increase costs and complexities of this work in future years. Recent drainage improvements have included Spring Street and Woburn Street. Paul Revere Road is in progress. Continuing trouble spots include the watersheds of the Vine Brook, Mill Brook, Beaver Brook and Kiln Brook, as well as other areas. This Committee welcomes Engineering's leadership and efforts, in compliance with Federal Environmental Protection Agency (EPA) requirements, to improve the water quality in Lexington's streams and ponds while protecting the Town's investment and structural integrity of its streets. (See Article 10(d))

## **Comprehensive Watershed Storm Water Management Systems**

In order that the Town's storm-drainage system capacity is maintained to handle runoff from impervious surfaces, the Town must manage its storm-water runoff associated with its 18 brooks and three watersheds. Additionally, sediment deposits, organic debris, and refuse can impede the flow of water through watershed areas, and cause flooding and damage to private property, thus creating liabilities for the Town. To date, the Charles River, Shawsheen River, and Mystic River watershed-management plans have all been completed. Design work has been completed and construction is under way for the Willard Woods "daylighting" and drainage improvements, as well as stream-bank stabilization for the Vine Brook in the Saddle Club Road area. The Whipple Brook storm-water design is underway. For the FY2017 funding request to address other priority areas, see Article 10(f)). [Note: There is some overlap with Town-Wide Culvert replacement as some projects require both culvert repair and stream-management planning.

## **Culvert Repair**

There are more than 50 culverts in Town. Many of the older culverts are near or at failure. A culvert is defined as a pipe or drain that carries a stream or ditch under a roadway. DPW's engineering program for on-going culvert inspections has confirmed a need for culvert replacement and extraordinary repairs. This is a companion effort to the ongoing Comprehensive Storm-water Management Watershed work. The 2011 ATM Article 7(s) appropriated \$65,000 for the review, design, and permitting for repairs to the three culverts under the access road to the Hartwell Avenue Compost Facility. The 2012 ATM Article 12(d) appropriated \$390,000 for replacement of those three culverts and for D&E for repairs to culverts identified in storm-drainage studies. The three culverts at the entrance to the Compost Facility and an additional culvert on Concord Avenue near the Belmont Town Line were replaced in 2014. In 2015, work was funded for the culvert work under Revere Street at the North Lexington Brook, and the culvert under Concord Avenue at Hardy's Brook. This work, as well as the Bikeway culvert which was funded for FY2016, has been permitted and is now in the early stages of construction. For the FY2017 funding request, see Article 10(i)).

## **Public Grounds**

The Town owns approximately 630 acres of land of which approximately 110 acres are in parks, playgrounds, conservation areas, athletic facilities, school grounds, and historical sites. In addition, Town staff administers and maintains four cemeteries with a combined area of a little over 30 acres. The

Forestry staff maintains approximately 10,000 trees along roadways and an undetermined number of trees, shrubs, and plantings on Town-owned land. For the FY2017 funding requests, see Article 8(h).

### **Minuteman Commuter Bikeway**

This 10-mile Bikeway, which was opened in 1993, runs from the Alewife MBTA Station to the Railroad Freight House in Bedford; 5.3 miles of the Bikeway lie in Lexington. The DPW maintains the Lexington segment.

In FY2015, a request was being made to investigate restoring the bridge carrying the Bikeway over Grant Street. As noted above under Culvert Repair, there also was a request to replace a culvert supporting the Bikeway.

In addition, in FY2015 funding was authorized for the design of Way-Finding-and-Etiquette signage for the Lexington portion of the Bikeway (Arlington and Bedford declined to participate). For the follow-on FY2017 request, see Article 8(i).

### **Town Center Streetscape Project**

Increasing the vitality of Lexington Center has long been an open-ended goal of the Town as businesses come and go and usage patterns change. Projects in support of the Center have been both large and small, including rezoning the former Battle Green Inn site and the installation of a seasonal "pocket park" on Massachusetts Avenue in front of the Ride Studio Café. The deterioration of the infrastructure through the Center, and the needed safety enhancements as the traffic volume has increased are significant concerns. To address these infrastructure, safety, and enhancement issues in a coordinated manner, the Center Streetscape Improvements Project was created. When fully implemented, it would address from business-front to business-front across Massachusetts Avenue and run from just beyond the intersection with Woburn Street and Winthrop Road to just beyond Meriam Street. The results of that Project would be further enhanced at that Meriam Street end by work under the Battle Green Streetscape Project.

The last funding of the Center Streetscape Project was at the 2014 ATM, under Article 10(a), where \$600,000 was approved by that Meeting to carry the design to 100%—including bid documents. See the same numbered Article at this ATM for the latest request for the construction funding of the first phase of the project.

### **DPW Equipment**

DPW has 146 pieces of significant equipment (includes vehicles). The replacement value for that equipment today is approximately \$8 million. This equipment includes pick-up and dump trucks, construction vehicles, and specialized equipment including pumps, rollers, sprayers, and mowers. Replacement intervals vary from 5 to 25 years and are based upon manufacturers' recommendations. Of these, 90 pieces had an individual acquisition cost in excess of \$25,000; therefore, their replacement would normally be characterized as Capital and subject to this Committee's review.

DPW has developed a well-conceived program, which includes annual updates produced by the Road Machinery Division and other Division Superintendents, with review by the Manager of Operations and Department of Public Works Superintendent. This program replaces the older, less fuel-efficient, and high-maintenance equipment with standard, off-the-shelf vehicles and equipment that will last longer and cost less to maintain and operate. Replacement of equipment with individual acquisition costs under \$25,000, and of all automobiles, is funded with operating funds. The current 5-year equipment-replacement schedule projects annual costs between \$850,000 to \$925,000 per year. The FY2016 requested funding was increased above the usual annual level to purchase a windrow turner for the compost operation at Hartwell Avenue. This piece of equipment was added to the budget as a result of the study done in conjunction with the solar project that was approved for the compost site. That project included the loss of some composting area and the windrow turner was expected to increase productivity of the remaining composting area to the outcome from the original area. For the FY2017 funding request, see Article 10(b).

**DPW 5-Year Capital Appropriation History (All Sources)**

	FY2012	FY2013	FY2014	FY2015	FY2016
<b>Capital using Tax Levy &amp; Chapter 90 Funds</b>					
DPW Equipment	\$365,000	\$595,000	\$349,000	\$428,440	\$499,000
Street Improvements & Easements <sup>1</sup>	\$1,546,602	\$4,026,000	\$2,814,238	\$3,216,029	\$3,231,250
Street light/Traffic lights/Traffic mitigation	\$87,000	\$125,000	\$125,000	\$125,000	\$125,000
CBD Streetscape		\$240,000		\$600,000	
Battle Green Area Improvements		\$203,845		\$90,000	
Town-wide Culvert Replacement		\$390,000	\$390,000	\$390,000	\$100,000
Drainage/dams/brook cleaning	\$770,000	\$600,000	\$340,000	\$340,000	\$340,000
Sidewalk/bikeway improvements <sup>2</sup>	\$200,000	\$550,000	\$3,304,000	\$400,000	\$660,000
Comprehensive Watershed Study & Implement	\$50,000	\$165,000	\$390,000	\$390,000	\$390,000
Hydrant Replacement	\$25,000	\$25,000	\$50,000	\$50,000	\$150,000
Public Grounds	\$35,000		\$15,000	\$120,000	\$35,000
Hartwell Avenue Infrastructure Improvements					\$4,750,000
<b>Tax Levy &amp; Chapter 90 Totals</b>	<b>\$3,078,602</b>	<b>\$6,919,845</b>	<b>\$7,777,238</b>	<b>\$6,149,469</b>	<b>\$10,280,250</b>
<sup>1</sup> FY2013 includes \$175,000 of D&E & \$1,500,000 of construction for Grove Street & Robinson Road work that, although off the site and, thus, is the responsibility of DPW, is in conjunction with the New Estabrook School project. 2FY2016 includes \$10,000 toward Bikeway Bridge Repairs and Engineering. work. <sup>2</sup> FY2016 includes \$10,000 toward Bikeway Bridge Repairs and Engineering. Work & \$50,000 for design of a new sidewalk to the Lexington Community Center.					
<b>Capital using Enterprise Funds</b>					
<b>Sanitary Sewer</b>					
Sanitary Sewer System	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000
Pump station upgrades	\$100,000	\$100,000	\$100,000	\$600,000	\$1,350,000
DPW Equipment			\$145,000	\$40,500	\$40,500
<b>Sewer Sub-Totals</b>	<b>\$1,300,000</b>	<b>\$1,300,000</b>	<b>\$1,445,000</b>	<b>\$1,840,500</b>	<b>\$2,590,500</b>
<b>Water</b>					
Water Mains Relining & Replacement		\$900,000	\$900,000	\$900,000	\$3,400,000
DPW Equipment			\$145,000	\$216,500	\$40,500
Hydrant Replacement	\$25,000	\$25,000	\$50,000	\$50,000	\$150,000
<b>Water Sub-Totals</b>	<b>\$25,000</b>	<b>\$925,000</b>	<b>\$1,095,000</b>	<b>\$1,166,500</b>	<b>\$3,590,500</b>
<b>Enterprise-Fund Totals</b>	<b>\$1,325,000</b>	<b>\$2,225,000</b>	<b>\$2,540,000</b>	<b>\$3,007,000</b>	<b>\$6,181,000</b>
<b>Capital using DPW Compost Operating Revolving Fund</b>					
Culvert Replacement	\$65,000				
DPW Equipment					\$690,000
<b>Revolving Fund Totals</b>	<b>\$65,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$690,000</b>
<b>Grand Total</b>	<b>\$4,468,602</b>	<b>\$9,144,845</b>	<b>\$10,317,238</b>	<b>\$9,156,469</b>	<b>\$17,151,250</b>

**Public Facilities**

The Department of Public Facilities (DPF) is responsible for the coordination and care of all Town-owned buildings including those under the control of the BoS, Town Manager, Library Trustees, and School Committee. Expenses associated with the DPF staffing, maintenance (including preventative maintenance), custodial services, capital-project management, utilities, landscaping and grounds (at schools only), and building rentals are the responsibility of this department.

The DPF is organized around four areas of responsibility: Administration, Project Management, Facility Maintenance and Repair, and Custodial Services. Administration is responsible for the administration of the Department. Project Management is responsible for major capital renovations and providing staff support to the Town's Permanent Building Committee for new construction. Facility Maintenance and Repair is responsible for the maintenance and repair of all the facilities listed below. Custodial Services is responsible for custodial services in all those facilities.

DPF is responsible for buildings at 23 locations:

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- Town Office Building
- Cary Memorial Building (CMB)
- Police Station
- Fire Department Headquarters
- East Lexington Fire Station
- Samuel Hadley Public Services Building
- Stone Building (previously used as the East Lexington Library)
- Cary Memorial Library
- Visitors Center
- Lexington Community Center (LexCC)
- Council on Aging Facility (Senior Center in the Muzzey Condominiums, 1475 Massachusetts Avenue) (now in caretaker status as Senior-Center activities are now at the LexCC)
- Westview Cemetery
- Hammond A. Hosmer House
- Nine schools
- Schools' Central Administration (in the old Harrington School).

DPF has taken a systematic approach to solving problems that affect both Municipal and School buildings, including roofs, flooring, building envelope, and school paved parking and sidewalk areas. In a few cases the solutions have been programs with annual funding and could be considered more as on-going maintenance than capital expenditures. However, as the needs exist and the work will be funded using GF cash, the Committee supports these projects being in the Capital Budget.

This year's request for DPF Capital funding includes a wide range of important work to both enhance buildings to meet the programmatic demands of the programs that occur in them as well as to attend to the extraordinary repairs and maintenance that are essential to extending the useful life of the buildings. (See Article 15)

The renovations to the property at 39 Marrett Road for the LexCC were completed. The funding for the renovations was as follows:

<b>Appropriations for LexCC Renovations<sup>†</sup></b>		
	<b>Amount</b>	<b>Primary Purpose</b>
2013 ATM, Article 14(n) (part of DPF Bid Documents funding)	\$100,000	D&E for Code-Compliant Actions & Schematic Drawings
2013 STM, November 4, 2013, Article 5	\$3,169,000	Phase 1 Renovations (Initial Occupancy)
2014 STM, March 24, 2014, Article 3	\$3,051,000	Expand Phase 1 as Phase 2 has been indefinitely deferred
2014 STM, June 16, 2014, Article 10	\$500,000	Bid-Document Estimate over available appropriation after value-engineering exercise, including soft-cost reductions, produced savings of \$466,838.
<b>Totals</b>	<b>\$6,820,000</b>	

<sup>†</sup> Does not include any appropriations for a new sidewalk leading to the LexCC; that would be executed by DPW

The LexCC accommodates expanded programming for all ages in the community, and the Culture and Recreation & Community Programs staff that manages those activities.

The CMB renovations contract still has a few punch-list items to clear as well as addressing what will be the final completion of the sidewalk in front of the building and extending in both directions to Massachusetts Avenue, to the Police Headquarters, to the Town Office Building, and down to the rear parking area. The funding for the renovations has been as follows:

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<b>Appropriations for CMB Renovations<sup>†</sup></b>		
	<b>Amount</b>	<b>Primary Purpose</b>
2010 ATM, Article 8(i)	\$60,000	Venue Improvements Study
2012 ATM, Article 8(d)	\$75,000	Upgrades—Vetting of Needs & Initial Design Development
2013 ATM, Article 8(c)	\$550,000	Complete Design Development & Construction Documents
2014 STM, March 24, 2014, Article 2	\$8,677,400	Construction
2015 STM #2, March 23, 2015, Article 4	\$194,200	Sidewalk Enhancement
<b>Totals</b>	<b>\$9,556,600</b>	

<sup>†</sup> These are just those that had a direct bearing on the single, major, study-through-construction renovation project now being completed.

The Clarke Middle School space-mining was completed. The two projects to add prefabricated classroom buildings at the high school were completed. The first set was completed in time for the start of the 2014-2015 school year and the second set was completed in time for the start of the 2015-2016 school year. This year there will be design work for additional improvements to the High School that are justified as being required because of the still-long delay before a High-School-wide project is expected to be done. (See Article 15(c, l, m, n, & o) There will be significant, continuing, management demands on the DPF as other major and minor projects are being explored in the coming years.

