

CAPITAL EXPENDITURES COMMITTEE

TOWN OF LEXINGTON



REPORT TO THE 2017 ANNUAL TOWN MEETING (ATM) & SPECIAL TOWN MEETING (STM) 2017-1

Released March 13, 2017

Submitted by:

Jill I. Hai, Chair

David G. Kanter, Vice-Chair & Clerk

Rodney Cole

Charles Lamb

Wendy Manz

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

Table of Contents

Executive Summary	1
The Mission of the Capital Expenditures Committee	2
How to Read This Report	2
Summary of FY2018 Capital-Budget Requests	3
Capital Budget	5
“Capital” Projects	5
The Community Preservation Act (CPA)	6
Enterprise-Fund Projects	9
Revolving-Fund Projects	9
Five-Year Capital Plan	10
Programs	14
Conservation and Open Space	14
Lexington Community Center	15
Fire & Rescue	16
Police	17
Cary Memorial Library	18
Public Works	19
Public Facilities	27
Recreation	30
Schools	31
Information Services Department	33
Town Clerk’s Office	33
Affordable Housing	34
Planning	36
Economic Development	37
STM 2017-1 Warrant-Article Explanations and Recommendations	38
Article 2: Appropriate Design Funds For Fire Headquarters	38
Article 3: Appropriate Design Funds For Fire Station Swing Space	38
Article 4: Appropriate Design Funds For Lexington Children’s Place/20 Pelham Road	39
Article 5: Appropriate Bonds And Notes Premiums To Pay Project Costs	39
2017 ATM Warrant-Article Explanations and Recommendations	40
Article 10: Appropriate the FY2018 Community Preservation Committee Operating Budget and CPA Projects (Multiple Categories)	40
(a) <i>Interpretive Signage Project (Historic Resource)</i>	40
(b) <i>Parker’s Revenge Interpretive and Public Education Signage & Displays (Historic Resource)</i>	40
(c) <i>Greeley Village Rear Door and Porch Supplemental Request (Community Housing)</i>	41
(d) <i>Affordable Units Preservation – Pine Grove Village/Judges Road (Community Housing)</i>	41
(e) <i>Willard’s Woods and Wright Farm Meadow Preservation (Open Space)</i>	41
(f) <i>Cotton Farm Conservation Area Improvements (Open Space)</i>	42
(g) <i>Wright Farm Supplemental Funds (Open Space)</i>	42
(h) <i>Stone Building Feasibility Study (Historic Resource)</i>	42
(i) <i>Munroe School Window Restoration (Historic Resource)</i>	42
(j) <i>Center Streetscape Improvements (Historic Resource)</i>	43
(k) <i>Community Center Sidewalk (Historic Resource)</i>	43
(l) <i>Park Improvements—Athletic Fields (Recreation)</i>	43
(m) <i>Town Pool Renovation (Recreation)</i>	43

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

(n) Park and Playground Improvements (Recreation).....	44
(o) CPA Debt Service	44
(p) Administrative Budget.....	44
Article 11: Appropriate for Recreation Capital Projects	45
Article 12: Appropriate for Municipal Capital Projects and Equipment.....	46
(a) Center Streetscape Improvements and Easements	46
(b) Automatic Meter Reading System.....	46
(c) DPW Equipment Replacement.....	47
(d) Street Improvements and Easements	48
(e) Storm Drainage Improvements and NPDES Compliance.....	48
(f) Hydrant Replacement Program.....	49
(g) Comprehensive Watershed Stormwater Management Study and Implementation...	49
(h) Sidewalk Improvements, Additions, Design and Easements	49
(i) Dam Repair	50
(j) Townwide Culvert Replacement.....	51
(k) Townwide Signalization Improvements	51
(l) Hartwell Avenue Infrastructure Improvements – Supplemental Funds	52
(m) Bikeway Bridge Renovations	52
(n) Hartwell Avenue Compost Site Improvements	52
(o) Westview Cemetery Building Design.....	53
(p) Westview Cemetery Irrigation.....	53
(q) Highway Sign Machine.....	53
(r) Townwide Phone Systems-Phase VI.....	54
(s) Municipal Technology Improvement Program	54
(t) Network Redundancy & Improvement Plan.....	54
(u) Bedford Street at Eldred Street Safety Improvements	55
(v) Transportation Mitigation	55
(w) Hill Street Sidewalk Design.....	55
(x) Ambulance Replacement.....	56
Article 13: Appropriate for Water System Improvements	56
Article 14: Appropriate for Wastewater System Improvements	56
(a) Wastewater System Investigation and Improvements.....	56
(b) Pump Station Upgrades.....	57
Article 15: Appropriate for School Capital Projects and Equipment	57
(a) Food Service Equipment.....	57
(b) School Furniture, Equipment & Systems Program	58
(c) LPS Technology Capital Request	58
Article 16: Appropriate for Public Facilities Capital Projects.....	59
(a) School Building Envelopes and Systems Program	59
(b) Lexington High School Air Conditioning—Teacher Planning Offices and Library.....	60
(c) Municipal Building Envelopes and Systems	60
(d) Facility and Site Improvements	60
(d)(1) Building Flooring Program	61
(d)(2) School Paving Program.....	61
(d)(3) School Traffic Safety Improvements	61
(e) Public Facilities Bid Documents	61
(f) Public Facilities Mechanical/Electrical System Replacements	62
(g) LHS Security Evaluation and Upgrade	62
(h) LHS Guidance Space Mining.....	62
(i) LHS Nurse Office and Treatment Space.....	63
(j) Parking Lot for Community Center.....	63
Article 17: Appropriate For Hastings School Replacement Design.....	63
Article 18: Appropriate For Visitors Center (Citizen Article)	64

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

Article 20: Accept Harbell Street.....	64
Article 21: Appropriate To Post Employment Insurance Liability Fund.....	65
Article 22: Appropriate Bonds And Notes Premiums To Pay Project Cost	66
Article 23: Rescind Prior Borrowing Authorizations.....	66
Article 24: Establish and Appropriate To and From Specified Stabilization Funds (SFs) (Only those actions related to Capital)	67
Article 25: Appropriate to Stabilization Fund.....	68
Article 26: Appropriate from Debt Service Stabilization Fund	68
Article 28: Amend FY2017 Operating, Enterprise And CPA Budgets (Enterprise & CPA only).....	69
Article 29: Appropriate for Authorized Capital Improvements.....	69
Article 36: Amend General Bylaws—Municipal Modernization Act (Only MGL Chapter 40, Sections 22B & 22C).....	69
Appendix A: Information on the Town’s Current Specified Stabilization Funds	A-1
Appendix B: Summary of Warrant-Article Recommendations.....	B-1

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 2018 (“FY2018”) budget. Those that are in the FY2018 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 38. 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 at every level by the growth in our school enrollment have been well publicized and discussed. While we have made significant investments in our elementary- and middle-school buildings (see the Department of Public Facilities Funding History table on Page 29), enrollment projections indicate that under the School Committee’s current policies, additional capacity will be needed in the near term. This Special Town Meeting presents an appropriation request (see STM Article 4) for a new facility for the Lexington Children’s Place (our mandated pre-K program). There is also a significant need looming at the High School. The eventual High-School project is not yet defined and therefore is reflected as “TBD” in our table, but it is worth noting that the most recent neighboring project to be approved was in Somerville where a \$257 million high school for 1,590 students was approved by voters in October 2016. Our High School may be very different, but our current enrollment is 2,185.

The significant investment needs at the schools are not all 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. At the Special Town Meeting we will be asked for appropriations to begin the replacement of the Fire Headquarters—the first stage in the improvement of our public-safety facilities. Additional needs include 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. The creation of the Department of Public Facilities 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 reduce the backlog and invest in building and systems renewal. This Committee is pleased to see the continued commitment in our building-and-systems 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 financing through the use of Community Preservation Funds, in order to accomplish the projects listed in our capital plan through FY2022 (not to mention those which we know fall just outside that timeline), it will take the additional support of tax payers through approval of debt exclusions from the limits of Proposition 2½. This Committee remains mindful that while we deem the recommended capital investments as prudent and necessary, there is an impact on the changing demographics of Lexington.

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.

“ATM Town Warrant” refers to the Town of Lexington Town Warrant for the 2017 Annual Town Meeting; “STM Town Warrant” for the Town Warrant for Special Town Meeting 2017-1. “Brown Book” refers to the “Town of Lexington Fiscal Year 2018 Recommended Budget & Financing Plan”, February 27, 2017. Where our narrative includes a “See Article ___” it is referring you to that Article in the last section—“Warrant-Article Explanations and Recommendations”. (Unless the reference explicitly includes “STM”, it is to an ATM Article.) 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 be 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.

Summary of FY2018 Capital-Budget Requests

Article	Categories	Requests ¹						CEC Differences
		General Fund		Enterprise Funds ³	CPF ⁴	Approp. & Auth. Other ⁵	Total	
		Debt	Cash ²					
	Land Use, Health, and Development							
	Conservation							
10(e)	Willard's Woods and Wright Farm Meadow Preservation				\$40,480		\$40,480	
10(f)	Cotton Farm Conservation Area Improvements				\$301,300		\$301,300	
	Land Use							
10(g)	Wright Farm Supplemental Funds				\$37,900		\$37,900	
10(h)	Stone Building Feasibility Study				\$25,000		\$25,000	
	Planning							
10(d)	Affordable Units Preservation – Pine Grove Village/Judges Road				\$1,048,000		\$1,048,000	Pending Vote
	Traffic Safety Group (TSG) (Planning/Engineering)							
12(v)	Transportation Mitigation		\$100,000				\$100,000	
	Land Use, Health, and Development Totals	\$0	\$100,000	\$0	\$1,452,680	\$0	\$1,552,680	
	Public Safety							
12(x)	Ambulance Replacement (Fire & Rescue)	\$280,000					\$280,000	
	Recreation & Community							
10(l)	Park Improvements—Athletic Fields				\$125,000		\$125,000	
10(m)	Town Pool Renovation				\$1,620,000		\$1,620,000	
10(n)	Park and Playground Improvements				\$60,000		\$60,000	
11	Recreation Capital Projects					\$55,000	\$55,000	
	Recreation & Community Totals	\$0	\$0	\$0	\$1,805,000	\$55,000	\$1,860,000	
	Public Facilities Department							
2017-1; 2	Design Funds For Fire Headquarters	\$450,000					\$450,000	
Later	Construction Funds For Fire Headquarters	\$18,350,000					\$18,350,000	
2017-1; 3	Design Funds For Fire Headquarters Swing Space	\$50,000					\$50,000	
Later	Funds For Fire Station Swing Space	\$2,043,000					\$2,043,000	
2017-1; 4	Design Funds For Lexington Children's Place/20 Pelham Road	\$581,500					\$581,500	
Later	Lexington Children's Place/20 Pelham Road	\$23,628,750					\$23,628,750	
10(i)	Munroe School Window Restoration				\$620,000		\$620,000	
16(a)	School Building Envelopes and Systems Program		\$222,200				\$222,200	
16(b)	Lexington High School Air Conditioning—Teacher Planning Offices and Library	\$600,000					\$600,000	
16(c)	Municipal Building Envelopes and Systems		\$194,713				\$194,713	
16(d)(1)	Building Flooring Program		\$150,000				\$150,000	
16(d)(2)	School Paving Program		\$172,226				\$172,226	
16(d)(3)	School Traffic Safety Improvements		\$45,000				\$45,000	
16(e)	Public Facilities Bid Documents		\$217,979				\$217,979	
16(f)	Public Facilities Mechanical/Electrical System Replacements		\$489,000				\$489,000	
16(g)	LHS Security Evaluation and Upgrade		\$150,000				\$150,000	
16(h)	LHS Guidance Space Mining	\$230,200					\$230,200	
16(i)	LHS Nurse Office and Treatment Space	\$320,100					\$320,100	
16(j)	Parking Lot for Community Center		TBD				TBD	
17	Hastings School Replacement Design	\$720,000					\$720,000	
Later	Hastings School Replacement	\$59,480,000					\$59,480,000	
18	Visitors Center		Unknown				Unknown	Against funding at this ATM any work past Schematic Design
	Public Facilities Department Totals	\$106,453,550	\$1,641,118	\$0	\$620,000	\$0	\$108,714,668	See Above

Continued of next page

Summary of FY2018 Capital-Budget Requests (continued)

Article	Categories	Requests ¹						CEC Differences
		General Fund		Enterprise Funds ³	Approp. & Auth. Other ⁵	Total		
		Debt	Cash ²	CPF ⁴				
Public Works Department								
10(j)	Center Streetscape Improvements & Easements	IP					N/A	
10(k)	Community Center Sidewalk				\$220,000		\$220,000	
12(a)	Center Streetscape Improvements & Easements	IP					N/A	
12(b)	Automatic Meter Reading System			\$40,000			\$40,000	
12(c)	DPW Equipment Replacement	\$558,000				\$525,000	\$1,083,000	
12(d)	Street Improvements		\$2,542,927			\$971,016	\$3,513,943	
12(e)	Storm Drainage Improvements and NPDES Compliance		\$340,000				\$340,000	
12(f)	Hydrant Replacement Program		\$75,000	\$75,000			\$150,000	
12(g)	Comprehensive Watershed Stormwater Management Study and Implementation	\$390,000					\$390,000	
12(h)	Sidewalk Improvements, Additions and Designs and Easements	\$800,000					\$800,000	
12(i)	Dam Repair	\$760,000					\$760,000	
12(j)	Townwide Culvert Replacement	\$390,000					\$390,000	
12(k)	Townwide Signalization Improvements		\$125,000				\$125,000	
12(l)	Hartwell Avenue Infrastructure Improvements—Supplemental Funds	\$2,185,000					\$2,185,000	
12(m)	Bikeway Bridge Renovations	\$249,426	\$118,574				\$368,000	
12(n)	Hartwell Avenue Compost Site Improvements					\$200,000	\$200,000	
12(o)	Westview Cemetery Building Design ⁶	\$270,000					\$270,000	
12(p)	Westview Cemetery Irrigation					\$35,000	\$35,000	
12(q)	Highway Sign Machine		\$40,000				\$40,000	
12(u)	Bedford Street at Eldred Street Safety Improvements		\$175,000				\$175,000	
12(w)	Hill Street Sidewalk Design		\$150,000				\$150,000	
13	Water System Improvements			\$1,000,000			\$1,000,000	
14(a)	Wastewater System Investigation and Improvements			\$1,000,000			\$1,000,000	
14(b)	Pump Station Upgrades			\$800,000			\$800,000	
20	Accept Harbell Street ⁷	\$147,000					\$147,000	
Public Works Totals		\$5,749,426	\$3,566,501	\$2,915,000	\$220,000	\$1,731,016	\$14,181,943	
Lexington Public Schools								
15(a)	Food Service Equipment					\$75,000	\$75,000	
15(b)	School Furniture, Equipment & Systems Program		\$123,000				\$123,000	
15(c)	LPS Technology Capital Request	\$1,331,900					\$1,331,900	
Lexington Public Schools Totals		\$1,331,900	\$123,000	\$0	\$0	\$75,000	\$1,529,900	
Information Services Department								
12(r)	Town Wide Phone Systems-Phase VI		\$120,000				\$120,000	
12(s)	Municipal Technology Improvement Program		\$100,000				\$100,000	
12(t)	Network Redundancy & Improvement Plan		\$130,000				\$130,000	
Information Services Department Totals		\$0	\$350,000	\$0	\$0	\$0	\$350,000	
Government (Other)								
10(c)	Greeley Village Rear Door and Porch Supplemental Request				\$56,712		\$56,712	See Article Comment for Concern
21	Appropriate To Post Employment Insurance Liability Fund		\$1,842,895				\$1,842,895	
2017-1, 5 & 22	Appropriate Bonds and Notes Premiums to Pay Project Costs					\$2,315,343	\$2,315,343	
24	Appropriate To and From Specified Stabilization Funds		\$4,965,898				\$4,965,898	
25	Appropriate To Stabilization Fund						IP	
28	Amend FY2017 Operating, Enterprise and CPA Budgets						TBD	
29	Appropriate for Authorized Capital Improvement						IP	
Government (Other) Totals		\$0	\$6,808,793	\$0	\$56,712	\$2,315,343	\$9,180,848	
Non-Government								
10(a)	Interpretive Signage Project				\$38,400		\$38,400	
10(b)	Parker's Revenge Interpretive and Public Education Signage & Displays				\$41,350		\$41,350	
Non-Government Totals		\$0	\$0	\$0	\$79,750	\$0	\$79,750	
Community Preservation Committee (Other) ⁸								
10(p)	Administrative Budget				\$150,000		\$150,000	
Community Preservation Committee (Other) Totals		\$113,814,876	\$12,589,412	\$2,915,000	\$4,384,142	\$4,176,359	\$137,879,789	See Above

¹ Not included is the \$124,057 debt service using State reimbursement for school projects (Art. 26) and rescinding \$316,070 of debt authorizations (Art. 23).

² 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.

³ 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.

⁴ Includes both cash & debt appropriations, but excludes the \$2,390,998 debt service on prior, financed, appropriations (Art. 8(p)).

⁵ 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.

⁶ Debt service will be funded from the Cemetery Special Revenue Account

⁷ Reimbursed as Street Betterment.

⁸ Does not include the \$2,398,998 requested under Article 10(o) for the appropriation for debt service by the Community Preservation Fund.

Capital Budget

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

- Capital Projects (by definition those greater than \$25,000 and with a useful life of at least 5 years for vehicles and equipment and 10 years for buildings or building components);
- Enterprise & Revolving Funds projects (greater than \$25,000); and
- Community Preservation Fund (CPF) 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;
- Independently considers public facilities, infrastructure systems, and prospective longer-term needs, as well as issues and facilities not being addressed within any department; and
- 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 (BoS), 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.

“Capital” Projects

These require careful analysis, budgeting, and broad support. Generally recommended capital projects over \$1,000,000 have been 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 absorption into the operating budget of any portion of the borrowing not covered by Community Preservation Act (CPA) funds. This option has significant implications for the financing of other Town needs.
2. Through voter-approved debt exclusions that place the costs of financing outside the Proposition 2½ tax-levy limit and ensuring broad support, or

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 property off of Marrett Road now in use as the Town’s Community Center.

Additional Capital projects that cost between \$25,000, the minimum qualification for consideration as a non-CPF capital expenditure, and \$1,000,000 and represent projects that should be funded on a regular, timely, basis to maintain Town infrastructure may be funded through tax-levy funds or borrowing. 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.

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 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 is simply alphabetical.

- School Buildings—Expansion, Renovation & Reconstruction. Additional space is needed imminently at the Pre-K (See the Committee's comments at STM 2017-1 Article 4 and further discussion of the school needs under the following program sections for Department of Public Facilities (DPF) and Schools) and elementary-school levels to accommodate growing enrollment. Expansion of existing buildings, replacement of the Maria Hastings Elementary School (with Massachusetts School Building Authority (MSBA) partnership) and ultimately renovation or replacement of the High School are all contemplated in upcoming years.
- Fire Station Central Headquarters—Renovation or Replacement (see STM Articles 2 & 3)
- Police Headquarters—Renovation or Replacement
- Community (Affordable) Housing—Development and Acquisition (See Article 10(c))
- Conservation/Open Space Land—Acquisition and Enhancement (See Article 10(e–g))
- Center Streetscape Improvements (See Articles 10(j) & 12(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 and the Minuteman Bikeway with the Battle Road Trail in the Minuteman National Historic Park via accessible trails—has been studied.
- Hammond A. Hosmer House, 1557 Massachusetts Avenue (previously called the White House). This structure has been stabilized, but is not code compliant nor suitable for use without further renovation or build-out.
- Hartwell Avenue Transportation Management Overlay District Improvements
- Munroe School (See Article 10(i))
- Muzzey High Condominium Unit (former Senior Center), 1475 Massachusetts Avenue
- Recreation Facilities—A continuing need (See Articles 10(l–n) & 11)
- Roads—A continuing need (See Article 12(d & u))
- Sidewalks—A continuing need (See Article 12(h))
- Stone Building (previously the East Lexington Library), 735 Massachusetts Avenue (See Article 10(h))
- Transportation Mitigation—A continuing need (See Article 12(u & v)) (Actions taken are often an element of road-related projects, rather than being solely to achieve the mitigation)
- Visitors Center—Expansion & Renovation (See Article 18)

The BoS, School Committee, CPC, 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

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

from surcharges on the transaction fees charged by the State's Registries of Deeds. Those funds are 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 theoretically be as high as a 100% match to the town's own surcharge revenue, but the percentage is not guaranteed and has not reached 100% since FY2008. When the distribution is less than 100%, the State does a 2nd-round, and potentially 3rd-round, calculation to determine the final supplemental funding for those communities that have adopted the maximum 3% surcharge, including Lexington.