This year a significant amount of time and resources were expended on support to the ongoing efforts to address School-building needs including replacement of end-of-life systems, renovations, and to add capacity required due to the growing enrollment. (See STM Article 2)

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2016 ATM

**Public Facilities 5-Year Capital Appropriation History (All Sources)**

Program	FY2012	FY2013	FY2014	FY2015	FY2016
<b>Department-Wide</b>					
Town-wide Facilities Master Plan		\$65,000			
<b>Municipal</b>					
Public Services Building <sup>1</sup>		\$200,000			
Muzzey Senior Center <sup>2</sup>		\$561,518			
Hosmer House		\$381,000			
Visitor Center Renovation/Upgrade				\$220,608	
Building Envelope	\$165,572	\$169,711	\$173,954	\$178,302	\$182,760
Fire Headquarters <sup>3</sup>	\$450,000				
East Lexington Fire Station	\$60,000			\$75,000	
Paint Mine Barn Preservation		\$34,770			
Cary Memorial Library	\$135,000				
Cary Memorial Building <sup>4</sup>		\$75,000	\$550,000	\$8,677,400	\$269,598
Community Center Renovations			\$3,269,000	\$3,551,000	
Municipal Sub-Total	\$810,572	\$1,421,999	\$3,992,954	\$12,702,310	\$452,358
<b>Schools</b>					
Schools Master Planning				\$250,000	
Multiple School Education Capacity					\$10,966,000
Evaluation of Middle Schools Spaces		\$35,000		\$40,000	
New Estabrook	\$1,250,000	\$42,342,248			
Diamond Energy Improvements		\$25,000			
Diamond Modular Extraordinary Repair	\$75,000				
Hastings Natural Gas Conversion		\$45,000			
High School Overcrowding Renovations/Expansions <sup>5,6</sup>	\$175,000	\$400,000	\$8,062,000	\$495,000	\$1,030,400
High School Heating System				\$75,000	
Public Facilities Bid Documents <sup>7</sup>		\$75,000	\$75,000	\$75,000	\$75,000
Grounds Vehicles		\$80,000	\$80,000		
Building Envelope	\$300,000	\$215,000	\$235,000	\$230,000	\$210,000
High School Green Roof Repair <sup>8</sup>	\$998,000				
Landscaping/Paving/Playgrounds	\$380,000		\$150,000	\$100,000	\$150,000
Major Electrical/Mechanical Systems Upgrades <sup>9</sup>				\$275,000	\$613,000
Interior Renovations <sup>10</sup>	\$75,000			\$69,300	\$674,000
Bridge/Bowman Renovations	\$21,950,000				
Extraordinary School Repairs <sup>5</sup>	\$395,000	\$610,000	\$666,500	\$423,750	\$335,425
Security Standardization			\$370,000		\$38,500
Wall Unit Air Conditioners			\$56,000		
Clarke Middle School Bus Loop <sup>11</sup>			\$35,000		\$363,000
Hastings School Kitchen Renovation			\$90,000		
Schools Sub-Total	\$25,598,000	\$43,827,248	\$9,819,500	\$2,033,050	\$14,455,325
<b>Grand Totals</b>	<b>\$26,408,572</b>	<b>\$45,314,247</b>	<b>\$13,812,454</b>	<b>\$14,735,360</b>	<b>\$14,907,683</b>

<sup>1</sup> Allowed use of insurance-claim proceeds toward project cost; was not an increase in the project's budget.

<sup>2</sup> None of the FY2013 appropriation was used nor was a planned FY2013 appropriation of \$526,818 ever presented to the 2012 Annual Town Meeting. As the Senior Center's functions are being transferred to the new Community Center, that obviated the need for that estimated \$1,088,336 expenditure for work at the space owned by the Town at the Muzzey Condominiums for that use.

<sup>3</sup> FY2012 funding was for repair of the main equipment floor.

<sup>4</sup> FY2015 includes \$200,820 from the PEG Access Revolving fund; FY2016 includes \$75,398 for Records Center Shelving.

<sup>5</sup> FY2012 funding for High School Overcrowding Renovations/Expansions and High School Science Lecture Hall Seats had been appropriated as part of Extraordinary School Repairs, but they are reported in the former category as there is follow-on funding in FY2013 & FY2014 for Phases 2 & 3 of that Renovation.

<sup>6</sup> FY2016 Includes \$150,000 transferred from the Appropriation Committee Reserve Fund.

<sup>7</sup> FY2014 appropriation includes \$100,000 from the CPF for D&E for the initial build-out at 39 Marrett Road for use as the Community Center; however, that is being shown in the Municipal section as part of the funding for that Center.

<sup>8</sup> Expect \$381,221 MSBA contribution which would reduce the Town's expense to \$616,779.

<sup>9</sup> FY2015 for Clarke School Auditorium & Elevator

<sup>10</sup> FY2012 for Lexington High School Science Lecture Hall Seats

<sup>11</sup> The FY2016 appropriation may be rescinded as that work has been included in that school's renovation under the proposed Middle Schools Building Projects seeking FY2017 funding.

## Recreation

Recreation Department programs are funded from three sources:

- General-Fund Tax Levy (e.g., used for neighborhood playgrounds, athletic fields, and basketball court improvements if not recommended by the CPC for use of the CPF)
- Recreation & Community Programs Enterprise Fund (e.g., used for fee-based activities such as Pine Meadows Golf Course, Irving H. Mabee Pool, Old Reservoir, and tennis courts). Fee collections for Enterprise Fund-based activities are weather dependent and can vary from year to year. The Recreation Enterprise Fund makes an annual debt-service payment of \$100,000 per year for Lincoln Fields (ending in February 2018). It also makes an annual indirect payment to the Town that in FY2016 will be \$238,272. For the FY2017 funding request from this source, see Article 9.
- CPA funds (available for preservation of recreation facilities, including those for fee-based activities). CPA monies have enabled some large projects which otherwise might not have been financially viable. For example, the Center Drainage Project (underlying LHS playing fields) received \$2,392,754 from the CPF from FY2011 through FY2013. 2012 amendments to the CPA now allow CPA funding to replace playground equipment and perform other rehabilitation work on fields not originally purchased with CPA funds. For the FY2017 funding requests from this source, see Article-8(h–n).

### Recreation 5-Year Capital Appropriation History (All Sources)

Program	FY2012	FY2013	FY2014	FY2015	FY2016
Athletic Fields		\$60,000	\$65,000	\$100,000	\$85,000
Park, Playgrounds, & Tot Lots		\$185,000	\$147,500	\$150,000	\$123,000
Pine Meadows Golf Course		\$46,000	\$75,000	\$51,000	\$68,000
Swimming (Old Res & Center)					
Center Playfields Drainage	\$911,863	\$605,718			
Town Pool Renovations	\$165,000				
Lincoln Fields Improvements			\$565,000	\$620,000	\$650,000
Accessible Study					\$78,000
<b>Totals</b>	<b>\$1,076,863</b>	<b>\$896,718</b>	<b>\$852,500</b>	<b>\$921,000</b>	<b>\$1,004,000</b>

## Schools

### Overview

The Lexington Public Schools (LPS) provide educational, athletic, and club activities for students in grades Kindergarten–12. This is the enrollment for the current and the two previous academic years:

#### Enrollment in Lexington Public Schools<sup>†</sup>

Grades	Academic Year		
	2013/2014	2014/2015	2015/2016
Kindergarten (K)–5	2,925	3,024	3,054
Middle Schools (6–8)	1,657	1,616	1,646
High School (9–12)	2,002	2,094	2,166
<b>Totals</b>	<b>6,584</b>	<b>6,734</b>	<b>6,866</b>

<sup>†</sup>Enrollment figures are those as of October 1st as required by the State's Department of Elementary and Secondary Education (DESE) for each academic year.

Pre-school programs are also offered by the LPS. The number of children in Pre-K is variable, but the number of special-education children needing a full-day placement vs. a half-day placement has been rising which has added significantly to the pressing need for additional Pre-K classrooms.

LPS currently own and operate six elementary-school buildings, two middle-school buildings, and the high-school complex of four, freestanding, academic buildings and a field house. Central Office (“Administration”) personnel and services are located in what had been the old Harrington School. In addition, the old Harrington houses elements of the Lexington, Arlington, Burlington, Bedford, Belmont (LABBB) Collaborative and LPS Pre-K programs. The maintenance of those fourteen buildings is overseen by the DPF.

Perhaps the most important capital issue facing LPS is the fact that the school system has an enrollment in Pre-K through middle school that is over the system capacity, so the increasing enrollment presents a growing pressure on the schools from a building-capacity perspective.

- Pre-K: Currently there is no plan to add additional capacity to address the growing needs at the Pre-K level.
- Elementary Schools: To partially address the current overcrowding at the Elementary level, the LPS will be adding six modular classrooms: two each to Bowman, Bridge, and Fiske schools. In addition, the LPS desires to replace the current 21-classroom Maria Hastings School with a new 30-classroom school at a cost of approximately \$60 million, gaining nine additional classrooms. The MSBA will partner with Lexington to provide approximately 30% of the cost. It should be noted that this plan is not expected to fully alleviate the overcrowding in the elementary schools. Currently in grades K–5 LPS have taken art, music and other space to form 10 classrooms beyond the designed capacity of the set of K–5 schools. Even with these added classrooms there is expected to be a need for another 6–12 classrooms to eliminate the overcrowding, by the start of the 2019–2020 school year, depending on whether or not the modular classes are removed when Hastings comes on line and based on the median enrollment projection.
- Middle Schools: The School Committee also desires to do extensive renovations to the Clarke and Diamond Middle schools, gaining capacity for 3.5 teams (with a planning capacity of 86 students/team) at a cost of about \$67M (See this Committee’s separate report to the March 21, 2016, STM 2016-3, Article 2). This is expected to accommodate the median enrollment projections out to the 2019/2020 school year (and likely to 2020/2021).

While capital projects for the LPS buildings and their environs are managed by the DPF, there are often requests for capital appropriations directly managed by LPS in the following four areas.

### **School Technology Program**

There is a long-term plan to upgrade technology throughout the schools by replacing the oldest computers, peripherals, projection systems, network-delivery systems, and other associated hardware and software to use as enhanced instructional and administrative tools. (See Article 13(b))

### **Classroom and Administrative Furniture**

On an annual basis the school department replaces and/or repairs old or outdated furniture such as student and teacher desks, chairs, tables, filing cabinets and other basic furnishings. In addition to classroom and office furnishings, other system-wide furnishings include conference and cafeteria tables, bookshelves, and storage units. In FY2016, a District Furniture Assessment Analysis was funded that will provide important insight into the on-going management of that expensive asset base, provide for enhanced reuse and/or repair of existing furniture, and help tailor new requests to the minimum quantity, type, and costs of furniture that is needed to support the educational programs. While the initial results of that analysis are not yet in hand, there is an FY2017 request for needed furniture. (See Article 13(a))

### **Food-Service Equipment**

Food-service operations in all schools serve hot and cold meals to thousands of students each school day. It is essential to purchase and maintain equipment for preparing and maintaining cooked items and that provides for safe distribution. The food-service operations are contracted to a private vendor, but the purchase of equipment is the responsibility of the school system. To the extent practical, such purchases



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are funded from the Food-Service Revolving Fund and in FY2017, that is the case with \$35,000 being budgeted for that purpose.

### **Traffic Mitigation for Safety**

While traffic mitigation to improve safety has been a Capital request in past years, there is no FY2017 request for further School-District-wide studies as that effort continues using the previous appropriation. (The implementation of any projects that result from such studies would be presented to a Town Meeting for execution, most likely, by the DPW.

### **School 5-Year Capital Appropriation History (All Sources)**

Program	FY2012	FY2013	FY2014	FY2015	FY2016
Technology	\$737,000	\$1,002,000	\$1,213,000	\$1,110,000	\$1,378,000
Classroom Furniture	\$150,000	\$83,000	\$281,031	\$261,594	\$317,500
Food Service Equipment*	\$64,000				\$82,500
Time Clock/Time Reporting System			\$30,000		\$208,000
School Traffic Mitigation for Safety				\$30,000	
School Defibrillator Replacement				\$30,500	
<b>Totals</b>	<b>\$951,000</b>	<b>\$1,085,000</b>	<b>\$1,524,031</b>	<b>\$1,432,094</b>	<b>\$1,986,000</b>

### ***Information Services Department (IS)***

**“Mission:** The Information Services Department provides information technology services and resources to all Town staff, including accounting and payroll applications, along with other core technology related services for municipal and school departments.

**“Budget Overview:** The Information Services Department (IS) supports, maintains and manages the Town's information technology systems (hardware, software and web sites) that are critical elements of service delivery and program management for all of the Town's departmental operations. Services provided include: hardware and software support for all information technology activities in all municipal operations; staff training; maintenance of financial management hardware and software (MUNIS) that serves town and school departments; electronic mail and internet access; support of the Town's website on the internet and intranet; phone voice over internet protocol (VoIP) infrastructure and applications; head end management and support; and co-management, with School Department Information Technology staff, of the Town's wide-area network that connects 30 town and school buildings.”

[Brown Book, Page X-23]

There are two FY2017 requests for capital upgrades to the IS infrastructure. (See Articles 10(m & n))

### **IS 5-Year Capital Appropriation History (All Sources)**

Program	FY2012	FY2013	FY2014	FY2015	FY2016
Public Safety Radio Connectivity		\$50,000			
Telephone System Replacements		\$591,000	\$146,000	\$260,000	\$52,000
MIS Technology Improvement Program	\$165,000		\$256,000	\$140,000	\$140,000
Town-wide Electronic Documentation Management System	\$410,000	\$145,000	\$60,000		
<b>Totals</b>	<b>\$575,000</b>	<b>\$786,000</b>	<b>\$462,000</b>	<b>\$400,000</b>	<b>\$192,000</b>

### ***Affordable Housing***

The Capital Expenditures Committee recognizes that to provide for the needs of its residents and to meet the requirements of State law, the Town must plan and budget for the creation of units of affordable housing, in parallel with the continuing private production of market rate homes. Following is a brief primer on the requirements of State law and Lexington's efforts to provide affordable housing.

The **Lexington Housing Partnership (LHP)** is a 14-member board of Town residents appointed by the Board of Selectmen to 3-year terms. The LHP was instrumental in Lexington's adoption of the CPA in 2006, as housing is one of the project categories that may be financed with funding under that Act. The LHP's primary mission is to keep Lexington residents informed of the Town's housing needs and to plan and advocate for the preservation and creation of affordable housing units on an ongoing basis.

The **Lexington Housing Authority (LHA)** was created under Massachusetts General Law, Chapter 121B, Section 3, passed by the State legislature in 1969. Under the statute, municipal housing authorities manage State- and Federally-subsidized housing units and administer Federal housing vouchers to individuals and households who qualify. Four members of the LHA are elected, and a fifth is appointed by the Governor. As of May of this year, the LHA will own or manage 244 units, which include one-bedroom units for elderly or disabled residents at Countryside Village, Greeley Village, and Vynebrooke Village, as well as 18 two-to-four-bedroom units scattered throughout the Town. The LHA also administers 78 housing vouchers, which are used by households to pay private landlords. Depending on the size and type of housing unit, the LHA's wait time for eligible households varies from 1½ to 8 years.

The **Lexington Housing Assistance Board (LexHAB)** is unique to Lexington. It was founded in 1983 by a group of citizens concerned about the need for affordable and transitional housing for Lexington residents experiencing economic difficulties. With initial contributions from the developers of the Brookhaven Life-Care Living Facility and the Potter Pond condominium, LexHAB acquired attached and detached rental-housing units, which now total 64. They are administered by the volunteer 7-member Board, which uses rents to maintain and improve the units as needed. Since Lexington's adoption of the CPA in 2006, Town Meeting has approved annual allocations of CPA funds to LexHAB for the acquisition of additional units and, recently, for the construction of units on Town land. LexHAB also maintains a reserve fund to be used to purchase units on which the deed restrictions maintaining their affordability may expire.

**Massachusetts General Law Chapter 40B**, passed in 1969, is the State statute that requires each municipality in the Commonwealth to have 10% of its housing "affordable" as defined by the statute and its regulations. An affordable unit is defined as one that could be purchased or rented by a household receiving income of up to 80% of the Area Median Income (AMI), assuming that the household spends no more than 30% of that income on housing. AMI for the Greater Boston Area is adjusted annually, and varies according to household size. To be maintained as affordable, a unit must be subject to a long-term, preferably perpetual, deed restriction limiting its sale price to the affordable level as determined at the time of sale. To encourage the creation of more rental units, the statute also provides that if a rental-housing development deed-restricts 25% of its units, *all* of the rental units will count as part of the town's Subsidized Housing Inventory (SHI), even though 75% of them are actually priced at market rate. To avoid unlawful discrimination, the State requires affordable units coming available to be assigned by a lottery among applicants whose eligibility has been established.

**Lexington's SHI.** The housing units administered by the LHA and those LexHAB units which have been assigned under the State's lottery procedure all count on Lexington's SHI. In 2007, the completion of the rental complex Avalon at Lexington Hills gave the Town 387 additional rental units, all of which count on the Town's SHI, although only 25% of them are deed-restricted. (Prior to including these units, 7.3% of Lexington's housing was on the SHI.) This put Lexington's affordable housing (per the statutory definition) at 11.2%, making Lexington one of only 50 of the 351 Massachusetts municipalities that have met the statutory 10% requirement. (However, it should be noted that the actual percentage of housing units that are subject to deed restrictions maintaining them as affordable is closer to 5%.)

If the Town's SHI falls below 10% of Town-wide housing units, the statute provides that private developers who deed-restrict 25% of units in their projects may not be subject to the density restrictions of Lexington's zoning bylaw, allowing them to build larger and more densely sited subdivisions than Lexington would otherwise allow. Prior to reaching 10%, Lexington saw such a "40B project" constructed on Lowell Street.

**The Community Preservation Act (CPA)** provides that 10% of each year's revenue under the Act (i.e., the designated tax surcharge revenue, plus what is now partially matching State contribution, and interest earned on the Community Preservation Fund (CPF)) be allocated for community (affordable) housing. Since Lexington's adoption of the Act in 2006, the Town has relied primarily on the CPF to create and support community housing. Funds allocated to LexHAB have been the primary means of adding affordable units to Lexington's inventory. In keeping with its original practice of acquiring scattered units throughout the Town, LexHAB has requested CPA allocations to purchase and rehabilitate individual attached and detached homes, which are then deed-restricted and rented to eligible households.

The CPC has established guidelines with regard to housing purchases with CPA funds, and in 2012, capped the amount available for any one purchase and rehabilitation project at \$525,000. For FY2012 and again for FY2013, LexHAB requested CPA allocations of \$450,000 in order to have funds on hand to purchase properties when they became available and not lose a chance because of the annual Town Meeting appropriation cycle. However, as housing prices in Lexington have continued to rise, there are few, if any, opportunities to purchase and rehabilitate properties within the guidelines.

For FY2014, LexHAB sought another annual allocation of \$450,000 for the creation of new affordable units on Town-owned land already designated for affordable housing, rather than for the purchase of an additional existing home. Town Meeting rejected LexHAB's application because it considered that the number and style of units had not yet been determined with sufficient specificity.

LexHAB is currently in the construction phase of a four-unit project on Fairview Avenue, which has been financed entirely through LexHAB's existing reserve and did not require Town Meeting approval for funding.

There are two parcels of land purchased by the Town in 2009 with CPA funds that include portions specifically designated for affordable housing: the Busa Farm property on Lowell Street and the Leary property on Vine Street. While the greater part of the Busa property was designated open space for a community farm, approximately one half acre along Lowell Street was designated for affordable housing. LexHAB's FY2015 application for \$750,000 in CPA funds was approved by Town Meeting to be added to funds on hand for the creation of six housing units in two buildings on the Busa land. The project is being developed as a Local Initiative Program (LIP) which will require an application for approval by the Lexington Board of Appeals. In February, 2016, the Town deeded the designated parcel to LexHAB as the first step in this process, and the LIP application is expected to be completed in the next few months.

The Town has designated 13.5 acres of the Leary property (once a dairy farm) for open space and 0.7 acres abutting Vine Street for affordable housing. A committee appointed by the Board of Selectmen investigated the potential of the parcel and recommended that six attached units in two buildings be built on the housing portion. In 2011, Town Meeting rejected a LexHAB application for design funds for this project, and no further action is pending while LexHAB addresses its current projects at Fairview Avenue and Lowell Street.

Housing units administered by the LHA are subsidized by the Commonwealth of Massachusetts (Greeley Village and Vinebrook Village) or the Federal government (Countryside Village). However, in recent years State and Federal contributions toward maintenance and improvement of these housing units has been inadequate, despite the LHA's annual application for grants. The Town may use CPA funds for the creation and "support" of housing, defined as capital improvements. CPA funds allocated to the LHA to date have been for capital projects to keep existing units functional and in compliance with legal standards. Appropriation of FY2013 CPA funds, along with a grant from the State's Department of Housing and Community Development, allowed for the construction of four handicapped accessible units at Greeley Village that will bring it into compliance with statutory accessibility requirements, as well as adding to Lexington's SHI. These units are expected to be ready for occupancy by this May.

The Lexington Planning Department and the LHP assisted the Metropolitan Area Planning Council (MAPC) in preparing a draft Housing Production Plan for Lexington, which was accepted by the Board of Selectmen in March, 2014. The Board has not determined which portions of the Plan to implement, and this Committee has not vetted its contents. While allocations for affordable housing have been made each

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year since Lexington's adoption of the CPA, the number of new housing units actually produced or in process over that time has not kept pace with the creation of market rate units.

The CPC is recommending additional community-housing funds for FY2017. (See Article 8(e & f))

### **CPA-Funded Community Housing 5-Year Appropriation History (All Sources)**

	<b>FY2012</b>	<b>FY2013</b>	<b>FY2014</b>	<b>FY2015</b>	<b>FY2016</b>
Construction of Vynebrooke drainage system (LHA)	\$364,800				
Set aside for purchase of properties as available (LexHAB)	\$450,000				
Construction of 4 handicapped accessible units at Greeley Village (LHA) <sup>1</sup>		\$810,673			
Set aside for purchase of properties as available (LexHAB)		\$450,000			
Replacement of doors at Greeley Village (LHA) <sup>2</sup>			\$172,734		
Vynebrook Village Renovations (replacement of roofing, siding, exterior doors) (LHA) <sup>3</sup>				\$300,551	
Set-aside for development of community housing at Busa Farm on Lowell St (LexHAB) <sup>4</sup>				\$750,000	
Property Purchase 241 Grove Street (Town) <sup>5</sup>					\$618,000
<b>Totals</b>	<b>\$814,800</b>	<b>\$1,260,673</b>	<b>\$172,734</b>	<b>\$1,050,551</b>	<b>\$618,000</b>

<sup>1</sup>Total project cost was \$1,110,673 of which \$300,000 was paid by a State grant.

<sup>2</sup>Total project cost was \$190,734 of which \$18,000 was paid by a State Grant.

<sup>3</sup>Total project cost was \$901,653, of which \$601,102 was paid by a DHCD grant.

<sup>4</sup>The 2014 ATM voted to add the requested sum of \$750,000 to funds already held by LexHAB: \$84,653 in unused funds from the FY2012 allocation and \$450,000 in unused funds from the FY2013 allocation; for a total of \$1,284,653 for use in building community housing at the Busa Farm site.

<sup>5</sup>The purchase price was \$520,000 and there were \$98,000 needed for purchase-associated costs. The acquisition is for both Community Housing and Open Space, and final square footage and cost have not yet been allocated between those two uses so, for now, the full FY2016 amount is shown here and also shown in the funding history for Open Space.

## ***Planning***

The mission of the Planning Board and the Planning Department is to envision the Lexington that will best serve the needs and preferences of its residents and to work toward realizing that vision by managing growth and change. Among its responsibilities is transportation planning.

In 2014, the existing Traffic Safety Advisory Committee (TSAC) was dissolved by the Board of Selectmen, and the Town Manager appointed a working group, the Transportation Safety Group (TSG), in its place. The change is intended to allow staff to evaluate requests, develop proposals, and move to implementation in a more timely fashion. The TSG receives input from liaisons from the Commission on Disability, and the Bicycle, Sidewalk, and Transportation Advisory Committees, and brings proposed projects or regulation changes to the Town Manager. Related funding requests at the design stage may then go to the Planning Department that manages an appropriation to accomplish such designs. (The projects ultimately move to the Department of Public Works, for example, for implementation.)

This year is the first time that Town Meeting is being presented with a Capital-related proposal from the Planning Department. The proposal reflects the Town's current focus on transportation planning. (See Article 10(q))

### ***Economic Development***

The Economic Development Office works to encourage new investment and support our local businesses—big and small. The Economic Development Office serves as a liaison for businesses and works to address business-related issues from parking to updating land use policy. The Office also works to retain and expand local businesses by providing information, conducting research, and leveraging State economic development tools and resources designed to improve the business environment. The Office also cultivates and maintains relationships with State-level partners for business development and infrastructure investment opportunities.

In addition, the Office works to leverage economic opportunities from tourism, including The Visitors Center, which serves as a gateway for people who come to visit Lexington every year. The Visitors Center operates with sales revenue generated from the gift shop.

This year there are two capital–funding requests from Economic Development: The Grain Mill Alley Design Implementation (see Article 8(o)) and Parking Meter Replacements—Phase 2 (see Article 10(p)). (The sub-Article for Visitor Center Renovation (Article 8(d)) is being recommended by the BoS for Indefinite Postponement,)

#### **Economic Development 5-Year Capital Appropriation History (All Sources)**

<b>Program</b>	<b>FY2012</b>	<b>FY2013</b>	<b>FY2014</b>	<b>FY2015</b>	<b>FY2016</b>
Battle Green Master Plan	\$50,000				
Lexington Center Pocket Park			\$21,500		
Grain Mill Alley					\$18,000
<b>Totals</b>	\$50,000	\$0	\$21,500	\$0	\$18,000

## **Warrant-Article Explanations and Recommendations**

*Cites of the “STM Town Warrant” refer to the “Town of Lexington Warrant for the Special Town Meeting 2016-3”, February 1, 2016. Cites of the “ATM Town Warrant” refer to the “Town of Lexington Warrant for the 2016 Annual Town Meeting”, January 25, 2016. Cites of the “Brown Book” refer to the “Town of Lexington Fiscal Year 2017 Recommended Budget & Financing Plan”, February 29, 2016.*

<b>Article 8: Appropriate the FY2017 Community Preservation Committee Operating Budget and CPA Projects (Multiple Categories)</b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$1,533,644</b>	<b>CPF (Cash)</b>	<b>See Below</b>

<b>Project Description (CPA Category)</b>	<b>Amount Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
(a) Munroe Tavern Archaeological Dig (Historic Resources)	N/A	CPF (Cash)	Indefinite Postponement (5-0)

“The Lexington Historical Society plans to add an addition to the Munroe Tavern to house archives and make them more accessible to the public. Their FY17 request for \$15,000 would fund the required archaeological dig that precedes construction. In addition to the dig, the project would also include a ground penetrating radar survey of the entire Munroe Tavern site. The survey can help identify other significant features on the property worthy of future exploration.”

[Brown Book, Page XI-25]

The Historical Society has requested what had been a request of \$15,000 be deferred until after resolution of an appeal to the Massachusetts Land Court of a variance granted by the Zoning Board of Appeals regarding that addition. As that resolution is not anticipated before dissolution of this Annual Town Meeting, this Committee recommends Indefinite Postponement.

<b>Project Description (CPA Category)</b>	<b>Amount Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
(b) Munroe Center for the Arts Window Study (Historic Resources)	\$30,000	CPF (Cash)	Approval (5-0)

“The Munroe Center for the Arts seeks funds to complete a study of the 117 windows at their facility. The windows are believed to be original to the 110 year-old building and thus in poor condition. The proposed engineering study will provide recommendations for the replacement or restoration of the windows, construction documents and cost estimates. The Munroe Center anticipates that additional CPA funds will be requested in FY18 to complete the replacement or restoration, based on the study’s recommendation.”

[Brown Book, Page XI-19]

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<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Lexington Arts & Crafts Society Parsons Gallery Lighting Renovation (Historic Resources)	\$24,280	CPF (Cash)	Disapproval (5–0)

“The Lexington Arts and Crafts Society plans to remove and replace the lighting system in its Parsons Gallery and requests \$24,280 in CPA funds to complete the renovation. The Society is also contributing private funds towards the project. After 40 years of use, the existing light fixtures are worn, some are electrically unsafe or cannot be aimed or adjusted and the track system is failing in some locations. The proposal includes replacement of all current fixtures and the track system with an LED system designed for an art gallery.”

[Brown Book, Page XI-25]

*While not challenging this project’s eligibility under the CPA, this Committee does not consider the use of our CPF for only interior renovation to a private structure to be a good use of those funds and believes it would set an unwarranted precedent. For these reasons the Committee unanimously opposes the request.*

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) Visitors Center Renovation (Historic Resources)	N/A	N/A	Indefinite Postponement (5–0)

[Town Warrant, Page 12]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) Keeler Farm Community Housing Acquisition (Community Housing)	\$185,000	CPF (Cash)	Approval (5–0)

“LexHAB requested \$185,000 to potentially fund the purchase of one unit of affordable housing at the new Keeler Farm development. The request was presented as a placeholder since LexHAB is pursuing alternate funding for the purchase. If received, the alternate funding would be used to offset a portion of the purchase price for the property.”

[Brown Book, Page XI-25]

The purchase is expected to close this May. While this project is requesting the full amount from the CPF, the Town has a currently available \$34,671 share of the Federal grant under the U.S. Department of Housing and Urban Development’s HOME Investment Partnerships Program (HOME) and is expecting to have available about the same amount in the next round of HOME funds. (That next round’s funds are expected to be available this November.) As both of amounts are provided to the Town, they will be deposited in the CPF—effectively reimbursing the CPF.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) Greeley Village Rear Door and Porch Preservation (Community Housing)	\$263,250	CPF (Cash)	Approval (5–0)

“The Lexington Housing Authority (LHA) requests CPA funds to help finance the preservation of all rear exit doors and porches at Greeley Village. LHA has identified the failing doors and porches as priority needs and will utilize CPA funds in conjunction with an allocation received from the State. The proposal includes replacement of the dilapidated rear doors with new doors and doorframes. The rear porches would be rehabilitated with new steps and railings.”

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[Brown Book, Page XI-25]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) Wright Farm Barn Needs Assessment and Feasibility Study (Open Space)	\$35,000	CPF (Cash)	Approval (5–0)

“At the 2012 Annual Town Meeting, voters approved the purchase of a significant portion of the Wright Farm, a 12.6 acre parcel of land located on Grove Street. The Wright Family retained one lot (approximately one acre), including a house, garage and barn on which there was granted an option of later purchase by the Town. At the 2015 Annual Town Meeting, voters approved \$618,000 to fund the purchase of the remaining parcel of land by the Town, including the barn, which is in some disrepair. This project requests funds to conduct a feasibility study of the barn to determine if it can be utilized as an environmental education facility. The feasibility study would consist of a structural analysis, needs assessment and architectural assessment.”