In the last four years, the State has also annually had a provision by which the CPATF has received additional funding if the State's prior-year's budget ended with a surplus. However, the State's FY2016 did not end with a surplus so such additional funding did not occur.

The Community Preservation Coalition, of which Lexington is a member, continues to be the organization that works with municipalities in Massachusetts to increase the adoption of the CPA and, importantly, with our State House to improve the funding of the CPATF. Rather than advocating for continuing the "if there is a surplus" approach for increasing that funding, an "An Act To Sustain Community Preservation" has been filed in the Massachusetts Legislature which would call for the filing fees at the Registries of Deeds to be established such that a 50% matching rate of the State's distribution to what the municipality has raised by its CPA surcharge or other authorized municipal revenue can be expected to be achieved. At this time, the sponsors in both the House and Senate have been joined by 121 other members has co-sponsors. If the bill should pass in the current Legislative session and be signed by the Governor, that enhanced funding would first be experienced in FY2019.

This table reflects how Lexington has fared since adopting the CPA, along with a projection for FY2018:

Year in which supplement received	Prior-Year's CPA Surcharge Collected ¹	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) ²	\$3,344,371	26.8%	0.6%	0.4%	27.8%	\$929,507
FY2014 (Actual) ³	\$3,572,460	52.2%	1.1%	0.7%	54.1%	\$1,932,347
FY2015 (Actual) ⁴	\$3,777,676	31.5%	0.7%	0.4%	32.6%	\$1,230,116
FY2016 (Actual) ⁵	\$4,012,883	29.7%	0.6%	0.4%	30.7%	\$1,229,774
FY2017 (Actual) ⁶	\$4,217,305	20.6%	0.4%	0.3%	21.3%	\$897,243
Total Actual:	\$33,439,321	Received to date:			40.4%	\$13,507,639
FY2018 (Projected) ⁷	\$4,418,000	TBD	TBD	TBD	19.0%	\$839,000
Totals including projected:	\$37,857,321				37.9%	\$14,346,639

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

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

³ 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.

⁴ 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.

⁵ 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.

⁶ There was no State budget surplus from FY2016 so, while the State Legislature authorized for there to be up to a \$10 million addition if there were such a surplus, there was no subsequent State infusion into the State's CPA Trust Fund.

⁷ 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 or a revision to the fees at the Registries of Deeds

As shown above, except last year, our experience in the 2nd & 3rd rounds had 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 proposed by Town and non-Town (see ATM 10(a & b)) entities 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 (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 10)

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, issuing 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 (not including any State matching fund) 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 10(o))

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 FY2018 and in the future for other very-large projects.

See the CPA Summary in the Brown Book (Appendix C, Page C–7) 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 FY2018. 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 10 for what is being recommended to the 2017 ATM 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 12(b & f), 13, & 14)

Revolving-Fund Projects

Revolving funds established under the provisions of Massachusetts General Laws (MGL) Chapter 44, Section 53E½, must be authorized annually by vote of the Town Meeting. (As the Schools Food Service Revolving Fund was established, instead, under MGL Ch. 548 of the Acts of 1948, it does not require Town Meeting's annual authorization or appropriation to use it.)

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 known to be contemplated in FY2018.

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 FY2018 appropriations at the 2017 ATM and STM 2017-1 and the FY2019–FY2022 requests that this Committee contemplates. We started with the amounts and timing shown in the Brown Book, Page XI-4 & -5 for FY2018, and XI-32 for FY2019–FY2022. Those requests have been updated based on any information we received after it was published and we have made 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 FY2019–FY2022 already exceeds \$235 million. The TBD entries include future construction phases and yet to be determined elements of projects for which there may be additional phases not yet specified (e.g., Lexington Public School Educational Capacity Increase) or entire major facility projects (e.g., Police Outdoor/Indoor Firing Range). The TBDs could exceed the total estimated amounts.
- The Capital Stabilization Fund (CSF) is receiving another meaningful appropriation for FY2018. (See Article 24) 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 before the debt service for the projects currently contemplated in this Plan is completed. Additionally, an appeal to the voters to support exclusion of major capital projects from the limitation of Proposition 2½ is expected in the fall.
- Compounding the challenge of the next five years, inevitably there will be “Big-Ticket” projects facing the Town in the years past FY2022 (e.g., the High School).
- Because of the huge challenge this Town faces with regard to the renovation/replacement/renewal of its Capital Assets, this Committee urges the BoS to continue to refine a formal, Town-wide, Facilities Master Plan—including a financing plan. This Committee stands ready to assist in any way it can.
- This Committee appreciates the Town's concern about citing a preliminary estimate for projects that are not yet well defined and, hence, 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 2017 ATM & STM 2017-1

DRAFT CEC FIVE-YEAR CAPITAL PLAN (FY2018–FY2022) ¹						
Capital Projects (by executing department)	FY2018 Recommended	FY2019 Plan	FY2020 Plan	FY2021 Plan	FY2022 Plan	Non-TBD Totals
Land Use, Health, and Development						
Conservation						
Willard's Woods and Wright Farm Meadow Preservation	\$40,480					\$40,480
Cotton Farm Conservation Area Improvements	\$301,300					\$301,300
Land Acquisition ²		TBD				
Subtotal—Conservation	\$341,780	\$0	\$0	\$0	\$0	\$341,780
Land Use						
Wright Farm Supplemental Funds	\$37,900					\$37,900
Stone Building Feasibility Study ³	\$25,000		TBD			\$25,000
Subtotal—Land Use	\$62,900	\$0	\$0	\$0	\$0	\$62,900
Planning						
Affordable Units Preservation – Pine Grove Village/Judges Road ⁴	\$1,048,000					
Transportation Mitigation	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Hartwell Avenue Area Transportation ⁵		\$50,000				\$50,000
Subtotal—Planning	\$1,148,000	\$150,000	\$100,000	\$100,000	\$100,000	\$1,598,000
Subtotal—Land Use, Health, and Development	\$1,552,680	\$150,000	\$100,000	\$100,000	\$100,000	\$2,002,680
Public Safety (Fire & Rescue and Police)						
Radio Console Replacement (Both)			\$370,000			\$370,000
Protective Clothing (Fire & Rescue)			\$67,500			\$67,500
Portable Radio Replacement (Both) ⁷		TBD				
Ambulance Replacment (Fire & Rescue)	\$280,000			\$280,000		\$560,000
Subtotal—Public Safety	\$280,000	\$0	\$437,500	\$280,000	\$0	\$997,500
Recreation & Community Programs						
Pine Meadows Improvements			\$60,000			\$60,000
Park and Playground Improvements ⁸	\$60,000			\$70,000	\$370,000	\$500,000
Town Pool Renovation	\$1,620,000					\$1,620,000
Park Improvements—Athletic Fields	\$125,000		\$400,000	\$225,000	\$125,000	\$875,000
Park Improvements- Hard Court Resurfacing			\$58,000	\$43,000	\$65,000	\$166,000
Athletic Facility Lighting		\$855,000				\$855,000
Pine Meadows Equipment	\$55,000	\$55,000	\$50,000	\$60,000	\$50,000	\$270,000
Center Track and Field Reconstruction ⁹		\$3,000,000				\$3,000,000
Subtotal—Recreation & Community Programs	\$1,860,000	\$3,910,000	\$568,000	\$398,000	\$610,000	\$7,346,000
Public Facilities						
Fire Headquarters Replacement ¹⁰	\$18,800,000					\$18,800,000
Police Headquarters Renovation or Replacement		\$1,000,000	\$18,200,000			\$19,200,000
173 Bedford Street Improvements ¹¹	\$2,093,000		TBD			\$2,093,000
Townwide Roofing Program ¹²		\$381,266	\$3,500,715	\$1,939,206	\$502,538	\$6,323,725
School Building Envelopes and Systems Program	\$222,200	\$227,750	\$233,448	\$239,285	\$245,199	\$1,167,882
LHS HVAC Systems Upgrade	\$600,000					\$600,000
Municipal Building Envelopes and Systems	\$194,713	\$198,893	\$203,205	\$208,285	\$213,492	\$1,018,588
Building Flooring Program	\$150,000	\$125,000	\$125,000	\$125,000	\$125,000	\$650,000
Public Facilities Bid Documents	\$217,979	\$100,000	\$100,000	\$100,000	\$100,000	\$617,979
Hastings School Renovation/Replacement ¹³	\$60,200,000					\$60,200,000
LHS Upgrade ¹⁴					\$1,825,000	\$1,825,000
Lexington Public School Educational Capacity Increase ¹⁵		TBD				
Lexington Children's Place & Municipal Uses/ 20 Pelham Road ¹⁶	\$24,210,250					
School Traffic Safety Improvements	\$45,000	\$35,000	\$40,000	\$25,000		\$145,000
LHS Security Evaluation and Upgrade ¹⁷	\$150,000	\$477,320				\$627,320
LHS Guidance Space Mining	\$230,200					\$230,200
LHS Nurse Office and Treatment Space	\$320,100					\$320,100
Munroe Center for the Arts Window Restoration	\$620,000					\$620,000
School Paving Program	\$172,226	\$176,278	\$180,565	\$184,172	\$188,354	\$901,595
Westview Cemetery Bldg Renovation/Replacement ¹⁸	\$270,000	\$2,660,000				\$2,930,000
Visitors Center ¹⁹	Unknown	\$3,933,500				\$3,933,500
Public Facilities Mechanical/Electrical System Replacements	\$489,000	\$544,500	\$605,000	\$672,000	\$728,000	\$3,038,500
Parking Lot for Community Center	TBD					
Subtotal—Public Facilities	\$108,984,668	\$9,859,507	\$23,187,933	\$3,492,948	\$3,927,583	\$149,452,639
Public Works						
Center Streetscape Improvements - All Phases ²⁰		\$2,870,000	\$2,500,000	\$2,500,000		\$7,870,000
DPW Equipment Replacement	\$1,083,000	\$953,000	\$949,000	\$946,000	\$948,000	\$4,879,000

Continued on next page

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

DRAFT CEC FIVE-YEAR CAPITAL PLAN (FY2018–FY2022) ¹ (continued)						
Capital Projects (by executing department)	FY2018 Recommended	FY2019 Plan	FY2020 Plan	FY2021 Plan	FY2022 Plan	Non-TBD Totals
Street Improvements	\$2,542,927	\$2,559,218	\$2,576,019	\$2,593,240	\$2,610,892	\$12,882,296
Water Distribution System Improvements	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$1,000,000	\$5,000,000
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	\$370,000	\$370,000	\$370,000	\$370,000	\$1,820,000
Comprehensive Watershed Stormwater Management Study and Implementation	\$390,000	\$390,000	\$390,000	\$390,000	\$390,000	\$1,950,000
Sidewalk Improvements, Additions and Designs ²¹	\$800,000	\$800,000	\$800,000	\$800,000	\$800,000	\$4,000,000
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
Police Outdoor/Indoor Firing Range—Hartwell Ave ²²		TBD	TBD			
Automatic Meter Reading System	\$40,000	\$657,250	\$496,000	\$496,000		\$1,689,250
Dam Repair	\$760,000					\$760,000
Battle Green Master Plan—Phase 3		\$570,438				\$570,438
Municipal Parking Lot Improvements			\$40,000	\$440,000		\$480,000
Hartwell Avenue Infrastructure Improvements	\$2,185,000					\$2,185,000
Bikeway Bridge Renovations	\$368,000					\$368,000
Hartwell Avenue Compost Site Improvements	\$200,000					\$200,000
Battle Green Streetscape Improvements		\$3,000,000				\$3,000,000
Westview Cemetery Irrigation	\$35,000					\$35,000
Highway Sign Machine	\$40,000					\$40,000
Public Parking lot Improvement Program		\$500,000	\$500,000	\$500,000	\$500,000	\$2,000,000
Muzzey St/Clark St Parking Lot		\$105,000	\$1,500,000			\$1,605,000
Staging for Special Events ²³		\$60,000				\$60,000
Bedford Street at Eldred Street Safety Improvements ²⁴	\$175,000					\$175,000
Hill Street Sidewalk ²⁵	\$150,000	\$1,500,000				\$1,650,000
Accept Harbell Street (Reimbursed as Street Betterment)	\$147,000					\$147,000
Community Center Sidewalk	\$220,000					\$220,000
Subtotal—Public Works	\$12,940,927	\$17,799,906	\$13,586,019	\$12,500,240	\$9,083,892	\$65,910,984
Schools						
School Furniture, Equipment & Systems Program ²⁶	\$123,000	\$200,000	\$200,000	\$200,000	\$200,000	\$923,000
LPS Technology Capital Request ²⁶	\$1,331,900	\$1,550,000	\$1,550,000	\$1,550,000	\$1,550,000	\$7,531,900
Food Service Equipment ²⁷	\$75,000	\$75,000	\$75,000	\$75,000	\$75,000	\$375,000
Subtotal—Schools	\$1,529,900	\$1,825,000	\$1,825,000	\$1,825,000	\$1,825,000	\$8,829,900
Information Services						
Replace Town Wide Phone Systems	\$120,000			\$100,000		\$220,000
Head End Equipment Replacement/Packet Shaper - Phase V & Later		\$250,000	\$250,000		\$180,000	\$680,000
Municipal Technology Improvement Program - Phase IV & Later	\$100,000	\$85,000	\$150,000	\$85,000		\$420,000
Network Redundancy & Improvement	\$130,000	\$330,000	\$220,000			\$680,000
Subtotal—Information Services	\$350,000	\$665,000	\$620,000	\$185,000	\$180,000	\$2,000,000
Town Clerk						
Archives & Records Management/Records Conservation & Preservation		\$20,000	\$20,000	\$20,000	\$20,000	\$80,000
Subtotal—Town Clerk	\$0	\$20,000	\$20,000	\$20,000	\$20,000	\$80,000
Government (Other)						
Greeley Village Rear Door and Porch Preservation	\$56,712					\$56,712
Subtotal—Government (Other)	\$56,712	\$0	\$0	\$0	\$0	\$56,712
Non-Governmental						
Interpretive Signage Project	\$38,400					\$38,400
Parker's Revenge Interpretive and Public Education Project	\$41,350					\$41,350
Subtotal—Non-Governmental	\$79,750	\$0	\$0	\$0	\$0	\$79,750
Community-Wide						
LexHAB Projects ²⁸			TBD			
Lexington Housing Authority Projects ²⁸			TBD			
Community Housing on the Leary Property ²⁸			TBD			
CPA Restriction Drafting & Enforcement Funds ²⁸			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
Totals (No Allowance for TBDs)	\$127,784,637	\$34,379,413	\$40,494,452	\$18,951,188	\$15,896,475	\$237,506,165

Continued on next page

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

DRAFT CEC FIVE-YEAR CAPITAL PLAN (FY2018–FY2022) ¹ (continued)	
FOOTNOTES	
¹ The following apply to all items below: (a) all actions or positions cited, unless otherwise identified, have been taken by this Committee ; (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.	
² 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.	
³ FY2020 is a placekeeper for any follow-on renovation, etc., of the property.	
⁴ As of this report, while the negotiations have been completed and the total dollar amount has been provided to this Committee, the details of the outcome have not yet been provided to this Committee so there is no recommendation yet by this Committee.	
⁵ Update of Transportation Mitigation Overlay District Plan.	
⁶ This Committee hopes this can be accomplished earlier.	
⁷ Placekeeper for when the Federal Communications Commission issues an expected directive that requires public-safety radios change to another frequency band.	
⁸ FY2022 includes \$100,000 for Outdoor Pickleball Court Construction and \$200,000 for Cricket Field Constuction. As it is not known whether the introduction of those two activities would be accomplished by repurposing existing facilities (thereby replacing an existing use) or by acquisition of new recreation land, this Committee has reservations about the plan to effect those actions.	
⁹ While this Committee recognizes the need for the reconstruction, additional information is needed to confirm there'd be no interference with this site when the High-School Upgrade is underway.	
¹⁰ Includes both design funding (ATM) and construction funding (STM)	
¹¹ FY2018 includes both design (ATM) and construction funding (STM. FY2020 is a placekeeper for Police Headquarters swing space if decision is to renovate its current location rather than permanently relocating to 173 Bedford Street.	
¹² Includes deferred replacement of the Bridge School Roof.	
¹³ Includes both design funding (ATM) and construction funding (STM). Amounts are <u>not</u> net of the hoped-for 25% reimbursement by the MSBA.	
¹⁴ Fund Feasibility Study in MSBA process. Amounts is not net of what would hoped-for 25% reimbursement by the MSBA if project accepted by MSBA.	
¹⁵ Additional capacity enhancements may be needed (e.g., for the Elementary & High School).	
¹⁶ Includes both design funding (ATM) and construction funding (STM); \$18,300,000 for LCP; \$6,100,000 for Municipal Uses (e.g., LexCC).	
¹⁷ FY2018 had \$477,320 deferred; that amount put in FY2019 as a placekeeper for execution of the deferred scope (or more).	
¹⁸ Moved from DPW as expect DPF to execute the project.	
¹⁹ Increased from \$3,815,000 (the current construction estimate) by including the \$118,500 (deferred from FY2018) estimate to carry the project from Schematic Design to Construction Documents. Considering using the approximately \$130,000 remaining in available, already appropriated funds, to carry the project from its current Conceptual Design, that would bring the to-complete project cost to about \$4,063,500.	
²⁰ Changed FY2019 to the \$2,870,000 (for the first phase) that was deferred from FY2018 and slipped the two \$2,500,000 entries each by one year; however, as the previous 25% design is to be revisited with new design elements and that includes the first phase elements not yet having been established, this Committee now considers the to-complete-all-phases current total of \$7,870,000 as just a placekeeper.	
²¹ The Town's consultant (Stantec) on the sidewalk and pedestrian-ramp conditions recommended \$750,000/year for what would be just extraordinary maintenance and \$825,000/year to ensure both quantity and quality. This Committee accepts the \$800,000/year (current-year dollars) as a reasonable position by the Town going forward.	
²² Placekeepers for design and construction as no results reported yet from the previously funded initial study. Moved this project from Police to DPW as DPW will likely execute the project as it is on their site—with the support of DPF with regard to the planned building.	
²³ \$60,000 deferred from FY2018 has been entered in FY2019.	
²⁴ Has been moved from Planning to DPW as DPW is expected to execute this project.	
²⁵ This Committee added construction funding in FY2019.	
²⁶ This Committee is expecting a long-term plan for these purchases rather than just level funding.	
²⁷ These fundings from the Food Services Revolving Fund do not require an appropriation.	
²⁸ 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. Operating revenue and private donors support the operation of the farm.

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. 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 (affordable) housing, and a barn, which, after needed restoration, is intended as public space for environmental education. The 2016 ATM approved \$35,000 of CPA funding for structural and architectural analysis of the barn as well as an educational programming needs assessment. The merged lot has now been divided to reflect the different uses for CPA purposes. However, progress has been delayed by the discovery of soil contamination on the newly acquired parcel that has required the Town to seek additional funding this year for hazardous waste remediation and the legal costs of a conservation restriction.

The 2015 ATM approved the following CPA funding requests:

- To preserve meadow lands in Town by clearing woody vegetation and removing invasive species. Work on Hennessy Field was largely completed during summer 2015, and the first phase of work on Joyce Miller's Meadow was completed during 2016, with the final phase expected to be complete in the summer 2017;
- To restore a paved Recreation Path along the Vine Brook. Phase I of the work was completed in 2016, and final grading and stabilization will be completed in 2017;
- To design the sidewalk from Marrett Road to the Community Center. The design has been submitted to the Selectmen, and CPA funds for construction of the sidewalk are being sought from this ATM.

For the FY2018 funding requests, see Article 10(e, f, g & p).

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

	FY2013	FY2014	FY2015	FY2016	FY2017
Wright Farm ^{1,3,4}	\$3,072,000			\$618,000	\$35,000
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 ²			\$34,500		
Conservation Meadow Preservation				\$26,400	
Lower Vinebrook Paved Recreation Path				\$369,813	
Totals	\$3,072,000	\$82,375	\$254,500	\$1,014,213	\$35,000

¹Purchase 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.

²This project is the result of a joint request from the Conservation Commission, the Commission on Disability, and the Recreation Committee.

³Purchase of Parcel 2 of 43,446 square feet (just under 1 acre) 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.

⁴2016 ATM, Article 8(g), funded structural and architectural analysis of the barn as well as an educational-programming needs assessment.

Lexington Community Center

Lexington's Community Center (LexCC), at 39 Marrett Road, was purchased by the Town in 2013. A Selectmen-appointed Ad hoc Community Center Advisory Committee ("AhCCAC") worked to identify short-term and long-term improvements to the building needed to support Town programs there. Appropriations for the resulting renovations appear in the DPF section below.

The LexCC incorporates what had been the functions of the Lexington Senior Center and provides 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 LexCC in 2015, and programming has been offered since July 2015. Programming includes drop-in programs such as yoga, table tennis, and billiards, as well as structured classes.

The 2016 ATM appropriated supplementary funds for debt service on the final stages of the LexCC renovations. A bond anticipation note (BAN) was issued for additional costs, but available CPA funds allowed the BAN to be retired without the need to issue a bond, avoiding bond-issuance costs and long-term interest.

While planned renovations of the LexCC have been completed, the AhCCAC suggested that two more additions—a gymnasium and a larger, multipurpose, space—would allow the Center to offer broader programming. The 2016 Town Meeting approved \$8 million for the purchase of a parcel of land on Pelham Road (adjacent to the LexCC) for school and municipal purposes. When the acquisition is completed, and contingent on further funding being approved by the this ATM, it is anticipated that an existing school building on the parcel will be renovated for use as the Lexington Children's Place (LCP)—the Town's pre-kindergarten program for children with special needs. The existing building contains a gymnasium and a kitchen/cafeteria that will not be used by the LCP, and design work would be continued for that portion to be used for municipal purposes (e.g., for LexCC and recreational

programming)—with the design update for the whole building expected this June. (See Article 16(e)) Additionally, a new sidewalk is proposed to improve access. (See Article 10(k))

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 caretaker mode

Fire & Rescue

The Fire & Rescue 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 detailed specifications, and typically require many months between placing the order and the delivery and acceptance.

The mission of this Department in the 21st 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.

For the FY2018 Capital request, see STM Articles 2 & 3, and Article 12(x)

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 & Rescue Department's major capital equipment¹—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
FY2018	M-09	Ambulance	Chevrolet/Lifeline	2009	Jul 2009	9 ²	\$204,000 ⁵
FY2021	M-12	Ambulance	Ford/Horton	2012	Mar 2012	9 ²	\$251,199 ⁶
FY2024	E-3	Pumper	Emergency One/Typhoon	2004	Jan 2005	20 ³	\$345,000
FY2024	M-15	Ambulance	Ford/Horton	2015	Feb-15	9 ²	\$238,210 ⁷
FY2027	E-2	Pumper	Ferrara/Intruder II	2007	Apr 2008	20 ³	\$389,000
FY2033	E-4	Pumper	Emergency One/Typhoon	2013	Mar 2014	20 ³	\$465,000 ⁸
FY2034	L-1	Aerial	Emergency One/ Cyclone	2017	expected to be Oct 2017 ⁴	20	\$874,685 ⁹
FY2035	E-1	Pumper	Emergency One/Typhoon	2015	Nov 2015	20 ³	\$485,000 ¹⁰
¹ 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.							
² The life span of ambulances is based on 3 years of primary service, 3 years of secondary service, and 3 years in reserve.							
³ The life span of these vehicles is based on 10 years of frontline service, and 10 years in reserve status.							
⁴ Order was placed in December 2016.							
⁵ Replacement cost is not expected to exceed \$280,000. (See Article 12(x))							
⁶ 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.							
⁷ Net cost was \$228,210 (\$238,210 less \$9,999 for trade-in 2006 Chevy).							
⁸ \$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 was approved at the 2016 Annual Town Meeting under Article 20 which closed out all the related funding.							
⁹ This is the full purchase price. Rather than having traded in the current aerial truck as part of purchase of the new aerial truck, that current truck will be auctioned off believing that will provide a larger return for the Town. (There is no new-equipment cost as the current equipment will be used on that newly purchased truck.)							
¹⁰ Pumper was purchased using funds received in Town's legal settlement with Ferrara Fire Apparatus. The 2010 Pumper was returned to the manufacturer.							

(Fire & Rescue Department 5-Year Capital Appropriation History has been combined with the Police Department History as some 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, 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 FY2018 Capital Budget has no capital requests for this department. 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 for FY2016 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 FY2019.

Replacement or renovation and add-on to the existing Police Headquarters (located at 1575 Massachusetts Avenue) is currently planned for D&E funding in FY2019, with construction funding in FY2020. Beyond correcting basic needs due to overcrowding and functional inadequacy, the renovation or replacement of the Police Headquarters will include other necessary enhancements to bring it to 21st-century standards. Such enhancements include adequate evidence processing and secure storage, and secure prisoner entry to the building. Currently, there is no secure entry to the building for a police vehicle transporting a prisoner. Industry standard is a secure, controlled entryway through which a vehicle could enter the building and then escort a person in custody directly to the booking and holding area (“a sally port”).

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 MHz band, to the 800 MHz 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 \$1,000,000. A change to the new frequency band will be a capital project affecting both the Police and Fire & Rescue Departments. Those 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 & Rescue and Police Departments Appropriations)

	FY2013	FY2014	FY2015	FY2016	FY2017
Fire Trucks & Ambulances ^{1,2}		\$485,000	\$228,211	\$479,665	\$875,000
Firefighter Protection Turnout Gear					
Public Safety Radio Connectivity	\$50,000				
Public Safety Radio Stabilization				\$90,000	\$90,000
Heart Monitor			\$105,000		
Police/Fire Dispatching & Records Software				\$705,900	
Totals	\$50,000	\$485,000	\$333,211	\$1,275,565	\$965,000

¹ Of the FY2015 \$250,000 appropriation, \$21,789 of unused borrowing authority was rescinded at the 2016 ATM.

² Of the FY2016 \$500,000 appropriation, \$20,335 of unused borrowing authority was rescinded at the 2016 ATM.

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

Cary Memorial 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 equipment and supplies and provide for staff time to convert the Library materials to Radio Frequency ID (RFID) as a direct result of that report. That implementation was largely completed in October 2016 and the final minor installations will be in place before the end of FY2017. The Library has seen significant improvement in operational efficiency. As a result of a 2013 strategic plan, the Library sought to realign and reconfigure some of its spaces and services to today’s Library patron needs. “Transformative Spaces”, a \$1,200,000 project was fully funded through private donations and is now open.

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. A feasibility study for possible use of the first floor as exhibition space is contemplated. (See Article 10(h)) The building continues to be maintained by the DPF under the oversight of the Library’s Board of Trustees.

Library 5-Year Capital Appropriation History (All Sources)

	FY2013	FY2014	FY2015	FY2016	FY2017
RFID Conversion Project		\$124,000			
Totals	\$0	\$124,000	\$0	\$0	\$0

Public Works

The Department of Public Works (DPW) is responsible for design, bidding, construction, and management of projects related to all Town infrastructure (including, but not limited to, roads and sidewalks), department equipment, and Town property except buildings that are assigned to the Department of Public Facilities (DPF). (Routine maintenance and other operational activities are not capital-related matters and thus, normally not addressed by this Committee.)

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—and private contractors; and hazardous products from Lexington and 8 other neighboring communities.

Major components of DPW's FY2018–FY2022 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 when funded all, or in part, by the Town's CPF, Revolving Fund, or Enterprise-Funds—must be funded by cash or financing through 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 are also funded, either in whole or in part, 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. While the scope of this Division's responsibilities can be so concisely stated, that does not reflect its enormous and crucial contributions across the breadth of the DPW's capital and operational activities.

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 (TAR), 18.5 miles of private/unaccepted roadways, and 46.1 miles of State highway. (Source: Stantec FY2017 Asset Management Summary (Roads), January 2017, which addressed the condition of the TAR, sidewalks, and pedestrian ramps) The DPW maintains the TAR; 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”), which opened in 1993.

In April 2010, the Town retained Fay, Spofford & Thorndike (FST) (since acquired by Stantec), a civil-engineering consulting firm, to develop and implement a Pavement Management System (PMS) for

the TAR 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 FY2017 Stantec update, the average PCI for the TAR continued to improve, from 74.9 the previous year to 77.0 this year. That 77.0 PCI signifies that the typical TAR condition in Lexington is within the “Routine Maintenance” band (68–87). (Note: The Town is transitioning to different software to continue the PMS. While the new software will use the term “Road Surface Rating (RSR)” rather than PCI, it will serve the same purpose and have comparable condition bands.)

The initial study reported the replacement cost for just the TAR would be in excess of \$85,000,000 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 FY2017 update states:

Since the previous report, Lexington’s PCI has improved by 2 points while the backlog dropped by nearly \$6M... This is good news for the Town as the roadway network is in “good” condition while the backlog [the cost of repairing within one year all roads—but not including drainage, sidewalk, or traffic signals—to a near-perfect 100] is also at a very sustainable level. While the work done over the previous year resulted in some of the reduction in the backlog, Stantec reduced unit costs this year to reflect the Town’s pavement repair costs.... The distribution [of the network PCI] reflects a very positive trend with the majority of the network requiring no treatment or “Routine Maintenance”.

and cites the current backlog is \$16,697,104.

However, the update goes on to caution that:

...it is important to note that it is vital for the Town to establish an effective ‘Preservation Maintenance’ program to bring “fair” condition streets to “good” condition at relatively inexpensive costs. The Town has been progressive with this approach by piloting various different treatments in recent years, but needs to determine which methods are most beneficial to maximize future life cycle costs.

...Stantec suggests the Town to secure at least \$3.0M annually, at a minimum to maintain current conditions. However, if the Town secures \$4.0M annually, after five years the backlog and network conditions will be vastly improved and allow the Town to lower budget allocated for roadways toward other assets.

This Committee remains extremely pleased to see a quantitative basis for determining the condition of the Town-maintained pavements and the Town’s success in making meaningful gains in the overall network’s condition. It also supports the DPW’s continuing efforts further to raise the Town’s baseline pavement-condition grade to the next-higher band (“Crack Seal”) Continuing with 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.) offer the promise of an even-more productive and cost-effective program going forward. Funding for roads is provided by a combination of Town Funds (typically 72%±) and State Chapter 90 funds. (See Article 12(d, l, & q))

Sidewalks

The TAR is comprised of 907 segments and creates a sidewalk network with approximately 85 miles of sidewalks and contains 818 pedestrian ramps (“ramps”). (Source: Stantec Sidewalk & Ramp Network Conditions Update, January 2017.) 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—which puts it in the middle of the “Partial Repair” treatment band. (An 85–100 score is the “Do Nothing” band.) The survey found 40% of the sidewalk network in the “Do Nothing” treatment band and 34% in the Localized Repair’ treatment

band. The Stantec 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.

The FY2017 update to that survey reported that in December, 2016, Stantec completed a 20% re-survey of the TAR's sidewalk network and found the average, area-based, Sidewalk Network SCI was 68.8 (i.e., only marginally better than the 2014 value.) It also reported that the percentage of non-compliant ramps was 63%; a modest improvement from the 67% in 2014, and that the current backlog of outstanding repairs for sidewalks and ramps is \$7,527,990 (an increase of about \$500,000 from the 2014 amount).

In regard to that backlog, the update says:

The backlog has however increased from sidewalks deteriorating into more expensive repair bands. As can be seen from the distribution of SCI by sidewalk area, the Town is trending in the right direction with the majority of the network in the "Do Nothing" treatment band. The Town should continue to follow the previous budget recommendations of spending \$750k annually for its sidewalk and ramp network. The Town should remain diligent when inspecting work that gets done, to ensure both sidewalks and ramps are completed in accordance with MAAB/ADA regulations.

In October 2015, the BoS assigned what had been the responsibility of the Sidewalk Committee (now inactive) to the Transportation Safety Group (TSG):

The Transportation Safety Group is a Town Manager appointed Working Group which meets monthly to evaluate issues and concerns relative to traffic, transit, pedestrian, bicycle and parking safety. Recommendations are made to the Board of Selectmen and the Town Manager. The working group includes citizens and representatives of the Police, Public Works, Planning and School Departments. Liaisons from the Transportation Advisory, Bicycle Advisory, and Safe Routes to School committees as well as the Commission on Disability also participate. (<http://www.lexingtonma.gov/transportation-safety-group>)

With regard to the sidewalk network, including ramps, DPW maintains the primary responsibility for both the maintenance and capital projects of the existing sidewalk network while the TSG's focus is with the need for new sidewalks and pedestrian ramps, and with ensuring safety-related concerns about the existing network are brought to the attention of DPW.

Sidewalk replacement and extension are costly initiatives. Imbedded in these costs are sidewalk-construction obstructions, easement issues, and negotiations with residents. The DPW and TSG 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 and their pedestrian ramps 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 completed. The FY2017 sidewalk-funding request will allow the completion of residential projects outside the CBD. FY2018 requests for sidewalk work can be found in Articles 12(h) & (w).

Townwide 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. As recommended, the Town has adopted a

Standard Specification that allows 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 FY2018 funding request is in Article 12(k).

Water-Distribution System

Many of the Town's 154 miles of 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 2% or 4 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 is undertaking an analysis of the entire distribution network in order to prioritize work for the next phase of the improvement plan. The work is under contract and the model of the network is near completion.

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. The East Massachusetts Avenue water-mains improvement work that was funded with prior authorizations is now completed. For the FY2018 request, see Article 13.

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.

Hydrant System

This Committee continues to encourage replacement at an accelerated rate and supports the level of funding proposed—which remains at what was the FY2017 level. The FY2018 funding for hydrant replacement continues to be evenly divided between Tax Levy funds and the Water-Enterprise Fund. For further system information and the FY2018 funding request, see Article 12(f).

Sanitary Sewer

The sanitary-sewer system (34 miles of trunk lines; 119 miles of street lines), 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 had 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; however, at this point the Town has draw of its allocation in that Program. For further system information and the FY2018 funding request, see Article 14(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 14(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 were completed in October 2016, 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 all of the other pump stations as soon as practicable; therefore we are pleased that DPW has design in process for three more (Worthen, Constitution, and Marshall) and it plans to address the remaining three (Bowman, Hayden, and North Street) under future funding requests. (See Article 12(b)).

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.

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), and 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. The design work continues and a cost estimate has been prepared for engineering and construction. (See Article 12(i))

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 4,700 catch basins on the TAR 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 have been published and will become effective July 1, 2017. (The Town's "Notice of Intent" will be due September 29, 2017.) Those new regulations are expected to increase costs and complexities of this work in future years; however, because of the Town's aggressive efforts to date, it is expected FY2018 can remain compliant with the same level of funding provided in FY2017. Recent drainage improvements are complete. 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 12(e))

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. The Willard Woods "daylighting" and drainage improvements, as well as stream-bank stabilization for the Vine Brook in the Saddle Club Road area are completed. The Whipple Brook storm-water design is underway. DPW is reviewing which specific locations will be addressed with the FY2017 funding. For the FY2018 funding request to address other priority areas, see Article 12(g)). [Note: There is some location 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. 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, have been completed. For the FY2018 funding request, see Article 12(j)).

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 just 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 FY2018 funding requests that are not cited under Recreation, see Article 12(o & p).

Minuteman Commuter Bikeway

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), with follow-on FY2017 funding. Design is complete and bids are being prepared. For the FY2018 funding request, see Article 12(m).

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, Winthrop Road, and Fletcher Avenue northwesterly 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. The design that had been advanced to the 25% level was stopped at that point because unresolved issues with the Project led to a failure to get approval of construction funding at the 2015 ATM, under Article 11(a), for the first phase (the above-cited intersection). As issues with the designs for not only the first phase, but also the rest of the project, still remained at the time of the 2016 ATM, another request for construction funds (under Article 10(a)) was Indefinitely Postponed.

Because many design elements (primarily, but not solely, related to later phases in the CBD) remained in question, on February 22, 2016, the BoS established a Center Streetscape Design Review Ad hoc Committee to specifically investigate a broad set of elements and make recommendations to the BoS. That Committee completed its work and made a final presentation to the BoS in a public meeting on January 30, 2017. Many of the recommendations for the design choices were not the same as used by the architects for the 25% design. That Committee urged the BoS to obtain a revised 25% design (and cost estimate) that reflected their design choices. The BoS accepted all of the proposed design choices and directed the Town Manager to have the 25% design revised, accordingly.

Articles 10(j) & 12(a) of this ATM were to be the new request for the construction funding for the first phase of the project; however, based on the need for the revised design, the BoS decided to move for Indefinite Postponement of Article 12(a)—and the CPC is expected to move the same for Article 10(j)—with the intent to defer any funding request for this Project to the 2018 ATM.

DPW Equipment

DPW has 160 pieces of significant equipment (includes vehicles). The replacement value for that equipment today, based on its insured value, 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 and DPW experience. 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 element of the Highway Division and other Division Superintendents, with review by the Manager of Operations and Department of Public Works Director. 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 \$900,000 to \$1,000,000 per year. The FY2016 funding included the 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 that of the original area. For the FY2018 funding request, see Article 12(c & n).

DPW 5-Year Capital Appropriation History (All Sources)

	FY2013	FY2014	FY2015	FY2016	FY2017
Capital using Tax Levy & Chapter 90 Funds					
DPW Equipment ¹	\$582,693	\$556,635	\$401,418	\$499,000	\$464,000
Street Improvements & Easements ²	\$4,026,000	\$2,814,238	\$3,716,029	\$3,231,250	\$2,526,835
Street lights/Traffic signals	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
Center Business District ("Center") Streetscape	\$240,000		\$600,000		\$350,000
Battle Green Area Improvements	\$203,845		\$90,000		
Town-wide Culvert Replacement ³	\$362,000	\$390,000	\$390,000	\$100,000	\$390,000
Drainage/dams/brook cleaning	\$600,000	\$340,000	\$490,000	\$340,000	\$340,000
Sidewalk/walkway/bikeway improvements ^{4,5,6,7}	\$550,000	\$3,600,000	\$400,000	\$660,000	\$924,500
Comprehensive Watershed Study & Implement	\$165,000	\$390,000	\$390,000	\$390,000	\$390,000
Hydrant Replacement	\$25,000	\$50,000	\$50,000	\$75,000	\$75,000
Public Grounds		\$88,000	\$203,000	\$35,000	
Hartwell Avenue Infrastructure Improvements		\$600,000		\$4,750,000	
Tax Levy & Chapter 90 Totals	\$6,879,538	\$8,953,873	\$6,855,447	\$10,205,250	\$5,585,335
¹ Unused borrowing authority was rescinded: of FY2013 \$595,000 appropriation, \$12,307 at the 2014 ATM; of FY2014 \$640,000 appropriation, \$83,365 at the 2016 ATM; of FY2015 \$428,440, \$27,022 at the 2016 ATM.					
² All years include State Chapter 90 funding. 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. FY2015 includes \$500,000 for the Massachusetts Avenue Intersections Project.					
³ Of the FY2013 \$390,000 appropriation, \$28,000 of unused borrowing authority was rescinded at the 2016 ATM.					
⁴ FY2016 includes \$10,000 toward Bikeway Bridge Repairs and Engineering. Work & \$50,000 for design of a new sidewalk to the Lexington Community Center					
⁵ FY2017 includes \$149,500 for Cary Memorial Library walkway and \$175,000 to complete having sidewalks on Pleasant Street.					
⁶ FY2014 includes \$3,000,000 for a Concord Avenue Sidewalk, \$200,000 for the Hartwell Corridor, and \$400,000 for other Town sidewalks outside the Central Business District.					
⁷ FY2015 includes unspecified amounts for a new sidewalk on Pleasant Street, new sidewalk on portions of Prospect Hill Road where no sidewalk exists, and reconstructing the intersection of Prospect Hill Road and Marrett Road.					
Capital using Enterprise Funds					
Sanitary Sewer					
Sanitary Sewer System	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,000,000
Pump station upgrades	\$100,000	\$100,000	\$600,000	\$1,350,000	\$800,000
DPW Equipment		\$145,000	\$40,500	\$40,500	\$145,500
Sewer Sub-Totals	\$1,300,000	\$1,445,000	\$1,840,500	\$2,590,500	\$1,945,500
Water					
Water Mains Relining & Replacement	\$900,000	\$900,000	\$900,000	\$3,400,000	
DPW Equipment		\$145,000	\$216,500	\$40,500	\$145,500
Hydrant Replacement	\$25,000	\$50,000	\$50,000	\$75,000	\$75,000
Water Sub-Totals	\$925,000	\$1,095,000	\$1,166,500	\$3,515,500	\$220,500
Enterprise-Fund Totals	\$2,225,000	\$2,540,000	\$3,007,000	\$6,106,000	\$2,166,000
Capital using DPW Compost Operating Revolving Fund					
DPW Equipment				\$690,000	
Revolving Fund Totals	\$0	\$0	\$0	\$690,000	\$0
Grand Total	\$9,104,538	\$11,493,873	\$9,862,447	\$17,001,250	\$7,751,335

Public Facilities

The Department of Public Facilities (DPF) coordinates and cares for all Town-owned buildings 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 managing of building rentals and other reservations for use of building spaces are the responsibility of this department.