[Brown Book, Page XI-20]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Antony Park Construction Fund (Recreation)	\$60,000	CPF (Cash)	Approval (4–1)

“In 2010, the Board of Selectmen authorized the Tourism Committee to build a park within Tower Park to commemorate Lexington’s sister city, Antony, France. The Town has worked with the Tourism Committee to install a water line at the site and complete initial grading but bids for further construction came back with exceedingly higher costs than what was raised in private donations. This request is for additional funds to complete the construction and supplement private donations. The design will include a sitting wall, pathways, landscaping and a memorial linking the two cities.”

[Brown Book, Page XI-23]

The one member’s opposition to this request is based on two concerns: 1) The appropriateness of this request in a time of extraordinary fiscal pressures; and 2) The precedent that funding this project may set for morphing what was an agreed-to privately funded project into a private-public partnership when the cost grows beyond the promised private-funding amount.

*While this Committee normally is averse to providing Town funds to supplement the funds raised privately for a project that originally was contemplated to be entirely privately funded, in this instance an exception is being made. This Committee finds completion of this Park as represented to the city of Antony, France, has become a responsibility of the Town. In addition to the funds requested here, the Tourism Committee has raised over \$60,000 and secured a \$5,000 grant received from the Community Endowment of Lexington to be applied to meet the expense of completing the Park.)*

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) Minuteman Bikeway Wayfinding Signs Implementation (Recreation)	\$120,000	CPF (Cash)	Approval (4–1)

“The 2015 Annual Town Meeting approved \$39,000 to fund the design of wayfinding and etiquette signage relating to the Minuteman Bikeway in Lexington. This FY17 request would fund the purchase and installation of approximately 220 signs containing information on bikeway access and etiquette and nearby attractions. The signage is one of the recommendations in the report entitled ‘Navigating the



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Minuteman Bikeway’ which was completed with the cooperation of the Bicycle Advisory Committee and representatives from the towns of Arlington and Bedford.”

[Brown Book, Page XI-23]

This request will fund the purchase and installation of “wayfinding,” intersection (street information) and etiquette signage for solely the Lexington portion of the Minuteman Bikeway. This funding request will not be used to promote privately-owned commercial entities/businesses.

The one member’s opposition to this request is based on two concerns: 1) This project will not have continuity with Bikeway signage in Arlington and Bedford as those communities have not formally agreed to use the same designs along their portions of the Bikeway, and 2) The need for these amenities in a time of significant fiscal pressures.

<i><b>Project Description (CPA Category)</b></i>	<i><b>Amount Requested</b></i>	<i><b>Funding Source</b></i>	<i><b>Committee Recommends</b></i>
(j) Town Pool Renovation Design and Engineering Costs (Recreation)	\$166,000	CPF (Cash)	Approval (5–0)

“This request will partially fund Phase III of a multi-phase renovation program to the Irving H. Mabee Pool Complex. Phases I and II (approved in 2010 and 2011) are complete. The FY17 request seeks funding to determine the design and engineering costs for replacement of the existing filtration system and additional work required to ensure the successful operation of the pool complex. It is expected that a subsequent FY18 request will fund the construction and implementation of the proposed Phase III upgrades.”

[Brown Book, Page XI-19]

<i><b>Project Description (CPA Category)</b></i>	<i><b>Amount Requested</b></i>	<i><b>Funding Source</b></i>	<i><b>Committee Recommends</b></i>
(k) Park Improvements—Hard Court Resurfacing (Recreation)	\$61,000	CPF (Cash)	Approval (5–0)

“The FY17 request is for \$61,000 to rehabilitate the basketball courts at Rindge Park and Kineens Park. This project will include reconstruction of the courts and installation of new backboards and poles. The current surfaces have extensive cracks and frost heaves which require reconstruction. It will also include funding to purchase and permanently install a bike rack at each site.”

[Brown Book, Page XI-24]

<i><b>Project Description (CPA Category)</b></i>	<i><b>Amount Requested</b></i>	<i><b>Funding Source</b></i>	<i><b>Committee Recommends</b></i>
(l) Granite Forest Pocket Park Construction at Lincoln Park (Recreation)	\$30,000	CPF (Cash)	Disapproval (5–0)

“This project proposes construction of a pocket park within Lincoln Park, creating a greenway corridor that will connect the lower park to the upper park. The request for \$30,000 in CPA funds would supplement \$45,000 in private donations raised by the Lincoln Park Sub- Committee. Design plans call for the installation of granite benches and fixtures and 11 granite pieces donated from the site of the Isaac Mulliken House will be utilized for that purpose.”

[Brown Book, Page XI-25]

*This was presented as a private project, which has not previously been part of the Town’s Capital Plan and the proponent has adequate resources to provide the final increment of needed funding. This Committee unanimously opposes this request.*

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<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(m) Park Improvements—Athletic Fields (Recreation)	\$120,000	CPF (Cash)	Approval (5–0)

“The FY17 request is for \$120,000 to renovate the Adams Park Multipurpose Athletic Field located behind the Waldorf School. Renovations will include laser grading the athletic field, grading for proper drainage and adding permanent park benches. The athletic field is utilized by the Waldorf School and youth organizations and undergoes excessive wear. Timely renovations and replacements are critical in order to provide safe and playable fields for all user groups.”

[Brown Book, Page XI-24]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(n) Park and Playground Improvements (Recreation)	\$75,000	CPF (Cash)	Approval (5–0)

“Replacement of the 40 year-old safety fencing at the Center Recreation Complex and at the Muzzey Multipurpose Field comprises this FY17 request. Frost heaves have caused the fence posts to come out of the ground, resulting in fencing that has fallen over. The proposed improvements include the removal, disposal and installation of new chain link fences at both locations. The project also includes installation of an eight foot fence next to the baseball and softballs fields at the Center Recreation Complex to minimize balls from hitting cars along Worthen Road.”

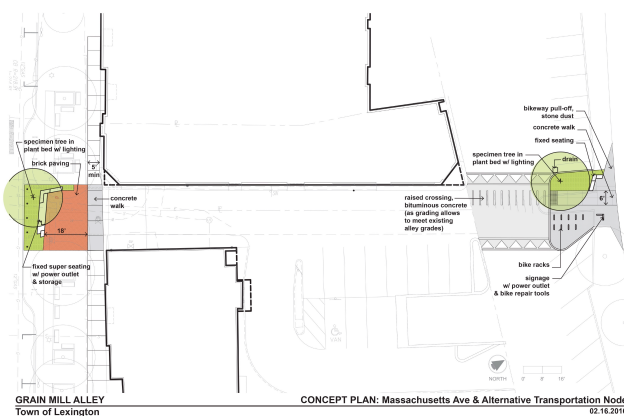
[Brown Book, Page XI-24]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(o) Grain Mill Alley Design Implementation (Open Space)	\$214, 114	CPF (Cash)	Approval (4–1)

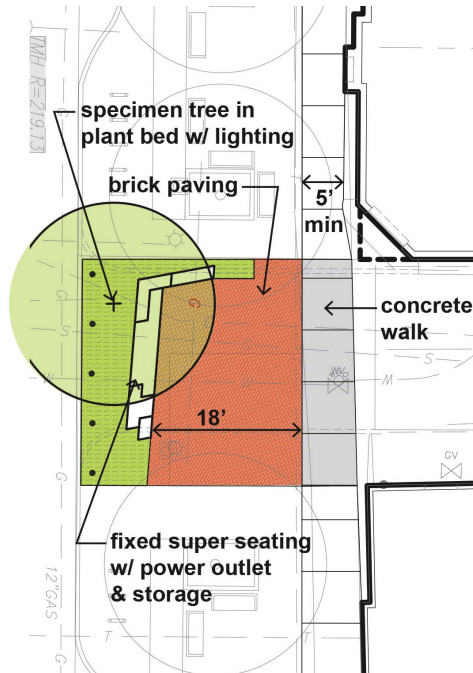
“This project is pending acceptance of a legal agreement between the Town and the property’s adjacent property owners. If the project moves forward, the request would bring the conceptual design to completion and fund construction of the project.”

[Brown Book, Page XI-20]

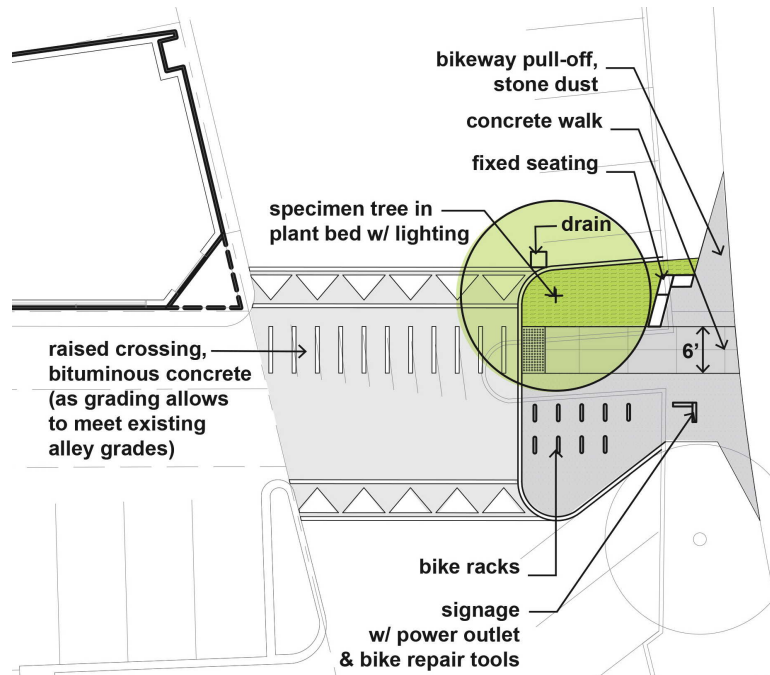
Since the Brown Book was published, this project has been downsized from the most-recently contemplated scope. That scope entailed development of the entire Alley from Massachusetts Avenue through to Edison Way (adjacent to the Minuteman Commuter Bikeway); however the middle section is privately owned and one of the abutters would not agree to what was planned for that section. The project now consists of development at just the two ends—which are Town-owned property. This is the latest Concept Plan:



What is shown is that the Massachusetts Avenue end would have features to make it a gathering space:



and the Edison Way end would be an “Alternative Transportation Node” that provided a safer transition for those using the Bikeway to the Alley, have other, bicycle-oriented features, and include signage to identify the types of business—but not specific business names—to be found in the Town Center:



While the total, estimated, cost is \$219,114; \$5,000 remains from the previous appropriation for the design of this project that can be added to the amount of this new funding request. The total budget—covering the final design effort (including bid documents), the construction cost, and a 30% contingency amount—consists of \$141,574 for the Node end and \$77,540 for the gathering-space end.

The one member’s opposition to this request is based on the following: 1) This Grain Mill Alley “activity corridor” has been designed at either end of the Bank of America parking lot/ATM drive-through, both in active use, encouraging activity by pedestrians including children in a private alley with no sidewalk; and 2) Center Streetscape continuity: strong concerns about the soundness of installing new bench and

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sidewalk materials, when that Streetscape project has not yet made these design decisions for the entire project. Building this project outside that Streetscape may well result in two contractors using different types of design/materials/colors in a prominent location on Massachusetts Avenue.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(p) CPA Debt Service	\$3,289,721	CPF (Cash)	Approval (5–0)

[“CPA Fund—Projected Revenues and Expenditures,” February 29, 2016, prepared by the Town’s Finance Office]

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(q) Administrative Budget	\$150,000	CPF (Cash)	Approval (5–0)

[Brown Book, Page XI-15, Cash Capital (Table VII), Footnote 1 ]

Of the request:

\$50,000 is for the planning, legal, survey and appraisal work associated with the acquisition of open space. Such funds will enable the Conservation Commission to complete the due diligence required to prepare for a land acquisition. While other Town projects use “study monies” to investigate the benefits of a particular project, the Conservation Commission does not have the advantage of this type of lead-time. It must often act quickly to evaluate a property through legal, survey and appraisal work. Without designating these funds for open space planning, the CPC’s charge of allocating a portion of its revenues to open-space preservation would be hindered.

The remaining \$100,000 funds administrative, legal, membership, and advertising expenses. Included are funds for a year-round, 3 days/week, administrative assistant (the Town’s GF covers the other 2 days) and \$7,900 for membership in the Community Preservation Coalition, a State-wide, non-profit, organization working on behalf of communities who have adopted the CPA.

If any of these appropriated Administrative Budget funds are not required by the end of the fiscal year, then that balance will become part of the Undesignated Fund Balance and, thus part of the CPF’s total amount available for later appropriation.

<i>Article 9: Appropriate for Recreation Capital Projects</i>	<i>Funds Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
	\$65,000	<b>Recreation &amp; Community Programs EF (RE)</b>	<b>Approval (5–0)</b>

“This FY17 request will fund the reconstruction of the 4th putting green and the men’s tee box on the 8th hole. The unfavorable contours on the 4thgreen have resulted in significant turf injury during the last several winters. Poor surface drainage and underlying drainage have resulted in significant winter kill and a poor putting surface from the loos of turf grass. A Senior Agronomist for the USGA and Pine Meadow’s golf course architect have recommended reconstruction of the fourth green to include proper drainage and construction methods. The new green should eliminate past problems of turf loss and disruption of play to golfers supporting Pine Meadows.

“Reconstruction of the men’s tee box on the 8th hole (middle tee) would also be funded under this request. The back tee is located in an environmentally sensitive and densely wooded part of the golf course with very little sun. It’s also relatively small, which results in fair turf quality that is just able to handle the significant play throughout the golf season. A temporary area in front of the back tee was cut down and is currently used as a middle tee periodically throughout the golf season for the second set of tee markers. This project would reconstruct the middle tee at a slightly higher elevation and greater size

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with quality soil and a level tee surface. The existing forward and back tee will be used while the new middle tee is under construction.”

[Brown Book, Page XI-24]

<i>Article 10: Appropriate for Municipal Capital Projects and Equipment</i>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$17,652,125 (Not all appropriated)</b>	<b>\$6,068,500 GF (Debt) + \$2,526,835 GF (Cash) + \$907,000 GF (Free Cash) + \$973,165 Chapter 90 + \$220,500 Water EF (RE) + \$145,500 Wastewater EF (RE) + \$6,550,000 State TIP + \$230,625 Parking Meter Fund + \$30,000 Traffic Mitigation SF</b>	<b>See Below</b>

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Center Streetscape Improvements and Easements—Phase 1 of 3	\$2,700,000	GF (Debt)	Disapproval (5–0)

“This project requests funds to improve and restore the sidewalk surface, streetscape and pedestrian safety in Lexington Center. Project improvements will also include lighting, intersection upgrades and lane configuration adjustments. Previous appropriations for the project have funded traffic modeling and design and development plans. Additional requests for construction are expected in future funding cycles. The estimated total cost of all three phases in \$8 million.”

[Brown Book, Page XI-5]

This Committee supports efforts to attend to the needed reconstruction of a vital roadway infrastructure, incorporating safety enhancements for all travelers and, ultimately, to refresh the appearance of the Town Center to improve its vitality.