DPF is currently responsible for buildings at 25 locations. One more is pending completing the purchase.

- Town Office Building
- Cary Memorial Building (CMB)
- Police Headquarters
- 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)
- 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
- Animal Shelter, Westview Street
- 173 Bedford Street (recently purchased for initial use as swing space for
the Fire Department Headquarters and then the Police Department)
- Nine schools
- Old Harrington School (Schools' Central Administration is the primary occupant).
- *(Pending purchase completion)* 20 Pelham Road property (primary use planned as
Lexington's pre-kindergarten facility)

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

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 has, and will be, funded using GF cash, the Committee supports labeling these projects as "Capital".

The 2016 ATM and STMs approved several DPF-related appropriations. Municipal building-envelope funds (Article 15(d)) were used to evaluate ice dams at the Cary Memorial Library south entrance. Fire Headquarters exercise-room upgrade funds (Article 15(p)) are on hold while the move to temporary space at 173 Bedford Street is evaluated. The LHS Security Evaluation and Upgrade funds (Article 15(l)) have been put on hold so that a larger discussion regarding LHS security can take place with the community at large. (However, a request to enhance the security-camera system is being presented to this ATM.) The LHS Guidance Space Mining Design (Article 15(m)) and LHS Nurses Office and Treatment Space Design (Article 15(n)) have both been completed and construction funds are being requested at this ATM. LHS Fitness Center/Athletic Training Floor (Article 15(o)) work has been completed. The standalone LHS Heating System Upgrade (Article 15(c)) work went to schematic design where it was determined that the construction cost would far exceed what had been expected so that project was stopped. The School Committee has voted to no longer support this project as its purpose is expected to be addressed by a Statement of Interest to be submitted to the MSBA in the 2020 timeframe for a complete upgrade of

the LHS. (A project to provide additional, limited, air conditioning at LHS is being presented at this ATM.) The Security Camera Upgrade to Digital from Analog (Article 15(j)) is out for bid and will be completed in the spring. The School Traffic Safety Improvements project (Article 15(i)) has not been started. The Townwide Roofing Program (Article 15(a)) appropriation was used to repair the Harrington School roof. The Munroe School Roof (Article 15(k)) work was completed for \$160,205. (The original appropriation was \$298,000.) The Munroe Center for the Arts will pay the debt service for this over 5 years. The Munroe Center Windows Study (Article 8(b)) using CPA funds has been completed and construction funds are being requested in this ATM.

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 16).

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

Program	FY2013	FY2014	FY2015	FY2016	FY2017
Department-Wide					
Town-wide Facilities Master Plan	\$65,000				
Municipal					
Public Services Building ¹	\$200,000				
Muzzey Senior Center ²	\$561,518				
Hosmer House	\$381,000				
Visitor Center Renovation/Upgrade			\$220,608		
Building Envelope	\$169,711	\$173,954	\$178,302	\$182,760	\$187,329
Townwide Roofing					\$176,400
Fire Headquarters					\$4,666,000
East Lexington Fire Station			\$75,000		
Paint Mine Barn Preservation	\$34,770				
Munroe School (Munroe Center for the Arts) ³					\$328,000
Cary Memorial Building ⁴	\$75,000	\$550,000	\$8,677,400	\$269,598	
Community Center Renovations		\$3,269,000	\$3,551,000		
Municipal Sub-Total	\$1,421,999	\$3,992,954	\$12,702,310	\$452,358	\$5,357,729
Schools					
Schools Master Planning			\$250,000		
Multiple School Education Capacity				\$10,966,000	
Evaluation of Middle Schools Spaces	\$35,000		\$40,000		
New Estabrook ⁵	\$39,594,433				
Diamond Energy Improvements	\$25,000				
Hastings Natural Gas Conversion	\$45,000				
High School Overcrowding Renovations/Expansions ⁶	\$400,000	\$8,062,000	\$495,000	\$1,030,400	\$97,020
High School Heating System ⁷			\$48,920		\$500,000
Public Facilities Bid Documents ⁸	\$75,000	\$75,000	\$75,000	\$75,000	\$100,000
Grounds Vehicles ⁹	\$70,510	\$80,000			
Building Envelope	\$215,000	\$235,000	\$230,000	\$210,000	\$215,000
Landscaping/Paving/Playgrounds		\$150,000	\$100,000	\$150,000	
Major Electrical/Mechanical Systems Upgrades ¹⁰			\$275,000	\$613,000	
Interior Renovations			\$69,300	\$674,000	
Extraordinary School Repairs	\$610,000	\$666,500	\$423,750	\$335,425	
Security Standardization		\$370,000		\$38,500	\$49,500
Wall Unit Air Conditioners		\$56,000			
School Traffic Mitigation for Safety			\$30,000		\$25,000
Clarke Middle School Bus Loop ¹¹		\$35,000		\$0	
Hastings School Kitchen Renovation		\$90,000			
Schools Sub-Total	\$41,069,943	\$9,819,500	\$2,036,970	\$14,092,325	\$986,520
Grand Totals	\$42,556,942	\$13,812,454	\$14,739,280	\$14,544,683	\$6,344,249

¹ Allowed use of insurance-claim proceeds toward project cost; was not an increase in the project's budget.² 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.³ FY2017 is \$298,000 for roof replacement whose debt service shall be covered by an increase in the lease payments by the Munroe Center for the Arts and \$30,000 for a study of the windows funded from the CPF.⁴ FY2015 includes \$200,820 from PEG Access Revolving fund; FY2016 includes \$75,398 for Records Ctr Shelving.⁵ Of one FY2013 appropriation of \$39,742,248; \$147,815 of unused borrowing authority was rescinded at the 2014 ATM. Another FY2013 appropriation was a \$2,600,000 more in borrowing authority to ensure sufficient funds would be available for a contract award; however, that supplement was not needed and was rescinded at the 2016 ATM.⁶ FY2016 Includes \$150,000 transferred from the Appropriation Committee Reserve Fund.⁷ Of the FY2015 \$75,000, \$26,080 of that authority was unused and rescinded at the 2016 ATM.⁸ FY2014 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.⁹ Of the FY2013 \$80,000, \$9,490 of the borrowing authority was unused and rescinded at the 2013 ATM.¹⁰ FY2015 for Clarke School Auditorium & Elevator¹¹ The FY2016 appropriation was rescinded at the 2016 ATM as that work has been included in that school's renovation under the Middle Schools Building Projects.

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 Community Preservation Committee for CPA funding);
- Recreation & Community Programs Enterprise Fund (e.g., used for fee-based activities such as Pine Meadows Golf Course, Community Center, 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 FY2018 will be \$254,826. For the FY2018 funding request from this Enterprise Fund, see Article 11.
- CPA funds (available for creation and 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, CPA monies have funded the multi-year renovation of the Town pool complex, which is currently in Phase III. Design and engineering appropriations were made at the 2016 Town Meeting, and a cost update completed in fall 2016. Funding for implementation is being sought this year, with the expectation that construction will begin in 2017 and be completed in time for the 2018 summer season.

For the FY2018 funding requests from the CPF, see Articles 10(l–n).

Recreation 5-Year Capital Appropriation History (All Sources)

Program	FY2013	FY2014	FY2015	FY2016	FY2017
Athletic Fields	\$60,000	\$65,000	\$100,000	\$85,000	\$120,000
Park, Playgrounds, & Tot Lots	\$185,000	\$147,500	\$150,000	\$123,000	\$136,000
Pine Meadows Golf Course	\$46,000	\$75,000	\$51,000	\$68,000	\$65,000
Irving H. Mabee Pool & Old Res					\$166,000
Center Playfields Drainage	\$605,718				
Lincoln Fields Improvements		\$565,000	\$620,000	\$650,000	\$30,000
Accessible Study				\$78,000	
Antony Park (within Tower Park)					\$60,000
Minuteman Commuter Bikeway					\$120,000
Totals	\$896,718	\$852,500	\$921,000	\$1,004,000	\$697,000

Schools

Overview

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

Enrollment in Lexington Public Schools[†]

Grades	Academic Year			
	2013/2014	2014/2015	2015/2016	2016/2017
Pre-Kindergarten (Pre-K)	52	52	76	78
Kindergarten (K)–5	2,925	3,024	3,054	3,066
Middle Schools (6–8)	1,657	1,616	1,646	1,743
High School (9–12)	2,002	2,094	2,166	2,185
Totals	6,636	6,786	6,942	7,072

[†]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.

LPS currently owns and operates 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. The Pre-K program is primarily located in the new Harrington building, but has outgrown that space and uses two additional classrooms on the lower level of the old Harrington building. In addition, the old Harrington houses elements of the Lexington, Arlington, Burlington, Bedford, Belmont (LABBB) Collaborative. 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 high school that is over the system capacity, so the increasing enrollment presents a growing pressure on the schools from a building-capacity perspective. The LPS enrollment forecasts continue to call for strong growth into the foreseeable future.

- **Pre-K:** The current plan is to acquire and renovate the Armenian Sisters Academy at 20 Pelham Road. The school capacity for the preschool program is measured in “slots”, where two slots is a full day. Depending on specific needs a student may attend morning only or afternoon only (one slot each) or may attend a full day (two slots). The current capacity in the dedicated space at Harrington is comprised of four classrooms for 97 slots. The current enrollment of 78 students requires 127 slots. This deficit is closed by utilizing space on the lower floor of the Old Harrington School building that has two classrooms dedicated to the preschool program that can provide up to an additional 60 slots. The combined space from Harrington and Old Harrington provides for 157 slots. 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. The renovation of the Armenian Sisters Academy at a preliminary expected cost of about \$18 million would result in a capacity for 187 slots. An important additional benefit is that four classroom spaces in Harrington would become available for the K–5 program. Given the current and expected continued overcrowding in the LPS K–5 program, this additional space would be very beneficial. This would also reduce the traffic congestion on the Harrington site and improves the flexibility for future site uses. (See STM Article 4)
- **Elementary Schools:** To begin to address the current overcrowding at the Elementary level, the LPS will be adding six modular classrooms: two each to the Bowman, Bridge, and Fiske schools. The first time this project went out to bid there were no bidders and additional funding was appropriated to bring the total appropriation to \$4,430,000 from the original \$3,000,000. The second time this project was put out to bid there were two bidders, and the winning bid was for \$3,644,672—for a total project cost \$4,430,000. The work has commenced with occupancy

planned for mid-May.

As just noted, moving the LCP out of Harington will provide additional space there for up to four classrooms with a to-be-determined mix of general education and special education classrooms. These additional classrooms are expected to be available in approximately two years from now and at a renovation cost of \$200,000–\$300,000.

In addition, the LPS is in the process of replacing the current 21-classroom Maria Hastings School with a new 30-classroom school at a cost of approximately \$61.7 million, gaining nine additional classrooms. The MSBA is partnering with Lexington to provide approximately 25% of the cost. This process is on track to have a new Hastings available by February 2020. (See Article 17)

It should be noted that this plan, in total, may not fully alleviate the overcrowding in the elementary schools. With these added classrooms, if enrollment growth continues at the level of the median forecast, the schools would be just over capacity for the 2019/2020 school year, and afterwards, if growth continues at the median forecast rate, the enrollment will be approximately 100 students over capacity in 2020/2021, and by 2021/2022 the system would be at approximately the level of overcrowding we have today. Note that this assumes the modular classrooms on Bridge, Bowman and Fiske become permanent classrooms.

- Middle Schools: Extensive renovations to the Clarke and Diamond Middle schools are underway, and on schedule to be available for use at the beginning of the 2017/2018 school year. This will add capacity for 3.5 teams (with a planning capacity of 86 students/team) at a project cost of about \$66.7 million (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 2018/2019 school year, with minor overcrowding in 2019/2020, and growing overcrowding if enrollments continue to increase. Note that the middle school enrollments, while well within the expected limits of forecast accuracy, have been trending slight higher than the median forecast.

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. Some additional equipment, such as iPads for the middle school, is needed to accommodate the increased enrollment and some new equipment is needed for mandated computerized testing. Additional equipment is being sought to improve delivery of science, technology, engineering and arts curriculum. (See Article 15(c))

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 need to be replaced over time. The increase in enrollment drives additional requirements for the purchase of furniture for students and staff. (See Article 15(b))

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 are funded from the Food-Service Revolving Fund and in FY2018, that is the case with \$75,000 being budgeted for that purpose. (See Article 15(a))

Traffic Mitigation for Safety

While traffic mitigation to improve safety has been a Capital request in past years, there was no FY2017 request. This year there is a request; See Article 16d(3). (The implementation of any projects that result will be executed by the DPF and the funding history for this purpose is included in that Department.)

Schools-Managed 5-Year Capital Appropriation History (All Sources)

Program	FY2013	FY2014	FY2015	FY2016	FY2017
Technology	\$1,002,000	\$1,213,000	\$1,110,000	\$1,378,000	\$1,198,000
Classroom & Administrative Furniture	\$83,000	\$281,031	\$261,594	\$317,500	\$186,000
Food Service Equipment				\$82,500	
Time Clock/Time Reporting System		\$30,000		\$208,000	
School Defibrillator Replacement			\$30,500		
Totals	\$1,085,000	\$1,524,031	\$1,402,094	\$1,986,000	\$1,384,000

Information Services Department

The Information Services Department (IS) supports, maintains and manages the Town's information-technology systems (hardware, software, and Web sites) that are critical service-delivery elements and program management for all of the Town's departmental operations. Services provided include: municipal information-technology (IT) hardware/software operations and support for all activities; staff training; financial-management hardware and software (including the Town's Munis system) maintenance that serves Town and School departments; electronic mail and Internet access; Town website support; phone Voice Over Internet Protocol (VoIP) infrastructure and applications; head-end management and support; and co-management, with School Department IT staff, of the Town's wide-area network that connects 30 Town and School buildings.

There are three FY2018 requests for capital upgrades to the IS infrastructure. (See Article 12 (r-t))

IS 5-Year Capital Appropriation History (All Sources)

Program	FY2013	FY2014	FY2015	FY2016	FY2017
Public Safety Radio Connectivity	\$50,000				
Telephone System Replacements	\$591,000	\$146,000	\$260,000	\$52,000	\$21,000
MIS Technology Improvement Program		\$256,000	\$140,000	\$140,000	\$150,000
Town-wide Electronic Documentation Management System	\$145,000	\$60,000			
Totals	\$786,000	\$462,000	\$400,000	\$192,000	\$171,000

Town Clerk's Office

This Office is the primary repository of official documents for the Town, and the custodian of, and recording office for, official Town and vital records. Responsibilities include: issuing marriage licenses, recording vital statistics, issuing dog licenses, registering businesses, conducting the annual Town Census and publishing the results, maintaining the Town Archives, managing the Public Meeting Calendar in accordance with the Open Meeting Law, overseeing ethics training, and creating and recording permanent Town Meetings records. This Office conducts elections in conformance with State and local laws and, with the Board of Registrars, processes voter registrations and certifications.

There are no FY2018 capital requests for this Office.

Town Clerk's Office 5-Year Capital Appropriation History (All Sources)

Program	FY2013	FY2014	FY2015	FY2016	FY2017
Archives & Records Management/Conservation	\$150,000	\$20,000			
Election System					\$81,000
Totals	\$150,000	\$20,000	\$0	\$0	\$81,000

Affordable Housing

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.

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 different regions of the country are adjusted annually by the U.S. Department of Housing and Urban Development (HUD), and vary according to household size. The current AMI for Middlesex County for a family of four is \$98,100. 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.

The **Lexington Housing Partnership (LHP)** is a nine-member board of Town residents appointed by the Board of Selectmen to 3-year terms. Its 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 in 1969 under Massachusetts General Law, Chapter 121B. 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 248 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.

LHA routinely applies for State and Federal contributions for maintenance and improvement of these housing units. However, State contributions are calculated according to a "facility condition index" (FCI) and distributed as a pro rata share of housing funds apportioned across the state, and these contributions are insufficient to meet annual needs. Use of Lexington's Community Preservation Act funds for those capital improvements eligible under the statute allows the Town to keep existing units functional and in compliance with legal standards. Appropriation of FY2013 CPA funds, along with a grant from the Massachusetts Department of Housing and Community Development (DHCD), allowed the Town to complete four new handicapped-accessible units at Greeley Village in 2016 which were added to Lexington's (SHI).

The **Lexington Housing Assistance Board (LexHAB)** is unique to Lexington. It was created in 1983 by the Selectmen, who were concerned about the need for affordable and transitional housing for Lexington residents experiencing economic difficulties. With initial contributions from the developers of the Potter Pond condominium, and later, the Brookhaven Life-Care Living Facility, LexHAB began acquiring rental-housing units, which now total 64. They are administered by the volunteer nine-member Board, which uses rents to maintain and improve the units as needed. LexHAB also maintains a funds balance

that may be used to build new units or to purchase units on which the deed restrictions maintaining their affordability may expire.

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. Including all rental units, as permitted by statute, the Town's SHI stood at 11.2% at the 2010 census. However, as 75% of the Town's rental units are not actually deed-restricted, the true percentage of Lexington housing units that are affordable to households below the AMI is closer to 5%.

As the Town's inventory of market-rate units increases more rapidly each year than do deed-restricted units, there is concern that by the 2020 census, Lexington's SHI will fall below the statutorily required 10%. In that event, the statute provides that private developers who deed-restrict 25% of the units in their projects will 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.

The Community Preservation Act (CPA) provides that 10% of each year's revenue under the Act (i.e., the designated tax-surcharge revenue, the 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, CPA funds have been the primary means of adding affordable units to Lexington's inventory. Town Meeting has approved LexHAB requests for CPA allocations to purchase and rehabilitate individual homes, which are then deed-restricted and rented to eligible households.

In 2012, the Community Preservation Committee (CPC) capped the amount available for any one purchase and rehabilitation project at \$525,000. As housing prices in Lexington have continued to rise, this has left few, if any, opportunities to purchase and rehabilitate properties within the guidelines. However, LexHAB has continued to develop new units of affordable housing:

- A four-unit rental project on Fairview Avenue, which was financed entirely through LexHAB's existing funds and did not require Town Meeting approval for funding, is nearing completion.
- The Board of Selectmen recently approved LexHAB's Local Initiative Project (LIP) application for construction of two three-unit buildings on Lowell Street on the parcel designated for housing along the edge of the Lexington Community Farm. The application has now been submitted to the Massachusetts DHCD, and once approved there, will be brought to the Lexington Zoning Board of Appeals for final approval, as required by M.G.L. 40B, before construction can begin. CPA funding for this project was voted by the 2015 Annual Town Meeting.
- LexHAB has recently signed a Purchase and Sale Agreement to acquire a one-bedroom affordable unit at the Keeler Farm development on Lowell Street. \$185,000 in CPA funds were approved for this purchase at the 2016 Annual Town Meeting.
- Future projects on LexHAB's agenda include creation of affordable housing units on Vine Street (formerly the Leary dairy farm) that was purchased by the Town for conservation land and affordable housing in 2007, and the renovation of the Wright farmhouse on Grove Street. While the larger part of the Wright Farm was acquired by the Town as conservation land in 2012, the parcel containing the farmhouse was purchased in 2016 with a CPA housing allocation approved by the 2015 Town Meeting. The November 2015 Special Town Meeting also approved funds for the renovation of the farmhouse.

The CPC is recommending additional community-housing funds in FY2018. (See Article 10(c & d))

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

	FY2013	FY2014	FY2015	FY2016	FY2017
Construction of 4 handicapped accessible units at Greeley Village (LHA) ¹	\$810,673				
Set aside for purchase of properties as available (LexHAB)	\$450,000				
Replacement of doors at Greeley Village (LHA) ²		\$172,734			
Vynebrook Village Renovations (replacement of roofing, siding, exterior doors) (LHA) ³			\$300,551		
Set-aside for development of community housing at Busa Farm on Lowell St (LexHAB) ⁴			\$750,000		
Property Purchase 241 Grove Street (Town) ⁵				\$618,000	
Purchase of an affordable unit at Keeler Farm (LexHAB)					\$185,000
Rear door and porch preservation at Greeley Village (LHA) ⁶					\$263,250
Totals	\$1,260,673	\$172,734	\$1,050,551	\$618,000	\$448,250

¹Total project cost was \$1,455,832 of which \$254,159 was paid by a State DHCD Capital Improvements Award and \$391,000 was paid by a State DHCD grant.

²Total project cost was \$190,734 of which \$18,000 was paid by a State DHCD grant.

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

⁴The 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.

⁵The 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.

⁶Total project cost was \$317,013 of which \$53,763 was paid by a State DHCD grant.