We do not find, however, that this Phase 1, as proposed, is ready for implementation. The Board of Selectmen has just authorized an advisory committee to look at the aesthetic design elements of the project and its work has not yet begun. There are also serious questions about the timing and phasing of the work, along with even the extent of Phase 1, in order to achieve the purposes desired. Several alternatives have been offered regarding ways to move the project forward. Among them are performing only the full street reconstruction and inherent safety improvements over the current extent proposed for Phase 1, but without traffic signalization and geometry changes; or performing that reconstruction only of the area from the Woburn/Winthrop intersection westward that currently has only concrete sidewalks, but still with the integrated safety work, including the signalization. These alternatives need to be developed sufficiently to permit the Board to reach a consensus on what to present to Town Meeting.

*While this Committee would welcome a revised proposal, at this or a subsequent Town Meeting, to address the first elements of the project, including the intersection, in this Committee’s view there remains too much uncertainty with this project as currently proposed. Therefore, this Committee is unanimously opposed to the current request.*

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) DPW Equipment	\$755,000	\$449,000 GF (Debt) + \$15,000 GF (Free Cash) + \$145,500 Water EF (RE) + \$145,500 Wastewater EF (RE)	Approval (5–0)

“This is an annual request to replace equipment that is beyond its useful life and whose mechanical condition no longer meets the requirements of the Department of Public Works (DPW). The DPW has an inventory of 146 pieces of equipment including sedans, hybrid SUVs, construction vehicles and specialized equipment used to mow parks, plow snow, repair streets and complete a variety of other projects. Without regular equipment replacement, the efficiency and cost effectiveness of the DPW's operations would be handicapped due to equipment down time and excessive repair costs. The FY2017 request, by funding source, is shown in the table below. Each piece of equipment is inventoried with original and current replacement cost, state of condition and replacement time interval. Replacement intervals vary from 5 to 25 years, and are based on manufacturer recommendations and use (type and duration). The selection of vehicles to be replaced begins with the proposed replacement date. Then each vehicle is assessed as to its mechanical condition and work requirements. The systematic replacement program defines what equipment is expected to need replacement during the next five years, with the intent of preventing any unexpected emergency purchases. Annual updates are conducted by the Road Machinery Division, Division Superintendents and reviewed by the Manager of Operations and the Director of Public Works....

“The table below shows each piece of equipment recommended and its proposed financing source.

	GF Debt	Free Cash	Water RE	Sewer RE	Total
1-F550 Pick Up with Plow	\$9,000		\$60,500	\$60,500	\$130,000
1-Rubber Tire Loader with 3 Yard Capacity			\$85,000	\$85,000	\$170,000
2- F450 Dump Trucks with Plows (Public Grounds)	\$200,000				\$200,000
1-Holder Tractor with Snow Blower (Public Grounds)	\$140,000	\$15,000			\$155,000
1-F450 Dump Truck with Plow (Highway Division)	\$100,000				\$100,000
	\$449,000	\$15,000	\$145,500	\$145,500	\$755,000

[Brown Book, Pages XI-6 & 21]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Street Improvements and Easements	\$3,500,000	\$2,526,835 GF (Cash) + \$973,165 Chapter 90	Approval (5–0)

“This is an annual request for the street resurfacing and maintenance program.

“...Funds will be used for design, inspections, planning, repair, patching, crack sealing and construction of roadways and roadway related infrastructure including repair and installation of sidewalks. A preliminary list of the streets to be repaired under this article is currently under development. A pavement management system is utilized to assist in analyzing the road network and selecting roadways for repairs. This model is kept updated on a regular basis. The funding requested will provide a level of funding estimated to move the Town toward a targeted pavement condition index (PCI) of 85.”

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<b>Street Improvements—Financing Components</b>	
	<b>FY17 St. Improvements</b>
2001 Override Increased by 2.5% per year	\$639,662
Maintenance of unallocated revenue from FY12 Revenue Allocation Model	\$281,234
Maintenance of unallocated revenue from FY13 Revenue Allocation Model	\$164,850
FY14 Health Insurance Savings	\$1,100,000
Additional FY17 Tax Levy Funding	\$341,089
Estimated Chapter 90 Aid	\$973,165
	<b>\$3,500,000</b>

[Brown Book, Page XI-21]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) Storm Drainage Improvements and NPDES Compliance	\$340,000	GF (Debt)	Approval (5–0)

“This is an annual request. \$40,000 is estimated for the compliance with the construction related portions of the National Pollutant Discharge and Elimination System (NPDES) minimum control measures as mandated by EPA in the storm water general permit issued to the Town. This includes the development and submittal of the Notice of Intent and Stormwater Management Program (SWMP) as required by the EPA as well as illicit discharge, detection and elimination. A new EPA NPDES permit is expected to be issued to the Town in January 2016. Requirements measures include illicit discharge detection and elimination, and BMP (best management practices) installation and retrofits. \$300,000 will be used to repair/replace drainage structures encountered during the road resurfacing program, repair other drainage areas of concern in town and improve stormwater issues discovered during the NPDES investigation work.

“This request will provide funds to restore the function of select town drainage systems. Much of the town has been developed and old systems are inadequate. There are many trouble spots in the watersheds of the Vine Brook, Mill Brook, Beaver Brook, and Kiln Brook as well as other areas throughout town. Recent drainage installation and rehabilitation included Spring Street and Woburn Street. Paul Revere Road has been completed. Illicit discharge detection and elimination has been ongoing in the Vine Brook and Mill Brook which are areas identified to have contamination.”

[Brown Book, Pages XI-6]

The new EPA NPDES permit has not been issued as of this report; therefore, the financial implications it may carry for the Town are not known at this time.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) Hydrant Replacement Program	\$150,000	\$75,000 GF (Free Cash) + \$75,000 Water EF (RE)	Approval (5–0)

“This is an ongoing replacement program designed to maintain the integrity of the fire protection system throughout town. The Town of Lexington has 1,500 fire hydrants in its fire protection system. Faulty hydrants need to be replaced annually to meet safety requirements. A list of hydrants needing replacement each year is generated during the annual inspection and flushing of hydrants by the Water Department and the Fire Department as well as hydrants being replaced for Based on discussions between the Water Department and the Fire Department the target goal is to replace approximately 60 hydrants per year. With a replacement cost of approximately \$2,500 per hydrant the capital request will ensure the continued

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operability of the fire protection system. A total of 328 hydrants (approximately 22% of the system) have been replaced. Hydrants typically have a 50 year life unless they are damaged.”  
[Brown Book, Page XI-23]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) Comprehensive Watershed Storm Water Management Study and Implementation	\$390,000	GF (Debt)	Approval (5–0)

“This is an annual request. DPW-Engineering and Conservation are collaborating on addressing drainage/brook management issues. The Charles River, Shawsheen River, and Mystic River watershed management plans have all been completed with funding from prior authorizations. Design work is completed and construction is underway for the daylighting and drainage improvements at Willards Woods and the bank stabilization at Vine Brook in the Saddle Club Road area. The Whipple Brook area design is also underway. This request is for the continuing design / implementation of the watershed plans and for the construction of priorities established in the watershed plans. Staff has reviewed the three watershed plans and developed a likely prioritization schedule with built-in flexibility pending unforeseen changes. The requested funding will be used to move forward with the determined prioritized areas. Please note that there is some overlap with the Town Wide Culvert Replacement project, as some of these projects include culvert work as well as stream management work. Possible priority areas include the Valleyfield area design (which is within the Clematis Brook area) and the Whipple Brook area construction.”

[Brown Book, Page XI-7]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) Massachusetts Avenue – Three Intersections Improvements and Easements	\$6,900,000	\$350,000 GF (Free Cash) + \$6,550,000 State TIP	Approval (5–0)

“This ongoing project includes the design of the major intersections on Mass Ave from Marrett Road to Pleasant Street (intersections include Pleasant Street, Maple Street and Marrett Road) to mitigate congestion and address safety concerns for vehicles, cyclists and pedestrians. \$125,000 was appropriated by the 2010 Annual Town Meeting for 25% of the design. \$500,000 was appropriated by the 2014 Annual Town Meeting to complete the design plans and bid specifications. The 25% design plans were submitted to MassDOT and all comments received as of September 2014. Public hearings and meetings have also been held.

“MassDOT Transportation Improvement Plan (T.I.P) construction funding is anticipated to cover the cost of the project. Construction estimates value the project at approximately \$6.5 million. The project has scored high in project ratings which help determine eligibility and scheduling.

“The FY17 request seeks funds for temporary construction easements; permanent acquisition is not anticipated. Federal requirements for land acquisition require the Town to appraise and offer to purchase the temporary easement based on the appraised value. As the process moves forward, it will be determined if there are any potential non-participatory costs that the Town will be responsible for funding.”

[Brown Book, Page XI-22]



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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Sidewalk Improvements, Additions, Design and Easements	\$600,000	GF (Debt)	Approval (5–0)

“This is an annual request to rebuild and/or repave existing asphalt sidewalks and to begin design work on new sidewalks. FY16 funding was increased from prior years in order to address the Selectmen’s goal of improving the overall condition of existing sidewalks and providing new sidewalks. Recommended FY17 funding continues funding at this accelerated level.

“DPW, in conjunction with various committees and other town departments develops a list each year of the sidewalks most in need of repair/replacement. There are four determining factors that dictate the repair of a sidewalk 1) Is the sidewalk unsafe for travel due to trip hazards, defects, etc. 2) Is the sidewalk within the Safe Routes to School Program 3) Is the volume of pedestrian traffic heavy, light or average, and 4) Is the general condition of the sidewalk poor, fair or good which dictates treatments such as full reconstruction, overlay or patching? All work will be ADA compliant. DPW has worked with Fay, Spofford & Thorndike, a pavement consulting firm, to compile a sidewalk condition survey that will help prioritize sidewalk repair locations.

“Candidate projects for funding in FY17 include Emerson Garden Road (north and south), Hathaway Road, Waltham Street – from LHS Driveway to Forest Street and Brookside to Blossomcrest, Massachusetts Avenue – Bow Street to Fottler Avenue (north and south), Turning Mill Road – phase II from #18 to end, Charles Street, Daniels Street and Aerial Street.

“The history of prior Sidewalk appropriations is:

FY08	FY09	FY10	FY11	FY12	FY13	FY14 <sup>1</sup>	FY15	FY16
\$ 100,000	\$ 275,000	\$ -	\$ 200,000	\$ 200,000	\$ 300,000	\$ 400,000	\$ 400,000	\$ 600,000

<sup>1</sup> Does not include \$200,000 of a \$600,000 appropriation that was designated for the construction of a Hartwell Avenue mixed use path.

[Brown Book, Page XI-7]

Proposed work for 2017, totaling 22,300 linear feet, includes design (as needed), as well as reconstruction of existing sidewalks and construction of new sidewalks with a focus on residential areas.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) Town-wide Culvert Replacement	\$390,000	GF (Debt)	Approval (5–0)

“This is an annual program request. On-going culvert inspections and ongoing watershed management planning efforts have identified culverts in town that are near or at failure. The Watershed Management Plans have identified a number of these failing culverts.

“Of the funding requested, \$250,000 is an estimate of construction costs necessary for culvert replacement with \$65,000 for design, permitting, and bidding. The remainder is for contingencies. The North Lexington Brook culvert at Revere Street, the Bikeway culvert near Camellia place and the Concord Avenue culvert at Hardy’s Brook are all permitted with bids having been awarded, and are currently in the early stage of construction. Future designs and replacements include but are not limited to the following: Valleyfield and Waltham Street at the Clematis Brook which has been identified in the Watershed Management Plan. Please note that there is some overlap with the Comprehensive Stormwater Management project as some of these projects include culvert work as well as stream management work.”

[Brown Book, Page XI-8]

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(j) Town-wide Signalization Improvements	\$125,000	GF (Free Cash)	Approval (5–0)

“This is an annual request for funds to update traffic and pedestrian signals in Lexington. A signal inventory and compliance study has been completed. The study includes ADA compliance, condition assessment; signal timing, delays, and prioritized recommendations. FY17 funding is to implement items that have been identified in the study and other issues that are identified by the Transportation Safety Group (TSG) to improve the signals for all users. Potential locations for FY17 funding includes the intersections of Bedford Street at Worthen Road, Lowell Street at East Street, Lowell Street at North Road and improved pedestrian crossings along Mass Avenue. Data Collection analysis and design is assumed to be approximately 20% of the total cost. Recent funding has been applied to the construction of the Concord Ave at Waltham Street signal upgrades and to develop conceptual roundabout and signal alternatives for the intersection of Massachusetts Avenue and Worthen Road. Additionally, traffic data and analysis was conducted at several locations as a precursor to design.”

[Brown Book, Page XI-23]

The proposed Massachusetts Avenue Three-Intersections Improvement project integrates traffic movement/signalization improvements in each of the three intersections. (See Article 10(g))

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(k) Cary Memorial Library Walkway Replacement	\$149,500	GF (Debt)	Approval (5–0)

“The walkway surrounding the Cary Memorial Library is in disrepair and poses a hazard to library patrons and personnel. FY17 funds are requested for replacement of the walkway in its entirety. The walkway receives regular maintenance for areas with significant segregation of the stones from the concrete mixture but they are expected to continue to degrade over time and repair work would be extensive. Replacement of the current walkway will significantly improve safety and accessibility to the building and also minimize maintenance work and related costs.”

[Brown Book, Page XI-8]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(l) Pleasant Street Sidewalk and Easements	\$175,000	GF (Debt)	Approval (5–0)

“This funding would be used to complete the sidewalks along Pleasant Street in those areas that currently have no sidewalks. The section of roadway near the proposed sidewalk installations was identified as an area of high priority in a recent report on sidewalk conditions. Nearby schools, the Minuteman Bikeway, MBTA bus stops and a local farm are all in proximity and the proposed project would improve pedestrian safety and provide greater mobility for those utilizing the nearby destinations.”

[Brown Book, Page XI-8]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(m) Replace Town Wide Phone Systems – Phase V	\$21,000	GF (Free Cash)	Approval (5–0)

“The FY17 request for this multi-phase project will fund Phase V of the Town Wide Telephone Replacement Project. At the 2008 Annual Town Meeting, \$30,000 was appropriated to fund a needs assessment for the replacement of phone systems in all town and school buildings. The recommendation

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of the consultant was for the Town to replace existing municipal and school phone systems with VoIP phone systems. Subsequent Town Meetings have appropriated additional funds for the various phases of the project. To-date, the new VoIP phone systems have been installed in the Town Office Building, Lexington High School, the School Administration Building and the Community Center. The bulk of the system cores were installed at Lexington High School and Public Services Building in FY14. Project completion is expected during FY16 at the two fire stations, Cary Memorial Building and Clarke and Diamond Middle. Phase V proposes the replacement of the phone systems at the Cary Memorial Library. The unified phone system replaces existing telephone systems that have become unreliable and expensive to maintain. The VoIP phones provide enhanced technology and centralized administration by offering better call quality and delivering better customer service.”

[Brown Book, Page XI-20]

<i><b>Project Description</b></i>	<i><b>Amount Requested</b></i>	<i><b>Funding Source</b></i>	<i><b>Committee Recommends</b></i>
(n) Head End Equipment Replacement/Packet Shaper – Phase V	\$150,000	GF (Free Cash)	Approval (5–0)

“This project is a multi-phase project to replace aging equipment or add equipment that functions as the Town wide core or head end for the Town network. The head end is made up of many components including, but not limited to, routers, switches, DNS servers, firewalls, access control devices, e-mail spam filters, and web access control devices. The overall purpose of the head end is to provide security and to manage network traffic. This capital covers the cost to replace aged end-of-life (EOL) equipment and to cover the cost of purchasing additional equipment for core security as new security needs are defined. The FY2017 request is for the purchase of a bandwidth management and packet shaping appliance for installation in the Town core to serve the needs of municipal and school users. Our bandwidth needs and utilization within the Town have grown significantly. As we add bandwidth to meet these needs, we wish to add intelligent management and control over the use of the bandwidth to help control the utilization. This will also help ensure that critical services that require bandwidth get the bandwidth needed through bandwidth prioritization.”