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 Town Manager appointed a working group, the Transportation Safety Group (TSG) to receive input from liaisons from the Commission on Disability, and the Bicycle, Sidewalk, and Transportation Advisory Committees, and bring proposed projects or regulation changes to the Town Manager. Funding requests for project design come from the Planning Department, which manages appropriations at this stage. The projects should ultimately move to the Department of Public Works for implementation. The Planning Department has submitted a request for a fund to support the work of the TSG in reviewing citizen requests, collecting data and performing analysis of projects, so that this work can go forward without requiring individual requests to Town Meeting for each project. (See Article 12(v))

In 2009, Town Meeting approved the Planning Department's request to create a Traffic Management Overlay District (TMOD) for the Hartwell Avenue commercial corridor, as well as an associated traffic

fund to come from mitigation contributions from commercial developers. In 2015 it permitted its first major commercial development, and received an initial mitigation payment of \$87,345. This year the Planning Department has submitted a request to use a portion of these funds to create a safe and accessible crosswalk at the Bedford and Eldred Streets intersection within the TMOD. (See Article 12(u)) The Planning Department expects to receive additional mitigation funds in 2017 and anticipates a future request to update the TMOD Plan. It has also requested funding to update the Town's Comprehensive Plan, which covers Land Use, Housing, Economic Development, Natural and Cultural Resources, and Transportation—which would be funded in the Operating Budget. The existing Comprehensive Plan was completed in 2003.

Economic Development

The Economic Development Office serves as a liaison between businesses and local government. It 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 maintains relationships with State-level partners for business development and infrastructure investment opportunities. The Office seeks to develop economic opportunities from tourism, and maintains and staffs the Lexington Visitors Center with sales revenue generated from the Visitors Center gift shop.

The 2016 Annual Town Meeting appropriated incremental design funds to develop the bike path juncture with Grain Mill Alley as an information and bike-parking hub. The ground extent of the project has been approved by the BoS and the next step is further specifications from the Town's Engineering Department. Progress on the Battle Green Master Plan has also been deferred while the Streetscape work goes forward. While the Town is not seeking funds for the Visitors Center at this Town Meeting, there is a Citizen Article that is expected to request some funding, (amount unknown at this time), as a supplement to previously appropriated funds under the control of the Board of Selectmen, for advancing design work. (See Article 18)

This year the Town seeks funds for a feasibility study for use of the Stone Building on Massachusetts Avenue. Used historically as a meeting hall and library, it is one of the Town's most historic buildings. While the Town has expended funds to preserve the building envelope, a plan for current use has never been developed. The proposed study would focus on use as a rotating exhibit space and lyceum. (See Article 10(h).)

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

Program	FY2013	FY2014	FY2015	FY2016	FY2017
Battle Green Master Plan					
Lexington Center Pocket Park		\$21,500			
Grain Mill Alley				\$18,000	\$127,838
Totals	\$0	\$21,500	\$0	\$18,000	\$127,838

STM 2017-1 Warrant-Article Explanations and Recommendations

Cites of the “STM Town Warrant” refer to the “Town of Lexington Warrant for the Special Town Meeting 2017-1”, March 20, 2017. Cites of the “Brown Book” refer to the “Town of Lexington Fiscal Year 2018 Recommended Budget & Financing Plan”, February 27, 2016.

Article 2: Appropriate Design Funds For Fire Headquarters	Funds Requested	Funding Source	Committee Recommends
	\$450,000	GF (Debt) (Candidate for Debt Exclusion)	Approval (5–0)

“The Town has acquired 173 Bedford Street, a commercial property previously owned by Liberty Mutual, to use as a Fire Department swing space while the existing facility at 45 Bedford Street is rebuilt and upgraded to meet modern standards. The proposed sequence will be to renovate the 173 Bedford Street facility for Fire Department staff use and add a temporary heated structure for apparatus during the approximate 18 month construction period.

“2016 Special Town Meeting #5 appropriated \$85,000 to evaluate requirements for facility renovation and identify traffic control requirements to operate from 173 Bedford Street. The evaluation is expected to be complete in advance of the 2017 Annual Town Meeting. The cost to implement the plan is anticipated to be approximately \$2,093,000 which will be requested under separate FY2018 capital requests.

“Funds to progress the new 45 Bedford Street Fire Station Design through design development will be requested at 2017 Annual Town Meeting in the amount of \$450,000. Subsequent funding of construction documents (\$550,000) and remaining estimated project costs including construction (\$17,800,000) will likely be requested at a special town meeting in the fall of 2017.”

(Brown Book)

Article 3: Appropriate Design Funds For Fire Station Swing Space	Funds Requested	Funding Source	Committee Recommends
	\$50,000	GF (Debt) (Candidate for Debt Exclusion)	Approval (5–0)

“2016 Special Town Meeting #5 appropriated funds for the acquisition of 173 Bedford Street and the evaluation of both the facility and traffic control requirements to enable the Fire Department to operate from this location while the 45 Bedford Street station is rebuilt. The anticipated costs for facility and traffic control requirements will be approximately \$2,043,000.

“\$50,000 for design funds is being requested at 2017 Annual Town Meeting to progress the swing space design through design development. It is anticipated that an appropriation for construction documents and construction funds will be requested at a special town meeting in the fall of 2017 so that swing space can be available in the spring of 2018.

(Brown Book)

<i>Article 4: Appropriate Design Funds For Lexington Children's Place/20 Pelham Road</i>	Funds Requested	Funding Source	Committee Recommends
	\$581,500	GF (Debt) (Candidate for Debt Exclusion)	Approval (5–0)

“Lexington Children’s Place (LCP), the pre-kindergarten program for Lexington Public Schools, has outgrown its original location in the Harrington School. A 2015 study determined that the program requires between 11,500 and 13,500 square feet of net program space; the current space provides only 5,446 square feet. LCP also utilizes 4,000 square feet of space in the Old Harrington School Building but results in the program operating in two separate buildings on one campus. The School Committee has identified the property at 20 Pelham Road as the preferred location for LCP. The goal for LCP is to provide adequate program space at one location in order for the program to be as efficient as possible while meeting the educational needs of students. The FY2018 request would fund design and construction documents to meet this goal. It is expected that construction funds will be requested at a subsequent Town Meeting.

(Brown Book)

<i>Article 5: Appropriate Bonds And Notes Premiums To Pay Project Costs</i>	Funds Requested	Funding Source	Committee Recommends
	\$2,315,343	\$2,276,387 (Bond Premiums) + \$38,956 (BAN Premiums)	Approval 5–0

“To see if the Town will vote to (i) appropriate the premium paid to the Town upon the sale of bonds issued on February 13, 2017 and notes issued on February 13, 2017 to pay costs of capital projects and to reduce the amounts borrowed for such projects (if any) by the same amount, and (ii) supplement each prior vote of the Town that authorizes the borrowing of money to pay costs of capital projects to provide that, in accordance with Chapter 44, Section 20 of the General Laws, the premium received by the Town upon the sale of any bonds or notes thereunder, less any such premium applied to the payment of the costs of issuance of such bond or notes, may be applied to pay project costs and the amount authorized to be borrowed for each such project shall be reduced by the amount of any such premium so applied: 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 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.”

(STM Town Warrant)

The same purpose is addressed under ATM Article 22. Which ever is adopted first—which, most likely, would be this STM Article—the other would be moved to be Indefinitely Postponed.

At the recommendation of the Town’s Bond Counsel, the dollar amount of all the premiums (for both bonds and BANs) received by the Town from the financing awarded this past February 13th is to be included in the Motion. (The Motions for all future requests for capital authorizations where financing is include as a funding source will include a statement about applying premiums to project costs.)

2017 ATM Warrant-Article Explanations and Recommendations

Cites of the “ATM Town Warrant” refer to the “Town of Lexington Warrant for the 2017 Annual Town Meeting”, March 20, 2017. Cites of the “Brown Book” refer to the “Town of Lexington Fiscal Year 2018 Recommended Budget & Financing Plan”, February 27, 2016.

Article 10: Appropriate the FY2018 Community Preservation Committee Operating Budget and CPA Projects (Multiple Categories)	Funds Requested	Funding Source	Committee Recommends
	\$6,775,140	CPF (Cash)	See Below

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Interpretive Signage Project (Historic Resource)	\$38,400	CPF (Cash)	Approval (5–0)

“In 1975 the Lexington Historical Society, in cooperation with the Town’s Bicentennial Committee, established three historic walking trails in the areas comprising Lexington’s historic districts. A total of 32 interpretive signs are placed along those trails. While the project has largely stood the test of time, some markers are missing, some require replacement and all eventually need to be remounted. The proposal also includes a modest expansion of signage, particularly in Lexington Center. FY2018 funds would allow for the replacement of four missing signs, the expansion of the trail with up to eight signs, the replacement of eight existing signs that are damaged and the re-mount of three signs currently in storage. Funds will also be used to update signage content where necessary and to replace current wooden mounts with heavy metal mounts.”

(Brown Book)

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Parker’s Revenge Interpretive and Public Education Signage & Displays (Historic Resource)	\$41,350	CPF (Cash)	Approval (5–0)

“\$36,790 in CPA funds was appropriated by the 2015 Annual Town Meeting for Phase I of the Parker’s Revenge Site Restoration, a project to restore a heroic battlefield on which the second battle of Lexington was fought on April 19, 1775. The FY2016 funding supported field studies and three metallic surveys that successfully uncovered 29 fired and unfired musket balls from the Parker’s Revenge Battle.

“The Friends of Minuteman National Park submitted this FY2018 request for funding to support Phase II of the project. CPA funds will support the design, fabrication and installation of a wall-mounted, museum quality exhibit case constructed to house the archaeological artifacts discovered during Phase I. It will also fund the design and installation of graphic wayside exhibit panels and the development of a solar powered audio component for external exhibit panels. This project aims to preserve, restore and maintain the historic Parker’s Revenge battle site and to educate the public of the battle’s significance as it relates to the Revolutionary War.”

(Brown Book)

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Greeley Village Rear Door and Porch Supplemental Request (Community Housing)	\$56,712	CPF (Cash)	Approval (5–0)

“FY2017 funds were approved to help finance a portion of the preservation of all rear doors and porches at Greeley Village. The failing doors and porches were identified by the Lexington Housing Authority (LHA) as priority needs due to their continued deterioration. \$56,712 is requested in FY2018 to supplement the initial FY2017 request. A more in-depth analysis of the conditions was conducted and the porch decking was also determined to be in disrepair. The porch decking was not included in the original scope of work. LHA submitted this supplemental request for FY2018 in order to complete the project in its entirety.”

(Brown Book)

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) Affordable Units Preservation – Pine Grove Village/Judges Road (Community Housing)	\$1,048,000	CPF (Cash)	TBD

“The Town is currently exploring its rights in an older affordable housing development that may soon be released from the terms of its affordability. To upgrade these units and keep them on the Subsidized Housing Inventory (SHI) the Town has requested a potential CPA appropriation in order to financially assist the development and, more importantly, to obtain a permanent, affordable deed restriction on the units.”

(Brown Book)

At the time this report was prepared, this Committee had been given the Amount Requested, and its Fund Source, to achieve the Article’s objectives (which amount includes \$16,000 for legal and other ancillary expenses). However, this Committee has yet to have a discussion on the details in the just-completed negotiations with the Pine Grove Village.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) Willard’s Woods and Wright Farm Meadow Preservation (Open Space)	\$40,480	CPF (Cash)	Approval (5–0)

“Many of Lexington’s meadows have received minimal maintenance since their acquisition, resulting in the advancement of invasive plants, the loss of historic stone walls and vistas and the invasion of shrubs and trees within the meadow habitat. A multi-year Conservation Meadow Preservation Program was implemented to protect and preserve the nearly 65 acres of upland meadows owned and managed by the Conservation Commission. This FY2018 request is the second phase of the program. \$26,400 in CPA funds was appropriated by 2015 Annual Town Meeting for restoration and preservation at Hennessey Field and Joyce Miller’s Meadow. The FY2018 request consists of restoration, preservation and protection of approximately 20 acres of conservation meadow at Willard’s Woods and Wright Farm. The project aims to provide scenic places for passive recreation, enhanced wildlife and plant habitat and the recovery of stone walls and scenic vistas.”

(Brown Book)

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) Cotton Farm Conservation Area Improvements (Open Space)	\$301,300	CPF (Cash)	Approval (5–0)

“The 2010 Annual Town Meeting authorized the use of CPA funds for the purchase of the four-acre Cotton Farm Conservation area. A subsequent land management plan was also completed which identified both short and long-term goals aimed at enhancing the property’s recreational, cultural and conservation values. A number of those goals have since been completed and this FY2018 request seeks to fund several long-term goals, including removal and naturalization of a major portion of the existing driveway and parking area, relocation and construction of a new expanded parking area and installation of an ADA accessible trail and pond viewing platform along the edge of the pond and wetlands located on the property.”

(Brown Book)

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) Wright Farm Supplemental Funds (Open Space)	\$37,900	CPF (Cash)	Approval (5–0)

“Article 9 of 2015 Annual Town Meeting authorized the purchase of a second parcel of the Wright Farm property, including the existing farmhouse and barn. Following the purchase, an environmental site assessment revealed high concentrations of lead in the soil near the barn, likely from agricultural pesticide preparation. This resulted in higher remediation costs than originally anticipated. FY2018 funds will supplement the legal work, site assessment work and land management originally associated with the 2015 purchase of the property under Article 9. An appropriation of \$35,000 authorized by 2016 Annual Town Meeting for a needs assessment and feasibility study of the barn remains unspent, pending completion of the site assessment and remediation.”

(Brown Book)

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Stone Building Feasibility Study (Historic Resource)	\$25,000	CPF (Cash)	Approval (5–0)

“FY2018 funds are requested in order to ascertain market interest among local and regional groups for use of the first floor space. \$25,000 is requested to contract with an exhibit curator to research arts and cultural groups and to gauge the feasibility of and interest in using the first floor as a rotating exhibition space in a manner consistent with a prior historic structures report and historic preservation recommendations. The report would also identify the arts and cultural groups’ general security requirements, climate control needs and other physical conditions necessary to secure and protect the art and artifacts while on exhibition at the Stone Building. Previous Town Meetings have appropriated funds for exterior stabilization and preservation, including recommendations for reuse of the structure in order to make the building functional for its intended use.”

(Brown Book)

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) Munroe School Window Restoration (Historic Resource)	\$620,000	CPF (Cash)	Approval (5–0)

“The 2016 Annual Town Meeting appropriated funds to carry out a study to produce recommendations and cost estimates for the replacement or functional restoration of all windows at the Munroe Center for

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

the Arts (formerly the Munroe School). The FY2018 request will fund the restoration of all 117 windows in the building. Restoring the windows will improve the building's energy efficiency and the window's functionality."

(Brown Book)

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(j) Center Streetscape Improvements (Historic Resource)	N/A	N/A	Approval of Indefinite Postponement (5-0)

Combined CPF & GF funding of \$2,870,000 deferred.

(Brown Book)

That decision also affects Article 12(a). (For background on this project, see Page 24, Town Center Streetscape Project.)

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(k) Community Center Sidewalk (Historic Resource)	\$220,000	CPF (Cash)	Approval (5-0)

"The 2014 March Special Town Meeting appropriated funds for renovations to the Community Center. At the time of the funding request, the design of the sidewalk from Marrett Road to the Community Center was not yet complete. \$50,000 was appropriated by the 2015 Annual Town Meeting for additional design funds. The FY2018 request represents construction costs for the proposed design of a bituminous sidewalk with pedestrian level lighting that will allow access from Marrett Road to the Community Center."

(Brown Book)

While that Amount Requested is the last information provided to this Committee for one specific design, there are on-going discussions that may result in a change to this sub-Article.

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(l) Park Improvements—Athletic Fields (Recreation)	\$125,000	CPF (Cash)	Approval (5-0)

"This FY2018 request seeks to fund improvements to the Town's current irrigation systems. Proposed changes to the current systems will allow for improved water usage, efficiency and repairs. The updates will allow for the irrigation to be more targeted on the playing areas and will result in less water usage. Town athletic fields see excessive use and timely renovations and updates are critical for providing safe and playable fields for all user groups. This request is part on an ongoing, multi-year capital program aimed at addressing safety and playability concerns while providing adequate and safe field conditions for neighborhood families, recreation and school programs."

(Brown Book)

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(m) Town Pool Renovation (Recreation)	\$1,620,000	CPF (Cash)	Approval (5-0)

"FY2018 funds will be used for Phase III of the multi-phased program for renovations to the Irving H. Mabee Pool Complex. An FY2017 appropriation funded design and engineering costs, construction/bid documents and a mini-audit resulting in updated recommendations for necessary improvements for the

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

successful operation of the Town Pool Complex. In addition to replacement of the filtration systems, the pool facility audit recommended the following:

- Reconfiguration of the wading pool and installation of new water spray features
- Replacement of the existing roof
- Re-plastering of the wading, main and dive pools
- Replacement of the three diving boards
- Reconfiguration of the three one-meter diving board rails
- Installation of new lifeguard chairs
- Replacement of the fencing with new black vinyl-coated chain link fencing & gates
- Resetting of the copings for the wading pool
- Installation of a new shade structure

“Pending approval of funds at the 2017 Annual Town Meeting, the contract for the project is expected to be awarded in May 2017 with construction beginning as soon as the facility closes in early September 2017. The project would continue through the fall and winter and is scheduled to be completed in May 2018, ensuring that summertime pool operations are not interrupted.”

(Brown Book)

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(n) Park and Playground Improvements (Recreation)	\$60,000	CPF (Cash)	Approval (5–0)

“This FY2018 request will fund the replacement of swing sets and the installation of bike racks at Bow Street Park, Franklin Park and Munroe Park. These are heavily used park and playground areas and the equipment requires replacement. The existing swing structures are not in compliance with current standards – the swings at Bow Street Park were last replaced in 1986 and swings at Franklin and Munroe Parks were last replaced in 1989. The proposed playground improvements will renovate and rehabilitate existing safety surfacing and equipment so that all sites will be in compliance with the Consumer Product Safety Commission (CPSC), American Society for Testing and Materials (ASTM) and the Americans with Disabilities Act (ADA). Future appropriations are expected to be requested and used for updates to both Sutherland and Rindge Parks.”

(Brown Book)

<i>Project Description (CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(o) CPA Debt Service	\$2,390,998	CPF (Cash)	Approval (5–0)

(Brown Book)

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

(Brown Book)

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.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

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.

The following shows the past use of each year's appropriation for the Administrative Budget.

Use of the CPA Administrative Budget				
		Amounts (rounded)		
Fiscal Year	Appropriation Each Year	Used	Percentage Used	Returned to the CPF
2007	\$25,000	\$926	4%	\$24,074
2008	\$50,000	\$45,495	91%	\$4,505
2009	\$75,000	\$75,000	100%	\$0
2010	\$150,000	\$81,270	54%	\$68,730
2011		\$52,784	35%	\$97,216
2012		\$78,955	53%	\$71,045
2013		\$96,577	64%	\$53,423
2014		\$77,490	52%	\$72,510
2015		\$121,911	81%	\$28,089
2016		\$61,844	41%	\$88,156
Total	\$1,200,000	\$692,252	58%	\$507,748

<i>Article 11: Appropriate for Recreation Capital Projects</i>	Funds Requested	Funding Source	Committee Recommends
	\$55,000	Recreation & Community Programs EF (RE)	Approval (5-0)

"This request will fund the purchase of a new lawn mower intended to replace an existing mower acquired in 2002. The new Toro Triplex mower has improved technology and specifications that will improve the quality of cut compared to the existing mower which has exceeded its useful life of ten years. Greens are mowed on a daily basis throughout the golf season and sufficient equipment is needed to properly set up a golf course and provide superior playing conditions on a consistent basis throughout the year. Past and future success at Pine Meadows can be attributed to the ongoing investment in golf course infrastructure and equipment to maintain the 88 acres of property. The new mower will ensure proper maintenance of the turf, improved pace of play and superior playing conditions."

(Brown Book)

<i>Article 12: Appropriate for Municipal Capital Projects and Equipment</i>	Funds Requested	Funding Source	Committee Recommends
	\$11,744,943 (10,773,927 to be appropriated)	\$5,882,426 GF (Debt) + \$1,355,595 GF (Free Cash) + \$2,542,927 GF (Cash) + \$971,016 Chapter 90 + \$725,000 Compost RF (Debt) + \$35,000 Cemetery Special Revenue Account + \$117,979 Unused GF Debt Proceeds + \$95,000 Water EF (RE) + \$20,000 Wastewater EF (RE)	See Below

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Center Streetscape Improvements and Easements	N/A	N/A	Approval of Indefinite Postponement (5–0)

Combined GF & CPF funding of \$2,870,000 deferred.

(Brown Book)

That decision also affects Article 10(j). (For background on this project, see Page 23, Town Center Streetscape Project.)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Automatic Meter Reading System	\$40,000	\$20,000 Wastewater EF (RE) + \$20,000 Water EF (RE)	Approval (4–1)

“This FY2018 request will provide funding to contract with a firm to evaluate the existing meter equipment for compatibility with an Automatic Meter Reading (AMR) technology. The goal is to research and install a town-wide radio read system that will provide the ability to read meters from a remote location and provide the Town with more frequent meter readings to improve the billing process. It is expected that the implementation of the automatic meter reading system will be accomplished in three phases over a three-year time period. The Water Division is currently working on prepping meters for acceptance of the AMR equipment which requires the replacement of the water meter and installation of a third radio read wire on existing meters.”

(Brown Book)

One member is opposed as that member does not believe adequate, requested, justification for even this initial funding for such a system—and especially at that funding amount—has been provided.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) DPW Equipment Replacement	\$1,083,000	\$558,000 GF (Debt) + \$525,000 Compost RF (Debt)	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 FY2018 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 five 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 Director of Public Works.”

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

	GF Debt	Compost RF Debt	Total
1-Material Screener		\$525,000	\$525,000
1-Loader Backhoe for Cemetery Operations	\$120,000		\$120,000
2-Small Deck Mowers—Public Grounds Division	\$120,000		\$120,000
1-Holder Tractor with Snow Blower and Articulated Moving Arm—Public Grounds Division	\$165,000		\$165,000
1-Snow Go Snow Blower—Snow Operations	\$153,000		\$153,000
	\$558,000	\$525,000	\$1,083,000

Material Screener: ...The current composting operation at the landfill site on Hartwell operation involves the hiring of a contractor on an annual basis to screen compost and loam at cost of approximately \$30,000 per year. Scheduling of this work is subject to the availability of the contractor which is often not at a time that is most efficient and effective for the operation of the compost site. In addition, in recent years, DPW has rented a screener for a month annually at a cost of \$20,000 per month in order to ensure that material on site is managed efficiently and effectively; but this has negative impacts on other DPW operations due to the need to re-allocate staff to move material to the rented screener and to run it. The purchase of a screener will allow DPW to screen compost, loam and other materials at optimal times resulting in efficiencies, and the shedding of annual operating costs (contract screening and screener rental). The screener requested will also do a better job of removing plastics, wood and other undesirable materials, increasing the product quality. Timeliness of screening various materials will be critical as we move forward with a reduced site for storage.

(Brown Book)

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) Street Improvements and Easements	\$3,513,943 (2,542,927 to be appropriated)	\$2,542,927 GF (Cash) + \$971,016 Chapter 90	Approval (5–0)

“This is an annual request for the street resurfacing and maintenance program. In addition to the \$2,542,[9]27 appropriated from the tax levy, \$971,016 of Chapter 90 funds will be utilized. (Chapter 90 funding is based on Lexington’s most recent allocation and on the current state allocation of \$200 million statewide). 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 being developed. A pavement management system is utilized to assist in analyzing the road network and selecting roadways for repairs. This funding will allow for the proper improvements and repair of Lexington’s streets and sidewalks, increasing their quality and safety....”

(Brown Book)

The State’s Chapter 90 funding does not need to be appropriated.

This tables provides the basis for the level proposed to be from the GF:

Street Improvements—Financing Components	
Basis/Source	Amount
2001 Override Increased by 2.5% per year	\$655,654
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 Tax Levy Funding—Traffic Calming [†]	\$50,000
Portion of the municipal share of incremental FY17 revenue from the FY17 Revenue Allocation Model	\$291,189
Estimated Chapter 90 Aid	\$971,016
Total	\$3,513,943
Total without Chapter 90	\$2,542,927

[†] \$100,000 approved by Selectmen to fund a portion of Shade Street traffic-calming measures in FY15. \$100,000 in FY16, and \$50,000 in each of FY17, FY18 and FY19 are for generic traffic-calming measures townwide.

This Committee welcomes that the total funding has not dropped from the \$3,500,000 amount provided for in FY2017—which makes the FY2018 request the 4th year in a row above the \$3,000,000 level that the Town’s roads consultant (Stantec) has recommended as the minimum to maintain current conditions. However, Stantec recommended \$4,000,000/year (in current-year dollars) for five years to vastly improve the backlog and roadway conditions that, in turn, should then allow the Town to lower the budget allocation for roadways.

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

“This is an annual request to replace and supplement existing drainage structures, issues typically uncovered during roadway related construction activity. Funds will also be used for continued compliance with the Environmental Protection Agency (EPA) Phase II regulations which help improve the water quality of Lexington’s streams and ponds. \$70,000 is estimated for compliance with the construction related portions of the National Pollutant Discharge and Elimination System (NPDES) minimum control

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

measures as mandated by the EPA in the storm water general permit. An estimated \$270,000 will be used to repair/replace drainage structures encountered during road construction, repair other drainage areas of concern in the town and improve storm water issues discovered during NPDES investigation work. Engineering evaluations are underway in the Wheeler Road neighborhood and upcoming drainage installations may include Allen Street and other areas identified needing improvement. Illicit discharge detection has been ongoing in the Vine Brook and Mill Brook areas where contamination has been identified. The pre-emptive repair of existing drainage structures will reduce damage to structures themselves, existing pavement and private and public property.”
(Brown Book)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) Hydrant Replacement Program	\$150,000	\$75,000 GF (Free Cash) + \$75,000 Water EF (RE)	Approval (4–0–1)

“This is an ongoing replacement program designed to maintain the integrity of the fire protection system throughout town. Faulty hydrants need to be replaced to meet safety requirements. A list of hydrants needing replacement is generated each year during the annual inspection and flushing of hydrants by the Water and Fire Departments. Based on discussions between the two departments, the target goal is to replace approximately 60 hydrants per year at a cost of \$2,500 per hydrant. The Town of Lexington has 1,200 fire hydrants in its fire protection system; a total of 380 hydrants have been replaced.”
(Brown Book)

One member abstained as requested information had not been provided to help ensure the requested amount did not deserve to be more than is being requested.

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

“DPW, Engineering and Conservation collaborate on this annual capital request which addresses drainage/brook management issues. The request funds the continuing design and implementation of watershed plans and the construction of priorities established in those plans. Staff has reviewed three watershed plans already completed (Charles River, Shawsheen River and Mystic River) and developed a prioritization schedule with built-in flexibility pending unforeseen changes. Requested funding will be used to move forward with those prioritized areas; in FY2018 it’s likely funds will be used to further the Valleyfield area design (within the Clematis Brook area), Whipple Brook and Pleasant Street area construction. Long-term benefits of the program include prevention of property damage, reduction in liability and overall improvement to the health of Lexington’s waterways.”
(Brown Book)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Sidewalk Improvements, Additions, Design and Easements	\$800,000	GF (Debt)	Approval (5–0)

“This request seeks funds to rebuild and/or repair existing sidewalks that are in poor condition. DPW (in conjunction with various committees and town departments) generates a list each year of sidewalks most

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

in need of repair/replacement, based on four determining factors:

- 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?
- 4) Is the general condition of the sidewalk poor, fair or good which dictates treatments

such as full reconstruction, overlay or patching?

“DPW successfully completed a sidewalk condition survey in early 2015 with the help of an engineering firm, Fay, Spofford & Thorndike and is currently working from the priority list that was compiled by the report. Sidewalks considered for FY2018 funding include: Emerson Garden-North and South, Hathaway Road – north side, reconstruction of ramps town-wide, Waltham Street from Brookside to Blossomcrest, Massachusetts Ave. from Bow Street to Fottler Street – north and south, Charles Street, Daniels Street and Ariel Street.

“The history of prior Sidewalk appropriations is:

FY08	FY09	FY10	FY11	FY12	FY13	FY14 ¹	FY15	FY16	FY17
\$ 100,000	\$ 275,000	\$ -	\$ 200,000	\$ 200,000	\$ 300,000	\$ 400,000	\$ 400,000	\$ 600,000	\$ 600,000
¹ 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)

As the Town’s current practice is separately to request funding for sidewalk work in four categories (i.e., for the existing residential network, for new residential sidewalks, for the CBD, and for non-CBD commercial districts), it should be noted that the FY2016 entry in that funding history includes \$120,000 related to two, new, residential sidewalks.

The preliminarily proposed work using FY2018 funding would total 12,450 linear feet, includes design (as needed), as well as reconstruction of existing sidewalks in residential areas.

This Committee applauds that the funding request is not only 1/3rd greater than last year’s, but—more importantly—is in the range of the earlier-explained recommendation by our sidewalk consultant (Stantec) require, in current-year dollars, \$750,000 just to maintain current conditions; \$825,000 on to enhance both quantity and quality.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) Dam Repair	\$760,000	GF (Debt)	Approval (5–0)

“FY2018 funds are requested for repairs and improvements to the Old Reservoir Dam based on inspection reports performed by the Office of Dam Safety. \$150,000 was approved by the 2014 Annual Town Meeting for design and engineering services for the repairs; the design report has been completed. CPA funds were also appropriated in previous funding cycles for reconstruction of the gatehouse and dredging of the retention pond (FY2009) and storm water mitigation and retention pond improvements (FY2010).

The total cost for design and construction services in FY2018 is noticeably higher than standard civil design and construction projects due to the complex design of earth dams. This project will also require a fair amount of environmental permitting through the Office of Dam safety. Full-time construction oversight by a geotechnical engineer is anticipated in addition to periodic monitoring for three years after the completion of the project. The goal of this project is to maintain the dam’s structural integrity and ensure its long-term stability.”

(Brown Book)

If the impounded water level can be reduced during the project, it is estimated about \$150,000 can be saved when doing the needed work.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

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

“This request is part of an ongoing program to replace culverts that are at or near failure. Of the funding requested, \$250,000 is estimated for construction costs necessary for culvert replacement, \$65,000 is for design, permitting and bidding and the remainder is for contingency. On-going culvert inspections continue to reveal a need for the replacement program as many older culverts are failing. This program is a companion effort with the ongoing Watershed Management Plan. It’s anticipated that this and future appropriations will fund further design and construction for Valleyfield and Waltham Streets at the Clematis Brook (where early design evaluation is already underway) and for the culvert at Curve Street. These locations have been identified in the Charles, Shawsheen and Mystic Rivers Watershed Management Plans. Culverts at Revere Street at North Lexington Brook, the Minuteman Bikeway near Camelia Place and Concord Ave at Hardy’s Brook have all been constructed. Proactive replacement of townwide culverts prior to failure will allow for proper design considerations and funding while also minimizing the impact to residents through unexpected road closures and flooding.”

(Brown Book)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(k) Townwide Signalization Improvements	\$125,000	\$7,021 GF (Free Cash) + \$117,979 Unused bond proceeds of prior-years’ capital projects	Approval (5–0)

“This is an annual request that seeks funds to update traffic and pedestrian signals in Lexington. A signal inventory and compliance study has been completed which includes ADA compliance, condition assessment, signal timing, delays and priority recommendations. FY2018 funds will implement signals identified in the plan and other issues identified by the Transportation Safety Group (TSG). Potential locations for FY2018 funding include ongoing design and possible construction at the intersection of Bedford Street and Worthen Road, pending reconstruction plans for the main Fire Station. Additional locations include Lowell Street at East Street, and Lowell Street at North Road and Bedford Street at Worthen Road. Data collection analysis and design is estimated to be approximately 20% of the total cost. Replacement of signals at the Concord Ave and Waltham Street intersection is complete with the exception of punch list items. The ongoing improvements will prevent equipment failure, improve traffic flow, decrease energy consumption and allow for proper accessibility.”

(Brown Book)

This table identifies the sources of the available cash proceeds from financing that are no longer needed for their original purpose and are being proposed for re-appropriation toward the funding of this project:

Unexpended Bond Proceeds to be Re-Appropriated		
Original Appropriation	Original Purpose	Amount
2010 ATM, Article 12(f)	Reconstruct and Equip Town Office Building Server Room	\$27,060
2013 ATM, Article 14(f)	Lexington High School Overcrowding – Phase 3 Engineering and Improvements	\$26,565
2015 ATM, Article 18(c)	LHS Phase 2 Overcrowding/Completion	\$5,834
2015 ATM, Article 18(f)	High School Heating Systems Upgrade—Design	\$58,520
	TOTAL	\$117,979

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(l) Hartwell Avenue Infrastructure Improvements – Supplemental Funds	\$2,185,000	GF (Debt)	Approval (5–0)

“This FY2018 request represents an estimate of anticipated supplemental funds needed for improvements to Hartwell Avenue. Proposed funding will be used to replace or rehabilitate the Hartwell Ave Bridge crossing at Kiln Brook, upgrade the Maguire Road intersection and potentially provide a protected pedestrian crossing at the Bedford Street intersection. The proposed conceptual improvements were developed as part of the Transportation Management Plan for the Hartwell Ave area (developed by the Planning Board with assistance from TetraTech Rizzo Transportation Consultants) but does not include funding for improvements to Bedford Street. The FY2018 request will fund construction, construction oversight and potential land acquisitions (easements, land takings, etc.).

“The FY2018 estimate is highly variable due to anticipated difficulties with relocating the large amount of utilities attached to the existing bridge. The request of \$2.185 million is seen as the upper limit of funding needed but will be refined as the design phase moves forward. For example, there are also wetlands impacting the design and discussions between the design team and the Conservation Commission are expected to help determine the feasibility of the proposed plan options. Estimates for these refinements will be better defined as the design phase moves forward. Due to these complications, a revised construction schedule is being prepared and more precise cost estimates are expected as alternatives are reviewed and the possibility of phasing is explored. “
(Brown Book)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(m) Bikeway Bridge Renovations	\$368,000	\$249,426 GF (Debt) + \$118,574 GF (Free Cash)	Approval (4–1)

“The Grant Street Bridge along the Minuteman Bikeway is showing signs of deterioration and the Engineering Division has received an evaluation from a structural engineer. Costs for rehabilitation and maintenance are high due to existing lead paint on the bridge. This adds substantial cost to the project since full containment and proper disposal of the lead paint is required as part of its removal. This work is essential to keeping a safe pathways for all users.”
(Brown Book)

The member opposing believes, based in part on the Town Counsel’s advice that this work is not eligible for funding under the CPA, this should not be a capital project.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(n) Hartwell Avenue Compost Site Improvements	\$200,000	Compost RF (Debt)	Approval (5–0)

“This request would fund the installation of a new prefab trailer with utilities to serve as administrative office space at the Hartwell Ave Compost Site. The trailer would provide adequate space for computers, meetings, filing and educational opportunities while ensuring a safer and more efficient administrative office.”
(Brown Book)

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(o) Westview Cemetery Building Design	\$270,000	GF (Debt) with debt service funded from the Cemetery Special Revenue Account.	Approval (5–0)

“FY2018 funds are requested to hire an architect to design and engineer the building on the Westview Cemetery grounds. The current building serves as the cemetery office, meeting area for grieving families and work space for maintenance staff. An FY2016 appropriation funded an assessment of the current building and operation to determine if the existing building could be renovated or if a new building was required. TBA Architects is preparing the assessment report which will be used to determine the project scope and cost. A burial services area will also be researched as part of this process.

“The only significant upgrade to the building in the last 15 years has been the installation of a new roof. The current facility has deteriorated and needs to be brought up to code. Limited space does not permit private space for grieving families and the maintenance area lacks adequate space for all equipment to be stored indoors. The renovation or expansion of the building will enhance the cemetery operation by providing a welcoming and private space for families and visitors and provide staff with more efficient and adequate office space, storage space and maintenance space. It is expected that construction funding will be requested in FY2019.

(Brown Book)

This Committee believes that although DPW is the “customer”, it is a facility project that should be executed—from design through construction—by DPF and, therefore, carried under that Department.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(p) Westview Cemetery Irrigation	\$35,000	Cemetery Sale-of-Lots Special Revenue Account (Cash)	Approval (5–0)

“There remains one section of Westview Cemetery that needs in- ground irrigation to help improve and maintain turf appearance, vigor and recovery. FY2018 funds will be used to complete the irrigation system. Water is essential for turf to grow, recover and thrive and is especially important for seed establishment and aesthetics. Westview Cemetery is frequently visited by family and friends who expect to see well-maintained turf. The completion of the in-ground irrigation system will allow for those expectations to be met.”

(Brown Book)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(q) Highway Sign Machine	\$40,000	GF (Free Cash)	Approval (3–2)

“This request would fund the upgrade of the Highway Division’s Sign Shop digitizing machine. The current machine limits which signs can be manufactured by in-house personnel. The new digital printer would allow for the DPW to manufacture 95% of all signs with current DPW personnel. Currently, the department manufactures about 95% of street signs and about 70% of regulatory and custom signage. The remaining signs are fabricated through a vendor. Every year, custom sign requests have increased and the requested technology will provide the tools to make signs in the DPW sign shop with department personnel, helping to reduce costs and improve efficiency.”

(Brown Book)

Two members are opposed because requested, additional, justification has not been provided.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(r) Townwide Phone Systems-Phase VI	\$120,000	GF (Free Cash)	Approval (5–0)

“The FY2018 request for this multi-phase project will fund Phase VI of the Townwide 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 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 Offices Building, Lexington High School, the School Administration Building, Clarke School, Diamond School and the Cary Memorial Library. VoIP phones have also been installed at the Community Center but only the Human Services Department installation was funded by capital requests; installation in the rest of the Community Center was funded by construction capital.

“Phase VI requests \$120,000 to supplement \$373,000 of unspent funds from Phases I-V. It is expected that the total amount (\$493,000) will be sufficient to complete the project, including phone installations at the public safety facilities, upgrades to the remaining telecommunications core equipment and completion of the remaining upgrade installations at both Harrington and Fiske Elementary Schools.”

(Brown Book)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(s) Municipal Technology Improvement Program	\$100,000	GF (Free Cash)	Approval (5–0)

“This FY2018 capital request is part of a multi-phase program to enhance the Town’s network storage capabilities. Previous appropriations have funded the initial installation and subsequent expansion of server area network (SAN) equipment in the server rooms at both the Town Office Building and 201 Bedford Street. These appropriations also funded the purchase of necessary software to assist with file storage, archiving and discovery. The FY2018 request will fund additional storage space for the existing SANs and expand server capacity. The need for the equipment is driven by rapidly growing data sets and unstructured files due to email archiving. The project aims to reduce financial burdens, staff time and power consumption while increasing management efficiencies. An FY2019 request is expected to include funding for the installation of servers and server infrastructure at the Community Center.”

(Brown Book)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(t) Network Redundancy & Improvement Plan	\$130,000	GF (Free Cash)	Approval (5–0)

“The functionality of the Town’s computer network is critical for the efficient and effective delivery of all municipal services. In an effort to decrease network downtime (occurring beyond the Town’s control), the FY2018 request seeks to fund the pilot installation of a single site wireless failover link as a redundant pathway for the fiber network, reducing the risk for outages within the Town’s network. The project includes funding for equipment, cabling, installation and network programming which will set-up and test the network for future installations of the wireless redundant network. Pending successful implementation of the pilot program, it is anticipated that general Town-wide implementation would begin in FY2019 with completion in FY2020.”

(Brown Book)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(u) Bedford Street at Eldred Street Safety Improvements	\$175,000	GF (Free Cash)	Approval (5–0)

“The intersection of Eldred Street at Bedford Street (also the location of two MBTA bus stops) has been identified as a dangerous crossing for pedestrians trying to walk across four lanes of traffic. This FY2018 request would fund the creation of a safe and accessible pedestrian crossing and related infrastructure. More specifically, it would finalize design and build the proposed crossing and related improvements. This appropriation would ensure that the Town continues to advance and implement one of several transportation system improvements that were identified as part of the Town’s 2010 Traffic Mitigation Plan for the Hartwell Avenue Transportation Management Overlay District.”

(Brown Book)

This Committee believes that although initially conceived by the Planning Department, this project needs to be executed by DPW and, therefore, carried under that Department.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(v) Transportation Mitigation	\$100,000	GF (Free Cash)	Approval (5–0)

“This capital request is to support the ongoing work of the Transportation Safety Group (TSG). The TSG is staffed by the Planning, Engineering, School and Police Departments. These FY2018 funds are proposed for evaluation and development of construction cost estimates for future capital requests and to fund the design and construction of smaller scale safety-related projects. Between FY08 and FY11, Town Meeting appropriated funds to collect data, perform analyses, review citizen requests and recommendations for various townwide transportation improvements in support of the Traffic Mitigation Group (dissolved in 2012 and later reconstituted as the TSG). Due to an increase in the number of citizen requests received over the past few years, the TSG seeks to renew this funding for FY2018 and anticipates the need to be ongoing in order to ensure that transportation safety remains a critical part of Lexington’s quality of life.”