[Brown Book, Page XI-21]

<i><b>Project Description</b></i>	<i><b>Amount Requested</b></i>	<i><b>Funding Source</b></i>	<i><b>Committee Recommends</b></i>
(o) Election System Upgrade	\$81,000	GF (Free Cash)	Approval (5–0)

“FY17 funds are requested for the replacement of the electronic voting system currently used for all elections. Replacement needs include new digital scan tabulators, ballot boxes and related expenses. The current voting system, purchased and implemented in 1999, is supported and serviced on an annual basis to ensure continued operation but has a limited remaining lifespan. Conducting accurate and efficient elections is a critical responsibility of the Town.”

[Brown Book, Page XI-25]

<i><b>Project Description</b></i>	<i><b>Amount Requested</b></i>	<i><b>Funding Source</b></i>	<i><b>Committee Recommends</b></i>
(p) Parking Meter Replacements—Phase 2	\$230,625	Parking Meter Fund	Disapproval (5–0)

“In 2015, Town Meeting approved funding for the replacement of 121 parking meters along Mass Ave. This FY17 request would replace the remaining 402 meters with the new technology meters. Updating the parking meters is part of a comprehensive parking management plan designed to optimize Lexington Center’s parking supply for both long and short-term users. The new technology provides users with various payment options, including the ability to pay with credit cards and smartphones. The new meters

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also offer flexibility to implement rate changes and provide an enhanced ability to collect and report parking utilization data to make informed policy decisions.”

[Brown Book, Page XI-20]

*At last-year’s ATM the parking-meter replacement funding was presented as a “pilot program” which would gather data and would be followed by a request for funds to complete the replacement based on initial results. This Committee has not received any of that data and, therefore, unanimously opposes any additional funding until the results of the pilot program have shown further replacement will met the objectives.*

<i><b>Project Description</b></i>	<i><b>Amount Requested</b></i>	<i><b>Funding Source</b></i>	<i><b>Committee Recommends</b></i>
(q) Transportation Mitigation	\$30,000	Transportation Mitigation SF	Approval (5–0)

“This request supports the efforts of the Transportation Safety Group. TSG is staffed by the Planning, Engineering, School, and Police Departments. FY17 funds will be used to evaluate and develop construction cost estimates for future capital requests. Between FY 2008 and 2011, Town Meeting appropriated funds to collect data, perform analyses, review citizen requests, and make recommendations for various town-wide transportation improvements in support of the Traffic Mitigation Group. When TMG was dissolved in 2012, the Traffic Safety Advisory Committee became the group charged with overseeing these funds. In October of 2014, the Town further reorganized its operations, reconstituting TSAC as the Transportation Safety Group. This request is also part of the response to the 2015 Annual Town Meeting’s adoption of Article 45, which prioritized town-wide pedestrian and cyclist safety improvements.

“Transportation safety plays a critical role in Lexington’s high quality of life. Investigating potential problems and maintaining compliance with current standards and best practices help to ensure the safety of drivers, bicyclists and pedestrians in Lexington. Determining the need, or lack thereof, for new enhancements or facilities is vital to maintaining public safety.”

[Brown Book, Page XI-21]

<i><b>Project Description</b></i>	<i><b>Amount Requested</b></i>	<i><b>Funding Source</b></i>	<i><b>Committee Recommends</b></i>
(r) Ladder Truck Replacement	\$875,000	GF (Debt	Approval (5–0)

“This FY17 request would fund the purchase of a new aerial ladder truck for the Fire Department. The current truck is almost 17 years old and used on a daily basis. The required repairs for the aging truck have steadily increased, with over \$60,000 spent for major repairs in FY12. Front line apparatus are generally utilized as first line vehicles for 10-12 years and then in a reserved capacity but the ladder truck has been used in a primary position for its entire life span. FY17 funding would be used to purchase a vehicle similar in size and equipped comparably to the existing truck. The primary design of the ladder truck allows the vehicle to conduct rescues, perform roof ventilation and provide firefighting capabilities through the water way at the end of the ladder.”

[Brown Book, Page XI-5]

<i><b>Project Description</b></i>	<i><b>Amount Requested</b></i>	<i><b>Funding Source</b></i>	<i><b>Committee Recommends</b></i>
(s) Public Safety Radio Stabilization	\$90,000	GF (Free Cash)	Approval (5–0)

“This FY17 request will fund Phase II of the Public Safety Radio Stabilization Project. \$90,000 was appropriated in FY16 for Phase I which is currently underway and includes the relocation of some

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equipment, conversion from copper lines to fiber optic lines and addressing emergency power to additional repeater sites. The Motorola radios in dispatch may require an upgrade due to software issues and may delay completion of Phase I. Phase II includes expansion of the wireless connection between the main system and outlying devices by adding antennae locations to the Cary Memorial Building and the Public Services Building and the creation of a redundant repeater system at the DOT site. This two-phase project addresses the recommendations of a 2013 radio study that identified options for improving reliability and redundancy to the Public Safety Radio System.”

[Brown Book, Page XI-20]

<b><i>Article 11: Appropriate for Water System Improvements</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	N/A	N/A	<b>Indefinite Postponement (5-0)</b>

<b><i>Article 12: Appropriate for Wastewater System Improvements</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$1,800,000</b>	<b>\$1,768,000 Wastewater EF (Debt) + \$32,000 Wastewater EF (RE)</b>	<b>Approval (5-0)</b>

<b><i>Project Description</i></b>	<b><i>Amount Requested</i></b>	<b><i>Funding Source</i></b>	<b><i>Committee Recommends</i></b>
(a) Wastewater System Investigation and Improvements	\$1,000,000	\$968,000 Wastewater EF (Debt) + \$32,000 Wastewater EF RE	Approval (5-0)

“This is an annual request for rehabilitation of sanitary sewer infrastructure. Engineering investigation and evaluation will be done on sewers in various watersheds. Work will include replacement or repair of deteriorated sewers and manholes identified throughout Town. Sewage leaks and overflows present a direct danger to the health of the community through transmission of waterborne diseases. In addition, the Town’s assessment by the MWRA for sewage treatment is based, in part, on total flow through the meter at the Arlington town line, so excessive flow of storm water in the sewer results in unnecessarily higher sewage bills.

“Projects may be eligible for MWRA grant/loan program funding. Further identification, prioritization, and repair of sanitary sewer in the town reducing inflow and infiltration into the system has been ongoing in several sewer basins in town. Recent completed work in town includes sewer basin Area 6 (Tophet swamp), Area 7 (Reed St area), Area 10 (Marrett, Lincoln, School Street areas), Area 3 (Adams Street, Grant Street, Saddle Club area), Area 9 (Parker Street area), and Area 14 (Bow Street area.) Possible future areas of removal are Area 4 and Area 5 which are along the easterly and westerly side of Lowell Street from Laconia Street to the Arlington Town line.”

[Brown Book, Page XI-11 & 22]

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Pump Station Upgrades	\$800,000	Wastewater EF (Debt)	Approval (5–0)

“This is an ongoing program for upgrade of the stations including bringing them in compliance with federal (OSHA) regulations, equipment replacement and generator installations. Lexington has 10 Sewer pumping stations valued at over \$6 million. In July 2013 a detailed evaluation and capital plan was developed for the town with the assistance of Wright-Pierce. This includes a detailed engineering survey of the pumps stations to determine current and future needs as well as a time table and probable costs for the proposed work. FY17 funding is requested for full pump station replacement which will likely be used for the Marshall Road Pump Station as shown in year 4 of the Capital Improvement Plan developed by Wright-Pierce. Installation of back-up generators at Concord Avenue and Potter Pond pump stations as well as other upgrades at Potter Pond have recently been completed and significant improvements to the main pump station are underway that include HVAC upgrades, the installation of variable frequency drives on all the pumps to minimize wear and tear, save energy and eliminate hammering in the force main, and the installation of a surge tank.”

[Brown Book, Page XI-11]

<i>Article 13: Appropriate for School Capital Projects and Equipment</i>	<i>Funds Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
	\$1,384,087	\$427,607 GF (Debt) + \$956,480 GF (Free Cash)	Approval (5–0)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) System Wide School Furniture, Equipment and Systems	\$186,087	GF (Free Cash)	Approval (5–0)

“The School Department submits annual requests for replacement of classroom and office furniture that has reached the end of its useful life. The FY17 request will support new furniture for increased enrollment and staff and additional classroom space for Lexington Children’s Place.

“The FY17 Furniture, Equipment and Systems Replacement Program includes requests for:

- Student, Teacher and Staff Desks and Chairs
- Additional Classroom Furniture and Equipment for Lexington Children’s Place
- Principal’s Office furniture at Harrington
- Cafeteria Tables
- Bookshelves
- Activity Tables
- Stand-Up Student Desks
- Corkboard/ Markerboards
- Stools
- Supply Cabinets
- Computer Tables

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- Filing Cabinets

*Total: \$112,421*

### **Special Education:**

- (5) Augmentative Communication Devices for Students: \$29,656.00
- Five-Year Replacement Cycle for Upgrades on Classroom FM Sound Systems: \$5,000

*Total: \$34,656*

### **Health Services:**

- Hearing and Vision Equipment
  - (7) Optec Vision Testing System
  - (10) Interacoustics Screening Audiometer

*Total: \$29,010*

### **District:**

- LPS District Redistricting Furniture Purchases

*Total: \$10,000*

[Brown Book, Page XI-15]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) School Technology Capital Request	\$1,198,000	\$427,607 GF (Debt) + \$770,393 GF (Free Cash)	Approval (5–0)

“This request addresses the District’s Strategic Goal for enhancing the capacity to utilize technology as an instructional and administrative tool. This technology equipment includes technology workstations (desktops, laptops, and mobile devices), printers/peripherals, interactive projection systems, network head-end equipment, and improved wireless network delivery systems for the High School and middle schools.

“This capital improvement project would provide the funding for:

- *Technology Workstations* (Desktops, Laptops, Mobile Devices) - \$550,000 is requested of which \$490,000 is to replace aging computers that will be 5-6 years old during FY16 with up-to-date technology workstations. Approximately 525 computers during FY17 will need replacement. \$60,000 will be allocated to the final year of a three year plan to make sure all six of our elementary schools are equitable in their technology.
- *Expanding One-To-One Mobile Technology Initiative at Grade 8 Middle Schools* - \$295,000 is requested to provide every Grade 7 student (590 students) at Diamond and Clarke Middle schools an iPad for use at home and school.
- *Expanding Individualized Mobile Tablet initiative in High School* - \$55,000 is requested to expand and further embed our current mobile technology initiative at the High School to provide mobile tablets (e.g., iPads) to additional 9th grade classrooms so that these classes can utilize the iPads on a regular basis to engage in classroom activities supported by technology.
- *Technology Peripherals* - \$30,000 is requested to purchase and replace old printers, document readers, and projection systems through the district as the building needs arise.
- *Upgrading District and Building Networks* - \$178,000 is requested to upgrade networks at schools. In FY16, the existing wireless network topology at the high school and two middle schools was

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successfully reconfigured through the doubling of the number existing access points at all three schools and through the replacement of existing wireless access points by more powerful units at the high school. However, additional work is needed to be done in order to handle the geometric growth in the use of mobile technology at the schools over the last several years as well as for the need to handle other technology devices such as VOIP phone systems. Accordingly, money is requested to (1) upgrade the backbone to 10GB from the district head-end to Fiske, Bridge, Bowman, Harrington, and Hastings (\$105,000), (2) upgrade the connections at Clarke and Diamond between the main network cabinets (MDF) and the secondary network cabinets (IDF) and (\$55,000), and (3) install the necessary technology system in order to upgrade to Active Directory for all users (\$18,000).

- *Interactive Projector/Whiteboards Units* - \$90,000 is requested allow the Lexington School District to replace SMART interactive projection systems and existing ceiling projector systems purchased 2009 and earlier with replacement projectors and interactive projectors. Current units have come to end of life and need to be replaced. Twenty-two classrooms grades 3-12 require such replacement units. The request will also allow us for the installation of new units in three High School rooms without such units in place. During the last fiscal year, the school district completed a four year process of equipping nearly all Grade 3 through 12 classrooms with interactive projector/whiteboard units.”

[Brown Book, Page XI-9 & 16]

<b>Article 14: Appropriate for School Zone Traffic Calming (Citizen Article)</b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	N/A	N/A	<b>Indefinite Postponement (5-0)</b>

“To see if the Town will vote to raise and appropriate a sum of money for the purpose of purchasing and installing flashing school zone traffic calming mechanisms in order to reduce vehicular speeding, increase driver awareness, and improve pedestrian and bicyclist safety around school grounds, namely Bowman, Bridge, Estabrook, Fiske, Harrington, Hastings, Clarke and Diamond; determine whether the money shall be provided by the tax levy, by transfer from available funds or by any combination of these methods; or act in any other manner in relation thereof.

“DESCRIPTION: Safe Routes To School proposes the installation of flashing school zone traffic calming mechanisms similar to those used in Winchester and Woburn. Their purpose is to reduce vehicular speeding, increase driver awareness, and improve pedestrian and bicyclist safety around school grounds for Lexington's 6925 public school students.”

[Town Warrant, Page 15]

An appropriation is no longer going to be requested.

<b>Article 15: Appropriate for Public Facilities Capital Projects</b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	\$1,878,249	\$974,400 GF (Debt) +\$636,520 GF (Free Cash) + \$267,329 GF (Cash)	<b>See Below</b>



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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Town-wide Roofing Program	\$176,400	GF (Debt)	Approval (5–0)

“The Central Administration Building’s roof has been identified as a priority in the Department of Public Facilities 20-year Roof Master Plan. FY17 funds are requested to stop water infiltration with a specific focus on the A-framed roof. An internal venting system and external heat tape were installed but have proven ineffective due to significant snow totals. The proposal includes removal of the roof shingles from the front elevation, the addition of an ice and water shield under the new shingles and added venting. In addition to preventing water leaks, ice dams and associated damage, the replacement of the roofing systems may result in the reduction of funds budgeted for emergency roof repairs.”

[Brown Book, Page XI-8]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) School Building Envelopes and Systems Program	\$215,000	GF (Free Cash)	Approval (5–0)

“This project involves performing annual prioritized design, repairs and modifications to prevent deterioration of school building exteriors and building systems. Proper maintenance of school buildings requires continual investment in the building envelope and building systems. This includes but is not limited to repair of damaged panels and siding, re-caulking and weatherproofing windows and doors, repainting the wood exterior and extraordinary repairs to mechanical systems. Small, individual items such as failure of a specific door or window or small painting projects will continue to be funded through the operating budget. FY 2017 will prioritize the Central Administration Building's window repairs and caulking replacement.”

[Brown Book, Page XI-17]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) LHS Heating Systems Upgrade	\$500,000	GF (Debt) Candidate for Debt Exclusion vote	Approval (5–0)

“The 2014 Annual Town Meeting appropriated \$75,000 to evaluate options to determine the most cost effective approach to replace HVAC systems at Lexington High School that have operated beyond their life cycles. The analysis presented by the consulting engineers presented several options and the 2015 Annual Town Meeting appropriated \$150,000 to fund the design of one of those options. The proposed project includes converting the steam boilers and steam unit ventilators to a highly efficient condensing boiler and hot water distribution system. This FY17 request seeks funds for design development and construction documents as the next step in the process. It is expected that construction funds will be requested at a future Town Meeting. The new HVAC system will improve the educational environment while also making the systems energy efficient, easier to maintain and more reliable.”

[Brown Book, Page XI-11]

*The heating system in the main building at the High School is over 60-years old and beyond its useful life. Modern heating units and controls are needed to provide efficient heating and adequate air-tempering, as well as quiet service suitable for classroom use. While the main building is over 60-years old, it is structurally sound and will likely be in service for many years even after the rest of the High-School complex is renovated/replaced. For these reasons, last year we endorsed the Article funding the first step*

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*in replacing this High School HVAC system. This appropriation will fund the next step in the process. This Committee unanimously recommends approval.*

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) Municipal Building Envelope and Systems	\$187,329	GF (Cash)	Approval (5-0)

“This ongoing capital request, originally approved for funding in the 2006 Proposition 2 1/2 Override, includes repair/replacement projects for the maintenance and upgrade of municipal buildings and systems. Repairs to roofs, windows, mechanical and electrical systems, and interior finishes are required on a continual basis to maintain town facilities for their intended function. The public building infrastructure will always need to be maintained, repaired, and upgraded to prevent structural deterioration and avoid safety hazards. The projects within this program do not increase the size of the public building stock and therefore do not result in increased utility usage or maintenance costs. This year's request intends to implement extraordinary repairs at Cary Memorial Library, including the south entrance door system and improvements to mitigate large amounts of ice dams that form during the winter season.”

[Brown Book, Page XI-17]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) Building Flooring Program	\$150,000	GF (Free Cash)	Approval (5-0)

“This is a multi-year project that will replace carpet, vinyl tile, and ceramic tile flooring systems are beyond their useful life. Flooring systems must be replaced periodically to insure the surfaces are safe and cleanable. Worn or broken flooring creates a tripping hazard, can provide harborage for bacteria and water, and is difficult to clean. Smaller repairs of flooring components are funded through the operating budget. This is the seventh year of this program and new flooring systems have been installed in Clarke stairwells, classrooms, and auditorium, Hastings main corridor, Diamond School, and Central Administration and LHS. In FY 2017, flooring systems in Cary Memorial Library will be replaced at a value of approximately \$50,000, in coordination with a planned renovation of interior spaces. Replacement of additional spaces will be prioritized in the spring of 2016.”

[Brown Book, Page XI-17]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) Public Facilities Bid Documents	\$100,000	GF (Free Cash)	Approval (5-0)

“This is an annual request for funding of professional services to produce design development, construction documents, and/or bid administration services for smaller school projects in anticipation of requests for construction funding at town meeting that have a high probability of approval. This will insure that the projects can be completed in the then-current construction season, which is particularly important for the timely completion of such projects given the short window between the end of school in June and the beginning of school the following August.”

[Brown Book, Page XI-18]

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) Diamond Middle School Renovations – Construction	N/A	N/A	Indefinite Postponement (5–0)

“Funding for design of renovations to the Diamond Middle School was voted at special town meetings in March and December 2015 to address enrollment that exceeds the carrying capacity of the school. This request is for construction funding for these renovations. Revised cost estimates for this project are expected the week of March 7, 2016.”

[Brown Book, Page XI-14]

Addressed, instead, in STM 2016-3, Article 2.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Clarke Middle School Renovations – Construction	N/A	N/A	Indefinite Postponement (5–0)

“Funding for design of renovations to the Clarke Middle School was voted at special town meetings in March and December 2015 to address enrollment that exceeds the carrying capacity of the school. This request is for construction funding for these renovations. Revised cost estimates for this project are expected the week of March 7, 2016.”

[Brown Book, Page XI-14]

Addressed, instead, in STM 2016-3, Article 2.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) School Traffic Safety Improvements	\$25,000	GF (Free Cash)	Approval (5–0)

“The School Committee commissioned a Traffic and Mitigation Study of school sites in February 2014. The resulting report contained findings that indicated additional study and mitigation measures were required to improve traffic safety in and around Lexington’s schools. A multi-year program was implemented to include studies, design and construction documents and implementation.

“The 2014 Annual Town Meeting appropriated funds for studies at the Bridge Elementary School and Lexington High School (LHS). The Bridge study is complete but \$25,000 in additional funds are required to complete the LHS study. This FY17 request seeks those supplemental funds to complete the LHS study.

“Additional funding requests are expected in future fiscal years as each school site progresses through study, construction document and construction funding phases. The goal of the project is to improve safety for students and staff by providing clear and uniform traffic safety and mitigation on school properties.”

[Brown Book, Page XI-19]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(j) Security Camera Upgrade to Digital from Analog;	\$49,000	GF (Free Cash)	Approval (5–0)

“This project requests funds to upgrade the older analog security camera system to the newer evacqVision digital security camera system at the Public Services Building. FY16 funding was approved for camera system upgrades for the Fiske and Harrington Elementary Schools and the Lexington High School request

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was consolidated with a new request to evaluate its specific needs. The older analog cameras, some in service since 2005, are losing picture quality and require replacement. The new camera monitoring system requires installation of a network server and software licenses for IP addressable digital cameras. All other systems are currently on the IP based network.”

[Brown Book, Page XI-18]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(k) Munroe School Roof	\$298,000	GF (Debt) to be financed with increased fees from the Munroe School for the Arts	Approval (5–0)

“A building assessment completed in 2007 identified that a new roof would likely be required for the Munroe School during calendar year 2016. During the last year, building users have reported leaks in the roof and the Munroe Center provided funds to make the repairs. This FY17 request is for funds to install a new roof on the building in order to prevent continued leaks and potential damage to structural elements and personal property. The project will be financed through the issuance of debt whose debt service will be funded with an increase in lease payments by the Munroe Center for the Arts to the Town.”

[Brown Book, Page XI-10]

*This Committee expects the license issued to that Center will be formally revised to specific the obligation to fund the debt service before the Town proceeds with the issuance of that debt.*

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(l) LHS Security Evaluation and Upgrade	\$25,000	GF (Free Cash)	Approval (5–0)

“This project will assess the current security systems and door hardware issues at Lexington High School and generate a recommendation of a security standard to be employed in all buildings due to its campus structure. The entire high school requires updates to key entry and alarm and security systems. LHS is an older facility in an isolated location and has multiple outside doors. An adequate security system would safeguard school assets in terms of equipment and building and reduce the potential for disruption of educational services due to vandalism. FY17 funding will be used to provide engineering and design for school security systems, including locking systems, access control, monitoring and video surveillance.”

[Brown Book, Page XI-18]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(m) LHS Guidance Space Mining – Design	\$13,800	GF (Free Cash)	Approval (5–0)

“Increased student enrollment has necessitated the hiring of additional school counselors and space in the high school is at a premium. The proposed project would make more efficient use of existing space by space mining the Dean/Counselor space in the Math Building. The high school has an existing student support model that clusters each Dean/Counselor team in a specific location on campus. The cluster model provides a ‘home base’ for students and student teams, organized by homeroom location. One of the goals of this model is to provide a smaller feel on a larger campus and to ensure that Dean/Counselor teams are in close proximity throughout the day. Space mining this area in the Math Building would create a calm, private place for counselors to meet with students. Funds requested are for design of these proposed projects.”

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[Brown Book, Page XI-18]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(n) LHS Nurse Office and Treatment Space – Design	\$17,000	GF (Free Cash)	Approval (5–0)

“The Health Office at LHS requires a remodel of the existing space in order to adequately care for the needs of the student population. Higher enrollment and special programming have caused student health care needs to increase and the current facility does have the capability to meet such demand. The three nurses have limited space for confidential evaluations, treatment and monitoring. The request includes the addition of approximately five treatment/rest beds, improvements to the treatment area and improved efficiency to the welcome and evaluation areas. The existing office has some potential for reconfiguration but additional space is likely needed to accommodate approximately 300 square feet for the treatment bed area. An adjacent storage area could potentially be used for the expansion. Funds requested are for design of these proposed projects.”

[Brown Book, Page XI-18]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(o) LHS Fitness Center/Athletic Training Floor	\$41,220	GF (Free Cash)	Approval (5–0)

“This project proposes the installation of a new interlocking floor system in the Athletic Training Room and Fitness Center at LHS. Currently, the Athletic Training Room and half of the Fitness Center have a painted cement floor and the other half of the Fitness Room has an interlocking rubber floor system which is approximately 12-14 years old. The proposal would install a new interlocking rubber floor system in both areas. Scheduled PE classes are held in both areas during the school day. The Athletic Training Room serves as the after- school sports healthcare facility, logging over 6,000 student visits per year. The Fitness Center is open before and after school and experiences consistently high traffic from both students and staff. The current rubber flooring in the Fitness Room has a significant loss of traction, making the area unsafe for students performing weight bearing exercises. The painted cement area is also an injury-prone surface. Both the rubber floor and painted cement surfaces are impossible to clean, despite custodians best efforts. The athletic training staff faces constant challenges trying ensure an effective level of cleanliness for the floor surface when caring for student athletes in what is considered a healthcare facility. Current conditions are not conducive to both the health and safety of staff and students.”

[Brown Book, Page XI-19]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(p) Fire Headquarters Exercise Room	\$80,000	\$52,712 GF (Cash) + \$27,288 Unexpended Cash Balances	Approval (5–0)

“The current exercise equipment is positioned in the apparatus garage along with the fire trucks and related equipment, leaving firefighters who are exercising subject to outside temperatures anytime a vehicle enters or exits the garage, smells of diesel exhaust, and off gassing of fire particulates from the protective clothing. The current environment is a disincentive for firefighters maintaining their physical fitness, an important part of keeping healthy and mitigating the risk of injury on the job.

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“The scope of this recommended project is to enclose the existing area, add heat and air conditioning, and replace some equipment.”

[Brown Book, Page XI-17]

The following table identifies the no-longer-needed cash balances from bond proceeds that are proposed for being re-appropriated as part of the funding of this project:

<b>Unexpended Bond Proceeds to be Re-Appropriated</b>		
<b>Original Appropriation</b>	<b>Original Purpose</b>	<b>Amount</b>
2010 ATM, Article 12(a)	Replace Self-Contained Breathing Apparatus	\$122
2012 ATM, Article 12(d)	Culvert Replacement	\$1,288
2012 ATM, Article 16(k)	Lexington High School Overcrowding—Phase II Renovations	\$778
2013 ATM, Article 10(l)	DPW Equipment	\$25,100
	<b>TOTAL</b>	<b>\$27,288</b>

<b>Article 19: Appropriate Bonds and Notes Premiums</b>	<b>Amount Involved</b>	<b>Original Funding Source</b>	<b>Committee Recommends</b>
	N/A	N/A	Indefinite Postponement (5–0)

“To see if the Town will vote to apply premium received on account of the sale of bonds or notes of the Town that are the subject of a Proposition 2 ½ debt exclusion, to pay costs of the project being financed by such bonds or notes, provided that the amount authorized to be borrowed for such project, but not yet issued by the Town, is reduced by the same amount, or act in any other manner in relation thereto.

“DESCRIPTION: Passage of this article would permit premiums received upon the sale of bonds or notes issued to finance projects approved at a debt exclusion election to be appropriated to pay for project costs, subject to guidelines promulgated by the Massachusetts Department of Revenue. Such appropriations would be for the purpose of supplanting, not supplementing, bond financing of the project in question.”

[Town Warrant, Pages 17 & 18]

No actions are known to be needed under this Article.

<b>Article 20: Rescind Prior Borrowing Authorizations</b>	<b>Amount for Rescission</b>	<b>Original Authorization</b>	<b>Committee Recommends</b>
	\$3,169,591	See Below	Approval (5–0)

“To see if the Town will vote to rescind the unused borrowing authority voted under previous Town Meeting articles; or act in any other manner in relation thereto.

“DESCRIPTION: State law requires that Town Meeting vote to rescind authorized and unissued debt that is no longer required for its intended purpose.”

[Town Warrant, Page 18]

The following rescissions are being requested as those projects are completed without needing the remaining authority:

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<b>Unused Borrowing Authorizations to be Rescinded</b>		
<b>Original Appropriation</b>	<b>Purpose</b>	<b>Amount</b>
2012 ATM, Article 12(d)	Culvert Replacement	\$28,000
November 19, 2012, STM, Article 6	Estabrook Construction Supplement	\$2,600,000
2013 ATM, Article 10(l)	DPW Equipment	\$83,365
2014 ATM, Article 10(b)	DPW Equipment	\$27,022
2014 ATM, Article 10(m)	Ambulance Replacement	\$21,789
2014 ATM, Article 14(b)	Lexington High School Heating Systems Upgrade—Phases 2 and 3	\$26,080
March 23, 2015, STM #2, Article 3	Fire Engine	\$20,335
2015 ATM, Article 18(b)	Middle School Circulation & Parking Improvements	\$363,000
<b>Total</b>		<b>\$3,169,591</b>

As this Committee routinely does, it is unanimously recommending approval of this Motion, but this year's list is different. These are not all just modest amounts where actions were fulfilled by the Town without spending all the funds that Town Meeting appropriated. That objective is routinely achieved and is a credit to our Town's staff and those advising them. This Committee believes it is important to note that the 2<sup>nd</sup> entry this year, related to the Estabrook School construction, is a total rescission of a \$2.6 million supplemental funding that the Town Meeting had approved as a hedge to insure that neither the cost of the best-offered bid nor the execution of the Estabrook School Project would adversely impact achieving the full scope needed and in accordance with the demanding delivery schedule. In this case, that all the supplemental-funding authority made available by the Town Meeting was, in the end, not needed justifies giving a special acknowledgement to our DPF, Permanent Building Committee, and all those others who participated in the oversight of that Estabrook School Project.

Note: No-longer-needed cash balances from issued debt are not a subject for rescission. Those are normally proposed to Town Meeting for re-appropriation to later Capital Articles.

<b><i>Article 21: Establish and Appropriate To and From Specified Stabilization Funds (SFs) (Fund transfer only)</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>Capital SF</b>		
	<b>Deposit \$5,112,434</b>	<b>\$2,012,434 GF (Cash) + \$3,100,000 GF (Free Cash)</b>	<b>Approval (5–0)</b>

“To see if the Town will vote to create, amend, rename and/or appropriate sums of money to and from Stabilization Funds in accordance with Section 5B of Chapter 40 of the Massachusetts General Laws for the purposes of: (a) Section 135 Zoning By-Law, (b) Traffic Mitigation, (c) Transportation Demand Management, (d) School Bus Transportation, (e) Special Education, (f) Center Improvement District; (g) Debt Service, (h) Transportation Management Overlay District (TMO-1), (i) Avalon Bay School Enrollment Mitigation Fund, and (j) Capital; and determine whether the money shall be provided by the tax levy, by transfer from available funds, or by any combination of these methods; or act in any other manner in relation thereto.