(Brown Book)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(w) Hill Street Sidewalk Design	\$150,000	GF (Free Cash)	Approval (5–0)

“This request is for design funds for the installation of a new sidewalk along the 0.7 mile stretch of road from Bedford Street to Cedar Street which has poor sightlines due to the winding character of the road, and abuts approximately 45 residences as well as the Lexington Golf Club and Poor Farm Conservation Area. A survey of the roadway has been conducted which included a preliminary evaluation of sidewalk locations along both sides of the street. Funds will be used to finalize the design work (i.e., refine the placement of sidewalks as well as retaining walls, drainage and other design elements) in order to provide a more detailed cost estimate for the project.”

(Brown Book)

This Committee believes that although initially conceived by the Planning Department, this project needs to be executed by DPW and, therefore, carried under that Department.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(x) Ambulance Replacement	\$280,000	GF (Debt)	Approval (5–0)

“The Fire Department’s ambulance replacement program attempts to rotate ambulances every three years. The new vehicle runs as the primary ambulance, moves to the secondary position and finally to mechanical back-up status. At the end of the nine-year rotation, the mechanical back-up vehicle has roughly 150,000 miles on it and completes more than 9,000 medical transports. This FY2018 request will fund the purchase of a new ambulance with the mechanical back-up ambulance being traded in.”

(Brown Book)

<i>Article 13: Appropriate for Water System Improvements</i>	<i>Funds Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
	\$1,000,000	Water EF (RE)	Approval (5–0)

“This is an annual program that replaces unlined, inadequate, aged and vulnerable water mains, deteriorated service connections and eliminates dead ends in the water mains. Currently, a model is being developed which will identify areas of vulnerability and those areas with low volumes and pressures. Upon completion this winter, the plan is expected to guide in future water system capital improvement planning and may result in an adjustment of the annual requests. Water main replacement has been completed on Mass Ave (from Pleasant Street to Marrett Road) and in the Prospect Hill area. Work is nearing completion at the Woburn Street intersection. The model will also help evaluate the town’s water break history and its relation to pipe type and age. Combined with the replacement of the remaining unlined water mains, the model will help create a long-term capital plan and ensure a proactive approach for keeping Lexington’s water both safe and reliable.”

(Brown Book)

<i>Article 14: Appropriate for Wastewater System Improvements</i>	<i>Funds Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
	\$1,800,000	\$1,270,000 Wastewater EF (RE) + \$530,000 Wastewater EF (Debt)	Approval (5–0)

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

“This is an annual program that provides for rehabilitation of sanitary sewer infrastructure. Work will include replacement or repair of deteriorated sewers, force mains and manholes in order to improve flow and reduce inflow and infiltration into the system. Work was recently completed in sewer basin areas encompassing the northeasterly area of Lexington. Possible future areas of removal include the North Hancock Street area, Locust Street and Follen Road area, and the Peacock Farm, Pleasant Street and Worthen Road east area. It is also anticipated that the lining of the 24” sewer main leading from the Clarke Middle School area to the Bowman School area will be re-lined due to a collapse in the line earlier this year that resulted in an emergency repair. These capital investments improve the operation of the sewer system, reduce backups and potential overflows, prevent system malfunctions and reduce the measured flows through the MWRA meter.”

(Brown Book)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Pump Station Upgrades	\$800,000	\$530,000 Wastewater EF (Debt) + \$270,000 Wastewater EF (RE)	Approval (5-0)

“This is an ongoing program to upgrade Lexington’s ten sewer pumping stations. A 2013 evaluation and capital plan was developed for the Town with the assistance of Wright-Pierce, including a detailed engineering survey of the pump stations. The survey helped determine current and future needs, timetable and probable costs for the proposed work. FY2017 funding was expected to be used for a full replacement of the Marshall Road Pump Station but a subsequent determination instead noted an urgent need for funds to be applied towards the Worthen Road Pump Station. (Stations are constantly monitored and the schedule adjusted to meet urgent needs.) FY2018 funds are now expected to be utilized for the Marshall Road Pump Station. The goal of this program is to upgrade all the pumps and support systems to enable better energy efficiency and avoid emergency expenditures.”

(Brown Book)

<i>Article 15: Appropriate for School Capital Projects and Equipment</i>	<i>Funds Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
	\$1,529,900 (\$1,454,900 to be appropriated)	\$75,000 Food Service RF (Cash) + \$123,000 GF (Free Cash) + \$1,331,900 GF (Debt)	Approval (5-0)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Food Service Equipment	\$75,000	Food Service RF (Cash)	Approval (5-0)

“This FY2018 request will fund the replacement or repair of existing kitchen equipment for the Lexington Food Service Program. Some school kitchens currently function with residential-grade equipment and commercial equipment operating at the end of its useful life. The Food Service program is currently able to support approximately \$75,000 for such repairs and replacements. The program provides nutritionally balanced, low-cost or free lunches to students and employees on a daily basis. This funding request will ensure the successful operation of the school lunch program by preventing equipment failures and the utilization of temporary and expensive satellite operations. The Food Service Revolving Fund does not require a vote of Town Meeting for appropriation.”

(Brown Book)

Use of that RF does not require appropriation.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) School Furniture, Equipment & Systems Program	\$123,000	GF (Free Cash)	Approval (5–0)

“School Department submits annual requests for replacement of classroom and office furniture that has reached the end of its useful life. Enrollment is also projected to increase over the next five years, triggering the need for additional furniture for staff and students.

“The FY2018 Furniture, Equipment and Systems Program includes requests for:

Cafeteria Tables (18) – Clarke & Harrington
 Student Desks (50) & Chairs (134) – Clarke, Diamond, Harrington, LHS
 Standing Student Desks (60) – Clarke
 Classroom Tables (11) – Diamond & Harrington
 Teacher Desks (12) & Chairs (10) – Estabrook & LHS
 Specialty Desks (5) – ADA Compliant and Therapeutic Learning Desks
 Cabinets (4) – Estabrook & Diamond
 Whiteboards/Bulletin Boards (35) – Clarke, Estabrook, Diamond
 Teacher Refrigerator Replacement (1)
 Classroom FM Soundfield Systems
 Visual Art Lab Tables & Computer Tables
 Furniture Moving & Disposal”
 (Brown Book)

This Committee continues to believe that the LPS should provide an inventory and a 3–5 year plan for the purchase and replacement of furniture and equipment to ensure that needs are being fully and consistently addressed across schools and programs, and to ensure that if a larger funding will be needed in a particular out-year, that amount is properly planned in advance.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) LPS Technology Capital Request	\$1,331,900	GF (Debt)	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 capital improvement project would provide funding for the following:

“*Tech Workstations (Desktops, Laptops, Mobile Devices)* – \$426,500 is requested for the replacement of aging computers with up-to-date devices which are more cost-effective and better able to meet the needs of learning and teaching. New devices will be selected based on their ability to provide sufficient capacity for continued use over a five to six year life cycle. It’s the intent to diversify the device inventory to leverage lower cost devices to fit instructional needs.

“*Enrollment Increases* – \$23,500 will be used to fund the purchase of new iPads for the middle schools due to increased enrollment.

“*Mobile Tech Initiative in Elementary Schools* – \$142,000 will be used to purchase technology in order to comply with mandated online testing and the recent adoption of new state learning standards which have accelerated the need for more students in the district to have access to a digital learning device while at school. These funds will be used to replace outmoded teacher devices and desktop computers with Chromebooks, fund the purchase of iPads for new 7th and 8th grade students participating in an iPad program and provide iPads for a large 7th grade class anticipated to enter in FY2018.

“*Initiative to Increase Student Access to Digital Devices in Lexington High School* – \$165,400 is requested to increase high school students’ daily access to digital devices in order to reduce classroom disruption and the loss of instruction time. The majority of the new devices will be Chromebooks which

are ideal for most students. MacBooks and iPad Pros will be purchased for classes that require specialized software and iPad pros will be purchased for visual arts classes.

“MakerSpace/ Digital Fabrication Initiative – \$33,000 is requested for MakerSpace and Digital Fabrication equipment which will provide students with the opportunity for hands-on STEAM (Science, Technology, Engineering, Arts, Math) learning and encourage the design, engineering, fabrication and redesign of useful objects. School-based access to these 21st century tools allow students in all grades to benefit from learning experiences aligned with newly adopted state learning standards. FY2018 funds will be utilized for the purchase of five 3-D printers and Arduino microcontrollers for three classrooms per school.

“Interactive Projector/ Whiteboard Units – \$120,000 is requested for the replacement of dated interactive projection systems and the installation of ceiling projection systems where units have come to the end of their life cycle. Many K-2 classrooms currently do not have interactive projection systems but many teachers have expressed interest in having them in their classrooms.

“Upgrade District and Building Network Infrastructure – \$259,000 is requested for head end upgrades to the school network, AP upgrades, Switch/LAN upgrades to support new mobile initiatives and a wireless controller ICE for Lexington High School which will increase network resilience and Wi-Fi coverage. The upgrades are necessary to support state mandated online testing, rich media digital learning experiences in schools and the growth of digital devices used by students, teachers and administrators.

“Server/Storage Infrastructure – \$30,000 is requested for the purchase of servers for each school to serve up cached software for next generation MCAS testing and to increase the server capacity to support a growing tech infrastructure.

“Power – \$85,000 is requested to connect the existing data cabinets to the existing circuits currently located on the emergency generators in order to prevent the loss of phone access when power is out.

“Independent Digital Learning Center Equipment – \$47,500 is requested for equipment to support the learning needs of all Lexington High School students in the newly established Independent Digital Learning Center. Technology equipment includes the purchase of 15 MacBooks, 15 iPads, 60 Chromebooks and three carts.”

(Brown Book)

This Committee would like to see LPS produce a 3-5 year plan for technology purchases with replacements of, and upgrades to, existing technology Capital items—as well as for any desired, new, technologies. Currently, the technology-Capital request is simply assumed to be level funded. A plan would ensure that the needs across schools and programs are being consistently and fully addressed, and to ensure that if a larger funding will be needed in a particular out year, that amount is properly planned in advance.

Article 16: Appropriate for Public Facilities Capital Projects	Funds Requested	Funding Source	Committee Recommends
	\$2,791,418	\$1,150,300 GF (Debt) + \$1,418,918 GF (Cash) + \$222,200 GF (Free Cash)	See Below

Project Description	Amount Requested	Funding Source	Committee Recommends
(a) School Building Envelopes and Systems Program	\$222,200	GF (Free Cash)	Approval (5–0)

“FY2018 funds will be used to perform annual prioritized extraordinary repairs and modifications to school buildings and systems. Specifically, this request will be used to repair water infiltration issues on

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

the main façade of the main entrance columns at Harrington Elementary School. This project seeks to prevent continued deterioration of the building’s exterior and discomfort to the building’s occupants due to air and water infiltration.”

(Brown Book)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Lexington High School Air Conditioning—Teacher Planning Offices and Library	\$600,000	GF (Debt)	Approval (5–0)

“2016 Annual Town Meeting, Article 15C, funded \$500,000 to produce design development and construction documents to replace HVAC equipment that has operated beyond its useful life and to improve the educational environment of Lexington High School's main building. After completing design development, the construction estimate increased from \$12 million to over \$18 million.

“With a major project at LHS likely in the next five years, to be initiated by the submittal of a Statement of Interest to the Massachusetts School Building Authority, the School Committee has voted to defer the major HVAC Upgrade. As an interim measure, the School Committee is requesting funding for teacher planning offices and the library. Adding air-conditioning to these spaces will provide areas for staff and students to work with temperature control. The last several years has seen an increase in temperatures during the spring and fall of the school year. The funds requested will cover the cost of installation.”

(Brown Book)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Municipal Building Envelopes and Systems	\$194,713	GF (Cash)	Approval (5–0)

“This ongoing capital request, originally approved for funding in the 2006 Proposition 21/2 Override, includes repair/replacement projects for the maintenance and upgrade of municipal buildings and systems. The FY2018 request seeks \$194,713 of funding to implement extraordinary repairs to the foundation and original drainage system of the Town Office Building. A portion of the FY2017 appropriation will be utilized to supplement the project cost. The Town Office Building experiences ongoing water infiltration issues in the basement level due to holes, voids and failed seals through the existing foundation walls. Conditions are further exacerbated by oversaturated soil from storm water run- off due to roof and site grading conditions. This project would secure the health of occupants who utilize the basement area and repair ongoing foundation deterioration.”

(Brown Book)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) Facility and Site Improvements	\$367,226	GF (Free Cash)	Approval (5–0) of the proposed work, but see below for position—4–1—against bundling three projects for a single vote

Four members are opposed to three programs being consolidated for a single vote whereby the cumulative dollar amount is now completely fungible so that no further action is required by Town Meeting to permit reduction or even elimination of pursuing the identified scope of work of each program. This Committee has individually evaluated the requested appropriations—which in one instance already included a contingency amount—as warranted for the identified scope of work and for those efforts to be executed. That allocated funding and scope of each should not be abandoned outside of

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

Town Meeting. (This Committee recognizes that just one of the three programs—the School Paving Program—has included a contingency amount; however, that appears to be the only one whose nature warrants it.) If presented to this ATM for a single vote without maintenance of binding funding appropriations for the individual programs, this Committee will request that Town Meeting agree that individual votes be taken.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d)(1) Building Flooring Program	\$150,000	GF (Free Cash)	Approval (5–0)

“Initiated in FY11, this is an annual request for funds to be used for the replacement of flooring systems in municipal and school buildings. The FY2018 request will be used for continuing replacements at the Cary Memorial Library and Lexington High School, including the floor of the dance classroom. The goal of this program is to ensure floor surfaces remain clean and safe for all users.”

(Brown Book)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d)(2) School Paving Program	\$172,226	GF (Free Cash)	Approval (5–0)

“This capital request would address pedestrian, bicycle and driver safety on school grounds by funding the replacement of deteriorated paving at the Bridge Elementary School. Pot holes have impacted driving and walking conditions, causing unsafe conditions for pedestrians, drivers and plowing equipment. The project is planned for implementation during the summer of 2018. Extraordinary repairs for school paving areas are necessary to maintain parking and pedestrian surfaces in a condition suitable for public safety and Safe Routes to School.”

(Brown Book)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d)(3) School Traffic Safety Improvements	\$45,000	GF (Free Cash)	Approval (5–0)

“This request is part of a multi-year program to improve traffic flows and traffic-related safety at Lexington’s schools. The School Committee commissioned a Traffic Safety and Mitigation study of school sites on February 26, 2014, which identified site specific traffic improvements. Prior years’ funding has been directed to improvements at the Clarke Middle School, the Bridge Elementary School and the Lexington High School. This FY2018 request is seeking funding for design of improvements for traffic and pedestrian flows at the Bowman Elementary and also for construction of site signage and lot marking to help with traffic calming at LHS.”

(Brown Book)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) Public Facilities Bid Documents	\$217,979	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

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

ensure 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)

The extra \$117,979 has been added to the normal amount of this annual request in order to fund the major portion of the estimated \$189,750 needed for the further design at the 20 Pelham Road property to accommodate the proposed Municipal activities there. The balance of \$71,771 needed for that further design is available from the FY2017 appropriation that was also for Public Facilities Bid Documents.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) Public Facilities Mechanical/Electrical System Replacements	\$489,000	GF (Free Cash)	Approval (5–0)

“This FY2018 request is part of an annual replacement of HVAC and electrical systems that have exceeded their useful life and require replacement before excessive failures occur. The bulk of the FY2018 appropriation would be used to replace the chiller at the Cary Memorial Library; funds would also be spent to develop a plan for the replacement of geothermal well pumps at both Fiske and Harrington Elementary Schools. The existing chiller at the Cary Memorial Library has a higher rate of component and structural failures that have been linked to manufacturing and installation issues. Replacement of the chiller will ensure uninterrupted library operations and prevent temporary cooling measures which come at a considerable cost.”

(Brown Book)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) LHS Security Evaluation and Upgrade	\$150,000	GF (Free Cash)	Approval (5–0)

“At the 2016 Annual Town Meeting \$25,000 was appropriated for a security evaluation of the Lexington High School. The evaluation assessed the current security systems, including the closed circuit television system (CCTV) and the feasibility to upgrade/install electronic door access controls. Funding of this proposed project would improve the reliability and functionality of the security cameras system by upgrading from digital video recorders placed throughout the schools to a server based system in the server room and add 30 cameras for more complete coverage.”

(Brown Book)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) LHS Guidance Space Mining	\$230,200	GF (Debt)	Approval (5–0)

“The 2016 Annual Town Meeting appropriated funds for the design and engineering portion of the proposed project, which seeks to make more efficient use of existing guidance space at the high school by mining the existing counselor suites in the Math Building and the World Language 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. Construction documents were developed with the FY2017 appropriation and this FY2018 request is for the construction phase of the project. The goal of the project is to create a calming, private space for counselors to meet with students and maintain the student support cluster model by keeping Deans and student counselors in proximity to one another. The construction phase of the project is expected to go out for bid in spring 2017 with construction completed during the summer of 2017.”

(Brown Book)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) LHS Nurse Office and Treatment Space	\$320,100	GF (Debt)	Approval (5–0)

“An appropriation made by the 2016 Annual Town Meeting funded construction documents for the expansion and reconfiguration of the existing high school Health Office space. If approved, the FY2018 appropriation would fund the construction phase of the project. Higher enrollment and special programming have caused student health care needs to increase and the current facility lacks the capability to meet such demand. The expanded space would be able to accommodate more treatment/rest beds and provide more confidential examination spaces. It’s expected that the project would go out for bid in spring 2017 with construction completed by the start of the 2017-2018 school year.

(Brown Book)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(j) Parking Lot for Community Center	TBD	GF (Free Cash)	TBD

“When the Town purchased the Community Center property in 2013, most of the parking lot area was retained by the Scottish Rite with the Town obtaining an easement to use those lots when not in use by patrons of Scottish Rite programs. Shortly after the Community Center purchase, the Scottish Rite expanded the parking lot area between the existing lot and the Town’s lot adjacent to the front of the Community Center. The new lot is regularly used by Community Center patrons even though it is not owned by the Town. The Scottish Rite has indicated that they rarely have a need to use the new lot and have offered to sell it to the Town for \$400,000, an amount that covers the construction cost. Additional funds of \$25,000 are requested for legal costs, survey work and other administrative expenses that may be required. The purchase of the parking lot would expand parking for the Community Center to accommodate increasing demand as programs expand. Ownership would also permit the Town to identify the lot as part of the Community Center property, eliminating uncertainties about whether parking is allowed for Community Center patronage.”

(Brown Book)

At the time of this report, there are on-going discussions regarding this sub-Article so this Committee is awaiting further information before taking any position.

<i>Article 17: Appropriate For Hastings School Replacement Design</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
	\$720,000	GF (Debt) (Candidate for Debt Exclusion)	Approval (5–0)

“In January 2016, Lexington was informed that the Hastings Elementary School was selected by the Massachusetts School Building Authority (MSBA) program for renovation or replacement. At the 2016 Special Town Meeting #1, \$1,500,000 was appropriated to fund a feasibility study, expected to be completed in September 2017, which will provide a Project Scope and Budget Agreement (PSBA). The PSBA will outline the scope of the building project in order to implement the most cost effective solution for the Hastings educational program, the budget to implement the building project and the maximum MSBA reimbursement.

“The next step in the MSBA process is for Lexington to provide funding for the project as identified in the PSBA. This amount is anticipated to be \$60 million (including the \$1.5 million previously appropriated for the feasibility study). The Town has 120 days to secure funding after the MSBA approves the budget. To ensure that the project design can continue while the Town is securing funds, an appropriation of \$720,000 for design development is being requested at 2017 Annual Town Meeting. It is

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

anticipated that construction financing in the current estimated amount of \$57,780,000 will be requested at a Fall 2017 special town meeting. (The amounts shown in Tables I and V are net of estimated MSBA reimbursement of 25%.)”
(Brown Book)

Article 18: Appropriate For Visitors Center (Citizen Article)	Funds Requested by Proponent	Funding Source	Committee Recommends
	Unknown	Unknown	Fund Only Through Schematic Design (5-0)

“To see if the Town will vote to raise and appropriate a sum of money for planning, constructing, originally equipping and furnishing a new Visitors Center, or for planning, remodeling, reconstructing and making extraordinary repairs to the existing Visitors Center, and for the payment of all other costs incidental and related thereto; determine whether the money shall be provided by the tax levy, by transfer from available funds, by borrowing, or by any combination of these methods; or act in any other manner in relation thereof.”