[Town Warrant, Page 18]

Two parts are anticipated in the Motion under this Article:

(1) Available cash is being added to that SF (whose balance as of January 31<sup>st</sup> of this year is \$16,687,369.53) with the intent that this SF will be have continuing withdrawals, by a 2/3<sup>rd</sup> vote of future Town Meetings, to mitigate the tax burden of major capital projects—primarily, if not exclusively, those for the school buildings. Those withdrawals are expected to be in the form of amounts cited for appropriation under the Operating Budget as an additional source toward each year's projected debt service—continuing for debt within the Proposition 2½ property-tax-levy limit and, in the future, including for debt excluded from that limit as approved by the voters.

# CAPITAL EXPENDITURES COMMITTEE REPORT TO 2016 ATM

(2) The purpose of the Transportation Demand Management/Public Transportation SF is proposed to be changed, but that SF is not capital-related and, therefore, this Committee does not report on it.

Note: All of the Town's Specified Stabilization Funds are in addition to the Town's General Stabilization Fund. See Appendix A for a table with information on all the current Specified Stabilization Funds.

<b><i>Article 22: Appropriate to Stabilization Fund</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<i>N/A</i>	<i>N/A</i>	<b>Indefinite Postponement (5-0)</b>

"To see if the Town will vote to appropriate a sum of money to the previously created Stabilization Fund...."

[Town Warrant, Page 18]

At this time, there is no planned action under this Article.

<b><i>Article 23: Appropriate from Debt Service Stabilization Fund</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$124,057</b>	<b>Debt Service SF</b>	<b>Approval (5-0)</b>

"To see if the Town will vote to appropriate a sum of money from the Debt Service Stabilization Fund to offset the FY2017 debt service of the bond dated February 1, 2003 issued for additions and renovations to the Lexington High School, Clarke Middle School and Diamond Middle School, as refunded with bonds dated December 8, 2011; or act in any other manner in relation thereto.

"DESCRIPTION: This article would allow the Town to pay a portion of the debt service on the 2003 School Bonds from the Debt Service Stabilization Fund set up for that specific purpose."

[Town Warrant, Page 19]

In August 2006, the Town received over \$14 million from the Massachusetts School Building Authority as reimbursement toward the Town's secondary-schools renovation project. After using over \$11 million of those funds to retire short-term debt taken on in anticipation of that reimbursement, there was \$2,143,079 excess reimbursement that needed to be applied toward the project's long-term exempt debt. By Department of Revenue [DOR] regulations, these funds must be used only to offset debt service on the outstanding bond for that exempt debt.

With the prior-years appropriations from this fund and, over the same period interest being earned on the amount in the fund, the balance as of January 31<sup>st</sup> of this year is \$893,372.52. With continued, yearly, appropriation of this same amount (\$124,057), all the excess reimbursement will have been applied with the payment in FY2023.

With the present balance, that would still leave \$24,979 in the fund, but the residual balance will be higher in FY2023 as a result of interest that will be earned over the next 8 years. It is the Town's position that the residual balance should be applied against other exempt debt in FY2024 as the requirement to reserve these funds was to "return" the funds to the taxpayer through the mitigation of exempt-debt service.



CAPITAL EXPENDITURES COMMITTEE REPORT TO 2016 ATM

<b>Article 25: Amend FY2016 Operating, Enterprise And CPA Budgets (Enterprise &amp; CPA only)</b>	<b>Budget</b>	<b>Funds Requested</b>	<b>Purpose</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>

“To see if the Town will vote to make supplementary appropriations, to be used in conjunction with money appropriated under Articles 4, 5 and 8 of the warrant for the 2015 Annual Town Meeting, to be used during the current fiscal year, or make any other adjustments to the current fiscal year budgets and appropriations that may be necessary; to determine whether the money shall be provided by transfer from available funds including Community Preservation Fund; or act in any other manner in relation thereto.”  
[Town Warrant, Page 19]

When this report was released, it was not known what action(s) might be requested under this Article. If there were to be such a need at this Town Meeting in an Enterprise Fund or CPA budget, this Committee would report its position when this Article is presented to the Meeting.

<b>Article 26: Appropriate for Authorized Capital Improvements</b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>TBD</b>	<b>TBD</b>	<b>TBD</b>

“To see if the Town will vote to make supplementary appropriations to be used in conjunction with money appropriated in prior years for the installation or construction of water mains, sewers and sewerage systems, drains, streets, buildings, recreational facilities or other capital improvements and equipment that have heretofore been authorized;...”

“DESCRIPTION: This is an annual article to request funds to supplement existing appropriations for certain capital projects in light of revised cost estimates that exceed such appropriations.”  
[Town Warrant, Page 20]

When this report was released, whether any action under this Article would be needed was not known. If there were to be such a need at this Town Meeting, this Committee would report its position when this Article is presented to the Meeting.



## **Appendix A: Information on the Town's Current Specific Stabilization Funds**

Review of Lexington's Specified Stabilization Funds for Applicability to the Lexington Capital Expenditures Committee's Reports to a Lexington Town Meeting				
Town Warrant, Town of Lexington, for Special Town Meeting 2016-1 on 8 Feb 2016, signed 11 Jan 2016 Article 4: ESTABLISH, RENAME AND APPROPRIATE TO AND FROM SPECIFIED STABILIZATION FUNDS				
"To see if the Town will vote to create, rename or appropriate sums of money to and from Stabilization Funds in accordance with Section 5B of Chapter 40 of the Massachusetts General Laws for the purposes of: (a) Section 135 Zoning By-Law, (b) Traffic Mitigation, (c) Transportation Demand Management/Public Transportation, (d) School Bus Transportation, (e) Special Education, (f) Center Improvement District; (g) Debt Service, (h) Transportation Management Overlay District, (i) Avalon Bay School Enrollment Mitigation Fund, and (j) Capital; and determine whether the money shall be provided by the tax levy, by transfer from available funds, or by any combination of these methods; or act in any other manner in relation thereto."				
Warrant		Town Meeting (ATM=Annual; STM=Special)		Capital Related
Sequence	Name	Created	Purpose	
(a)	Section 135 Zoning By-Law	2007 ATM, Art 39	"for the purpose of financing public improvements pursuant to Section 135 of the Code of Lexington"	Yes
(b)	Traffic Mitigation	2007 ATM, Art 39	"for the purpose of financing traffic mitigation projects pursuant to conditions of special permits issue by the Town"	Yes
(c)	Transportation Demand Management/Public Transportation	2007 ATM, Art 39	"for the purpose of supporting the operations of Lexpress Bus Service"	No
(d)	School Bus Transportation	2007 ATM, Art 39	"for the purpose of supporting transportation of students to and from school on a daily basis"	No
(e)	Special Education	2008 ATM, Art 24	None stated when created, but Appropriation Committee Report to that Town Meeting says "for setting aside reserves to help cover unexpected out-of-district Special Education expenses that exceed budget"	No
(f)	Center Improvement District	2009 ATM, Art 25	"to fund needed improvements in Lexington Center"	Yes
(g)	Debt Service	2009 ATM, Art 26	"for the purpose of paying a portion of the debt service on certain outstanding bonds of the Town issued for the purpose of the Diamond Middle School, Clarke Middle School and High School construction projects"	Yes
(h)	Transportation Management Overlay District	2011 ATM, Art 20	"for the purpose of financing transportation infrastructure improvements per Section 135-43C of the Code of the Town of Lexington"	Yes
(i)	Avalon Bay School Enrollment Mitigation Fund	2011 ATM, Art 20	"to mitigate the cost of students attending the Lexington Public Schools who reside at Avalon Bay"	No
(j)	Capital	2012 STM 19 Nov, Art 3, & renamed under 2015 ATM, Art 26e	Originally name "Capital Projects/Debt Service Reserve/Building Renewal Fund"; purposes remained the same when renamed	Yes

Prepared 13 Jan 2016 by David G. Kanter, Vice-Chair & Clerk, Lexington Capital Expenditures Committee

## Appendix B:

### Summary of Warrant-Article Recommendations

*Abbreviations: RF = Revolving Fund; CPF = Community Preservation Fund;*

*EF = Enterprise Fund; RE = Retained Earnings; GF = General Fund;*

*SF = Stabilization Fund; TBD = To Be Determined; ATM = Annual Town Meeting;*

*STM = Special Town Meeting; R&CP = Recreation & Community Programs*

2016-1; 3	Hastings School Renovation/Replacement	\$1,050,000	GF (Debt) (Candidate for Debt Exclusion)	
2016-2; 2	Pelham Road Property Acquisition	TBD		
2016-3; 2	Middle Schools—Additions and Remodeling	\$62,137,000	GF (Debt) (Candidate for Debt Exclusion)	
8(a)	Munroe Tavern Archaeological Dig	IP	CPF (Cash)	
8(b)	Munroe Center for the Arts Window Study	\$30,000	CPF (Cash)	
8(c)	Lexington Arts and Crafts Society—Parson's Gallery Lighting Renovation	\$24,280	CPF (Cash)	(\$24,280)
8(d)	Visitors Center Renovation	IP		
8(e)	Keeler Farm Community Housing Acquisition	\$185,000	CPF (Cash)	
8(f)	Greeley Village Rear Door and Porch Preservation	\$263,250	CPF (Cash)	
8(g)	Wright Farm Barn Needs Assessment and Feasibility Study	\$35,000	CPF (Cash)	
8(h)	Antony Park Construction	\$60,000	CPF (Cash)	
8(i)	Minuteman Bikeway Wayfinding	\$120,000	CPF (Cash)	
8(j)	Town Pool Renovation	\$166,000	CPF (Cash)	
8(k)	Park Improvements—Hard Court Resurfacing	\$61,000	CPF (Cash)	
8(l)	Granite Forest at Lincoln Park	\$30,000	CPF (Cash)	(\$30,000)
8(m)	Park Improvements - Athletic Fields	\$120,000	CPF (Cash)	
8(n)	Park and Playground Improvements	\$75,000	CPF (Cash)	
8(o)	Grain Mill Alley Improvements	\$214,114	CPF (Cash)	
8(q)	Administrative Budget	\$150,000	CPF (Cash)	
9	Pine Meadows Improvements	\$65,000	R&CP EF (RE)	
10(a)	Center Streetscape Improvements - Phase I	\$2,700,000	GF (Debt)	(\$2,700,000)
10(b)	DPW Equipment Replacement	\$755,000	\$449,000 GF (Debt) + \$15,000 GF (Free Cash) + \$145,500 Water EF (RE) + \$145,500 Wastewater EF (RE)	
10(c)	Street Improvements	\$3,500,000	\$2,526,835 GF (Cash) + \$973,165 (Chapter 90)	
10(d)	Storm Drainage Improvements and NPDES Compliance	\$340,000	GF (Debt)	
10(e)	Hydrant Replacement Program	\$150,000	\$75,000 GF (Free Cash) + \$75,000 Water EF (RE)	
10(f)	Comprehensive Watershed Stormwater Management Study and Implementation	\$390,000	GF (Debt)	
10(g)	Mass Ave - Three Intersections Improvement	\$6,900,000	\$6,550,000 State TIP + \$350,000 GF (Free Cash)	
10(h)	Sidewalk Improvements, Additions and Designs	\$600,000	GF (Debt)	
10(i)	Town Wide Culvert Replacement	\$390,000	GF (Debt)	
10(j)	Town-wide Signalization Improvements	\$125,000	GF (Free Cash)	
10(k)	Cary Memorial Library Walkway Replacement	\$149,500	GF (Debt)	
10(l)	Pleasant Street Sidewalk	\$175,000	GF (Debt)	
10(m)	Replace Town Wide Phone Systems-Phase V	\$21,000	GF (Free Cash)	
10(n)	Head End Equipment Replacement/Packet Shaper - Phase V	\$150,000	GF (Free Cash)	
10(o)	Election System Upgrade	\$81,000	GF (Free Cash)	
10(p)	Parking Meter Replacements - Phase 2	\$230,625	Parking Meter Fund	(\$230,625)
10(q)	Transportation Mitigation	\$30,000	Traffic Mitigation SF	
10(r)	Ladder Truck Replacement	\$875,000	GF (Debt)	
10(s)	Public Safety Radio Stabilization	\$90,000	GF (Free Cash)	
11	Water System Improvements	IP		
12(a)	Wastewater System Investigation and Improvements	\$1,000,000	\$968,000 Wastewater EF (Debt) + \$32,000 Wastewater EF (RE)	
12(b)	Pump Station Upgrades	\$800,000	Wastewater EF (Debt)	
13(a)	School Furniture, Equipment & Systems Program	\$186,087	GF (Free Cash)	
13(b)	LPS Technology Capital Request	\$1,198,000	\$427,607 GF (Debt) + \$770,393 GF (Free Cash)	
14	School Zone Traffic Calming	IP		
15(a)	Townwide Roofing Program	\$176,400	GF (Debt)	
15(b)	School Building Envelopes and Systems Program	\$215,000	GF (Free Cash)	
15(c)	LHS Heating Systems Upgrade	\$500,000	GF (Debt) (Candidate for Debt Exclusion)	
15(d)	Municipal Building Envelopes and Systems	\$187,329	GF (Cash)	
15(e)	Building Flooring Program	\$150,000	GF (Free Cash)	
15(f)	Public Facilities Bid Documents	\$100,000	GF (Free Cash)	
15(g)	Diamond Middle School Renovations -Construction	IP		
15(h)	Clarke Middle School Renovations -Construction	IP		
15(i)	School Traffic Safety Improvements	\$25,000	GF (Free Cash)	
15(j)	Security Camera Upgrade to Digital from Analog	\$49,500	GF (Free Cash)	
15(k)	Munroe School Roof	\$298,000	GF (Debt) to be funded with increased license fees	
15(l)	LHS Security Evaluation and Upgrade	\$25,000	GF (Free Cash)	
15(m)	LHS Guidance Space Mining - Design	\$13,800	GF (Free Cash)	
15(n)	LHS Nurse Office and Treatment Space - Design	\$17,000	GF (Free Cash)	
15(o)	LHS Fitness Center/Athletic Training Floor	\$41,220	GF (Free Cash)	
15(p)	Fire HQ Exercise Room	\$80,000	GF (Cash)	

Continued of next page

## Summary of Warrant-Article Recommendations (continued)

Art.	Description	Request	Funding Source	CEC Difference
19	Appropriate Bonds and Notes Premiums	IP		
20	Rescind Prior Borrowing Authorizations	\$3,169,591		
21	Appropriate To and From Specified Stabilization Funds	\$5,112,434	\$2,012,434 GF (Cash) + \$3,100,000 GF (Free Cash)	
22	Appropriate To Stabilization Fund	IP		
23	Appropriate from Debt Service Stabilization Fund	\$124,057	Debt Service SF	
25	Amend FY2016 Operating, Enterprise and CPA Budgets	TBD		
26	Appropriate for Authorized Capital Improvement	TBD		
N/A	Munroe Center for the Arts Parking Lot	\$220,000	Private Funding (full payment in advance)	
N/A	Cary Library Internal Reconfiguration Project	\$850,000	Private Funding	
<b>Totals (excluding values of "Multiple" entries)</b>		<b>\$96,976,187</b>		<b>(\$2,984,905)</b>