“DESCRIPTION: The Visitors Center was built over 50 years ago for the Battle of Lexington Bicentennial visitors. It is the information gateway for tourists, residents, newcomers, and corporations considering locating in Lexington. Last year 120,000 people entered the building, making it one of the most heavily used buildings in Lexington; they spent \$190,000 in the shop underwriting the cost of operations. Lexington collects \$1.4 million in annual hotel and meals taxes. The building has become outdated and is not fully accessible. When originally built, it was staffed by the Chamber of Commerce. Today the Town occupies, manages and staffs the Visitors Center; it has become the hub of the Liberty Ride. Many who use the Minuteman Commuter Bikeway benefit from the facility as well. As we approach the 250th Anniversary of the Battle of Lexington, and implement the Battle Green Masterplan, this article would fund the design and construction of a 21st century Visitors Center providing new economic growth opportunities.”

(ATM Town Warrant)

The requested \$118,500 is shown as deferred.
(Brown Book)

The amount deferred is the estimate to carry the project from Schematic Design to Construction Documents—with a currently estimated construction cost of \$3,815,000. Including the approximately \$130,000 remaining in available, already appropriated funds, that would bring the remaining, estimated, project costs (from the current Concept Design through Construction) to about \$4,063,500.

This Committee supports the use of the already appropriated funds under the control of the Board of Selectmen (last reported to be about \$131,000 GF) and more GF, if necessary, to advance the Conceptual Design, with value engineering, to a Schematic Design and accompanying cost estimate. This Committee, however, does not support any funding at this time to carry work beyond Schematic Design.

Article 20: Accept Harbell Street	Funds Requested	Funding Source	Committee Recommends
	\$147,000	GF (Debt) (Reimbursed as Street Betterment)	Approval (4-1)

“The FY2018 request seeks to fund the acceptance of Harbell Avenue as a town roadway under the betterment process. This entails survey, road design and reconstruction in addition to the legal steps for acceptance (including Town Meeting approval), road lay- out by the Board of Selectmen and recording at

the Registry of Deeds. The addition of this roadway to the Town's inventory will result in a small increase to yearly Chapter 90 funding received by the Town. The Town currently performs minor maintenance on the road to ensure that properties are accessible for emergency vehicles and plowing equipment. The accepted roadway would provide residents with improved emergency services and snow removal. The cost of this work will be recouped through betterment charges assessed to the abutting properties.

(Brown Book)

One member is opposed to this discretionary addition of what will henceforth be a Town responsibility for the routine or extraordinary maintenance of that street—and especially in this instance when there are no new, taxable, abutters.

<i>Article 21: Appropriate To Post Employment Insurance Liability Fund</i>	Funds Requested	Funding Source	Committee Recommends
	\$1,842,895	\$750,000 GF (Cash) + \$1,079,721 GF (Free Cash)	See below for this Committee's commentary on this request

“To see if the Town will vote to appropriate a sum of money to the Town of Lexington Post Retirement Insurance Liability Fund, as established by Chapter 317 of the Acts of 2002; determine whether the money shall be provided by the tax levy, by transfer from available funds, including enterprise funds, or by any combination of these methods; or act in any other manner in relation thereto.”

“DESCRIPTION: This article will allow the Town to continue to fund its unfunded liability for post-employment benefits for Town of Lexington retirees. Beginning with the FY2007 audit, the Town was required to disclose this liability. In preparation for funding this liability, Town Meeting voted to request special legislation to establish a trust fund for this purpose. This special legislation was approved in 2002.”

(ATM Town Warrant)

Normally this Committee would not advise Town Meeting on such an Operating Budget matter; however, as a large amount of discretionary-use cash is being assigned to this purpose, this Committee believes it is important to raise its concern as to whether, in this period of extraordinary pressure to fund multiple, expensive, Capital projects, this is the best use. Of the total funding proposed, only the \$329,721 of the Free Cash—representing the Federal contribution to the Town regarding Medicare Part D—represents a firm tie to being used toward this primarily medical-benefits-related purpose.

While Lexington currently calculates it has, and acknowledges, a huge unfunded liability to this Fund (often identified as Other Post-Employment Benefits (OPEB)). The last actuarial report, which was as of June 30, 2015, had it at \$123,562,553 with a discount rate of 8%; \$189,661,655 with a discount rate of 4%. It is only under a policy of the BoS that the annual dollar amount is determined. So while this Committee endorses making some annual payment into the fund to affirm Lexington recognizes it has the liability, this Committee encourages the BoS to revisit its policy to recognize the amount each year should be tempered by other competing demands. One of which is having as robust a Capital SF as practical as the Town plans in the next few years to use all of that SF's cash to alleviate the impact of the debt service for the large Capital projects—which does not yet address the LHS.

This Committee also looks to the Appropriation Committee to provide its own position in the near future on whether the currently proposed use of these discretionary funds is in the best interests of the Town and its taxpayers.

Article 22: Appropriate Bonds And Notes Premiums To Pay Project Cost	Funds Requested	Funding Source	Committee Recommends
	\$2,315,343	\$2,276,387(Bond Premiums) + \$38,956 (BAN Premiums	Approval (5–0)

“To see if the Town will vote to (i) appropriate the premium paid to the Town upon the sale of bonds issued on February 13, 2017 and notes issued on February 13, 2017 to pay costs of capital projects and to reduce the amounts borrowed for such projects (if any) by the same amount, and (ii) supplement each prior vote of the Town that authorizes the borrowing of money to pay costs of capital projects to provide that, in accordance with Chapter 44, Section 20 of the General Laws, the premium received by the Town upon the sale of any bonds or notes thereunder, less any such premium applied to the payment of the costs of issuance of such bond or notes, may be applied to pay project costs and the amount authorized to be borrowed for each such project shall be reduced by the amount of any such premium so applied: 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 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.”

(ATM Town Warrant)

The same purpose is addressed under STM Article 5. Which ever is adopted first—which, most likely, would be the STM Article—the other would be moved to be Indefinitely Postponed.

At the recommendation of the Town’s Bond Counsel, the dollar amount of all the premiums (for both bonds and BANs) received by the Town from the financing awarded this past February 13th is to be included in the Motion. (The Motions for all future requests for capital authorizations where financing is include as a funding source will include a statement about applying premiums to project costs.)

Article 23: Rescind Prior Borrowing Authorizations	Amount for Rescission	Original Authorization	Committee Recommends
	\$316,070	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.”

(ATM Town Warrant)

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

Unused Borrowing Authorizations to be Rescinded		
Original Appropriation	Purpose	Amount
2013 ATM, Article 14(l)	Print Shop Renovation	\$38,070
2015 ATM, Article 16(a)	School Furniture & Equipment	\$28,500
2015 ATM, Article 18(f)	High School Heating Systems Upgrade—Design	\$7,500
2016 ATM, Article 15(c)	Lexington High School Heating Systems Upgrade	\$242,000
Total		\$316,070

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.

<i>Article 24: Establish and Appropriate To and From Specified Stabilization Funds (SFs) (Only those actions related to Capital)</i>	Funds Requested	Funding Source	Committee Recommends
	Capital SF		
	Deposit \$7,690,398	GF	Approval (5–0)
	Withdraw \$324,500 to apply to debt service for In-Levy Debt	Capital SF	Approval (5–0)
	Withdraw \$2,400,000 to apply to debt service for Exempt Debt	Capital SF	Approval (5–0)

“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/Public Transportation, (d) School Bus Transportation; (e) Special Education, (f) Center Improvement District; (g) Debt Service, (h) Transportation Management Overlay District, (i) Capital; (j) Payment in Lieu of Parking; and (k) Avalon Bay School Enrollment Mitigation Fund 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.”

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

(ATM Town Warrant)

“7,690,398 be appropriated into the Capital Stabilization Fund for tax relief related to debt service for within levy and excluded debt service;

“ \$324,500 to be appropriated from the Capital Stabilization Fund to mitigate the increase in debt service for those capital projects financed within the property tax levy limit;

“ \$2,400,000 be appropriated from the Capital Stabilization Fund to provide property tax relief related to the Middle Schools and elementary schools modular classrooms debt exclusion vote in May 2016.”

(Brown Book)

Available cash would be added to that SF (whose opening balance is \$23,066,687), by a 2/3rd vote of this Town Meeting, with the intent that this SF will be having continuing withdrawals, by a 2/3rd vote of future Town Meetings, to mitigate the tax burden of major capital projects. If this addition and these two withdrawals were to be approved, the SF balance would be \$28,032,585. The withdrawals are expected to be in the form of amounts cited for appropriation under the Operating Budget—as is the case for this Town Meeting—to be an additional source toward each year’s projected debt service for projects within the Proposition 2½ property-tax-levy limit and for debt excluded from that limit as approved by the voters.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

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 Specified Stabilization Funds.

<i>Article 25: Appropriate to Stabilization Fund</i>	Funds Requested	Funding Source	Committee Recommends
	N/A	N/A	Approval of Indefinite Postponement (5-0)

"To see if the Town will vote to appropriate a sum of money to the previously created Stabilization Fund in accordance with Section 5B of Chapter 40 of the Massachusetts General Laws; 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."

"DESCRIPTION: Money may be appropriated into the existing Stabilization Fund that may be invested and the interest may then become part of the fund. These funds may later be appropriated, by a two-thirds vote of an Annual or Special Town Meeting, for any lawful purpose."

(ATM Town Warrant)

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

<i>Article 26: Appropriate from Debt Service Stabilization Fund</i>	Funds Requested	Funding Source	Committee Recommends
	\$124,057	Debt Service SF	Approval (5-0)

"To see if the Town will vote to appropriate a sum of money from the Debt Service Stabilization Fund to offset the FY2018 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."

(ATM Town Warrant)

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 latest provided balance for this year is \$774,396. 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 \$30,053 in the fund, but the residual balance will be higher as a result of interest that will have been earned over the intervening years. Whatever the balance becomes at the time of the payment in FY2023, the full balance would be appropriated (not just the \$124,057). It is the Town's position that the residual balance should be applied against other exempt debt as the requirement to reserve these funds was to "return" the funds to the taxpayer through the mitigation of exempt-debt service.

Article 28: Amend FY2017 Operating, Enterprise And CPA Budgets (Enterprise & CPA only)	Budget	Funds Requested	Purpose	Funding Source	Committee Recommends
	TBD	TBD	TBD	TBD	TBD

“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 2016 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.”

“DESCRIPTION: This is an annual article to permit adjustments to current fiscal year (FY2017) appropriations.”

(ATM Town Warrant)

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

Article 29: Appropriate for Authorized Capital Improvements	Funds Requested	Funding Source	Committee Recommends
	Not Applicable	Not Applicable	Indefinite Postponement (5–0)

“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; determine whether the money shall be provided by the tax levy, by transfer from the balances in other articles, by transfer from available funds, including enterprise funds and the Community Preservation Fund, by borrowing, or by any combination of these methods; or act in any other manner in relation thereto.”

“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.”

(ATM Town Warrant)

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

Article 36: Amend General Bylaws— Municipal Modernization Act (Only MGL Chapter 40, Sections 22B & 22C)	Funds Requested	Funding Source	Committee Recommends
	Not Applicable	Not Applicable	Approval (5–0)

“To see if the Town will vote to accept the following sections of the Massachusetts General Laws which were amended by Chapter 218 of the Acts of 2016, known as an Act Modernizing Municipal Finance Act:

a) MGL Chapter 40, Section...22B and 22C (Parking Meter receipts and uses),

...

or act in any other manner in relation thereto.”

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2017 ATM & STM 2017-1

“DESCRIPTION: The recent State law known as the Municipal Modernization Act includes a number of provisions that require local acceptance. That is, for a municipality to avail itself of the provision it must first be accepted by Town Meeting. The Board of Selectmen are recommending the following provisions of the Act be accepted:

- Chapter 40, section...22B and 22C: These provisions will...2) allow the Town to continue to acquire off-street parking areas and facilities with receipts of the parking meter fund; and 3) allow the Town to continue to purchase and install parking meters with receipts of the parking meter fund....

(ATM Town Warrant)

This Committee is taking a position on just those two sections as they include authority for the Town to make what could well be Capital-related actions.

Appendix A: Information on the Town's Current Specified 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 2017 Annual Town Meeting on 20 Mar 2017, signed 30 Jan 2017 Article 24: ESTABLISH 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) Capital; (j) Payment in Lieu of Parking; and (k) Avalon Bay School Enrollment Mitigation Fund 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, & repurposed under 2016 ATM, Art 21b	"for the purpose of supporting the planning and operations of transportation services to serve the needs of town residents and"	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 (some actions)
(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)	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
(j)	Payment in Lieu of Parking	Being Proposed under 2017 ATM, Art 24	<i>Expect to be about this:</i> "for the purpose of management, construction and acquisition of public parking and related improvements, including bicycle and pedestrian accommodations serving Lexington Center."	Yes (some actions)
(k)	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

Note: The School Bus Transportation and Avalon Bay School Enrollment Mitigation Stabilization Funds are expected to have their small residual balances (less than \$50 each) applied under Article 4, FY2018 Operating Budget, and then be inactive.

Prepared 12 Mar 2017

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*

Article	Description	Request	Funding Source	CEC Difference
2017-1; 2	Appropriate Design Funds For Fire Headquarters	\$450,000	GF (Debt) (Candidate for Debt Exclusion)	
2017-1; 3	Appropriate Design Funds For Fire Station Swing	\$50,000	GF (Debt) (Candidate for Debt Exclusion)	
2017-1; 4	Appropriate Design Funds For Lexington Children's Place/20 Pelham Road	\$581,500	GF (Debt) (Candidate for Debt Exclusion)	
2017-1; 5	Appropriate Bonds And Notes Premiums To Pay Project Costs	\$2,315,343	Bond & Ban Premiums	
10(a)	Interpretive Signage Project	\$38,400	CPF (Cash)	
10(b)	Parker's Revenge Interpretive and Public Education Signage & Displays	\$41,350	CPF (Cash)	
10(c)	Greeley Village Rear Door and Porch Supplemental Request	\$56,712	CPF (Cash)	
10(d)	Affordable Units Preservation – Pine Grove Village/Judges Road	\$1,048,000	CPF (Cash)	Pending Vote
10(e)	Willard's Woods and Wright Farm Meadow Preservation	\$40,480	CPF (Cash)	
10(f)	Cotton Farm Conservation Area Improvements	\$301,300	CPF (Cash)	
10(g)	Wright Farm Supplemental Funds	\$37,900	CPF (Cash)	
10(h)	Stone Building Feasibility Study	\$25,000	CPF (Cash)	
10(i)	Munroe School Window Restoration	\$620,000	CPF (Cash)	
10(j)	Center Streetscape Improvements	IP N/A		
10(k)	Community Center Sidewalk	\$220,000	CPF (Cash)	
10(l)	Park Improvements—Athletic Fields	\$125,000	CPF (Cash)	
10(m)	Town Pool Renovation	\$1,620,000	CPF (Cash)	
10(n)	Park and Playground Improvements	\$60,000	CPF (Cash)	
10(o)	CPA Debt Service	\$2,390,998	CPF (Cash)	
10(p)	Administrative Budget	\$150,000	CPF (Cash)	
11	Appropriate for Recreation Capital Projects	\$55,000	R&CP EF (RE)	
12(a)	Center Streetscape Improvements & Easements	IP N/A		
12(b)	Automatic Meter Reading System	\$40,000	\$20,000 Wastewater EF (RE) + \$20,000 Water EF (RE)	
12(c)	DPW Equipment Replacement	\$1,083,000	\$558,000 GF (Debt) + \$525,000 Compost RF (Debt)	
12(d)	Street Improvements	\$3,513,943	\$2,542,927 GF (Cash) + \$971,016 (Chapter 90)	
12(e)	Storm Drainage Improvements and NPDES Compliance	\$340,000	GF (Free Cash)	
12(f)	Hydrant Replacement Program	\$150,000	\$75,000 GF (Free Cash) + \$75,000 Water EF (RE)	
12(g)	Comprehensive Watershed Stormwater Management Study and Implementation	\$390,000	GF (Debt)	
12(h)	Sidewalk Improvements, Additions and Designs and Easements	\$800,000	GF (Debt)	
12(i)	Dam Repair	\$760,000	GF (Debt)	
12(j)	Town Wide Culvert Replacement	\$390,000	GF (Debt)	
12(k)	Town-wide Signalization Improvements	\$125,000	\$7,021 GF (Free Cash) + \$117,979 Unused bond proceeds of prior-years' capital projects	
12(l)	Hartwell Avenue Infrastructure Improvements—Supplemental Funds	\$2,185,000	GF (Debt)	
12(m)	Bikeway Bridge Renovations	\$368,000	\$249,426 GF (Debt) + \$118,574 GF (Free Cash)	
12(n)	Hartwell Avenue Compost Site Improvements	\$200,000	Compost RF (Debt)	
12(o)	Westview Cemetery Building Design	\$270,000	GF (Debt) with debt service from the Cemetery Special Revenue Account	
12(p)	Westview Cemetery Irrigation	\$35,000	Cemetery Sale-of-Lots Special Revenue Account (Cash)	
12(q)	Highway Sign Machine	\$40,000	GF (Free Cash))	
12(r)	Town Wide Phone Systems-Phase VI	\$120,000	GF (Free Cash)	
12(s)	Municipal Technology Improvement Program	\$100,000	GF (Free Cash)	
12(t)	Network Redundancy & Improvement Plan	\$130,000	GF (Free Cash)	
12(u)	Bedford Street at Eldred Street Safety Improvements	\$175,000	GF (Free Cash)	
12(v)	Transportation Mitigation	\$100,000	GF (Free Cash)	
12(w)	Hill Street Sidewalk Design	\$150,000	GF (Free Cash)	
12(x)	Ambulance Replacement	\$280,000	GF (Debt)	
13	Water System Improvements	\$1,000,000	Water EF (RE)	

Continued of next page

Summary of Warrant-Article Recommendations (continued)

Article	Description	Request	Funding Source	CEC Difference
14(a)	Wastewater System Investigation and Improvements	\$1,000,000	Wastewater EF (RE)	
14(b)	Pump Station Upgrades	\$800,000	\$530,000 Wastewater EF (Debt) + \$270,000 Wastewater EF (RE)	
15(a)	Food Service Equipment	\$75,000	Food Service RF (Cash)	
15(b)	School Furniture, Equipment & Systems Program	\$123,000	GF (Free Cash)	
15(c)	LPS Technology Capital Request	\$1,331,900	GF (Debt)	
16(a)	School Building Envelopes and Systems Program	\$222,200	GF (Free Cash)	
16(b)	Lexington High School Air Conditioning—Teacher Planning Offices and Library	\$600,000	GF (Debt)	
16(c)	Municipal Building Envelopes and Systems	\$194,713	GF (Cash)	
16(d)(1)	Building Flooring Program	\$150,000	GF (Free Cash)	Against Bundling 3 projects
16(d)(2)	School Paving Program	\$172,226	GF (Free Cash)	
16(d)(3)	School Traffic Safety Improvements	\$45,000	GF (Free Cash)	
16(e)	Public Facilities Bid Documents	\$217,979	GF (Free Cash)	
16(f)	Public Facilities Mechanical/Electrical System Replacements	\$489,000	GF (Free Cash)	
16(g)	LHS Security Evaluation and Upgrade	\$150,000	GF (Free Cash)	
16(h)	LHS Guidance Space Mining	\$230,200	GF (Debt)	
16(i)	LHS Nurse Office and Treatment Space	\$320,100	GF (Debt)	
16(j)	Parking Lot for Community Center	TBD	GF (Free Cash)	
17	Appropriate For Hastings School Replacement Design	\$720,000	GF (Debt) (Candidate for Debt Exclusion)	
18	Appropriate For Visitors Center	Unknown	Unknown (\$118,500 was deferred in Brown Book)	Against funding at this ATM any work past Schematic Design
20	Accept Harbell Street	\$147,000	GF (Debt) (Reimbursed as Street Betterment)	
21	Appropriate To Post Employment Insurance Liability Fund	\$1,842,895	\$750,000 GF (Cash) + \$1,079,721 GF (Free Cash)	See Article Comment for Concern
22	Appropriate Bonds and Notes Premiums to Pay Project Costs	\$2,315,343	\$2,276,387 Bond Premiums & \$38,956 Ban Premiums	
23	Rescind Prior Borrowing Authorizations	\$316,070	Unused and Unneeded Borrow Authorizations	
24	Establish and Appropriate To and From Specified Stabilization Funds	\$4,965,898	\$7,690,398 deposit GF less \$2,724,500 GF	
25	Appropriate To Stabilization Fund	N/A	N/A	
26	Appropriate from Debt Service Stabilization Fund	\$124,057	Debt Service SF	
28	Amend FY2017 Operating, Enterprise and CPA Budgets	TBD		
29	Appropriate for Authorized Capital Improvement	IP	N/A	
36	Amend General Bylaws—Municipal Modernization Act (Only MGL Chapter 40, Sections 22B & 22C)	N/A	N/A	
Totals (Does not include TBDs)		\$39,524,507		See Above