



Town of Lexington

Community Preservation Committee

UPDATE #2

TO THE

Report to

2017 Annual Town Meeting

**Article 10: Community Preservation Committee,
Community Preservation Act Projects**

Submitted by:

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Approved April 13, 2017

Community Preservation Committee Annual Town Meeting 2017

Updates:

This document reflects changes that have come to the CPC's attention since the date of publication of the Community Preservation Committee Report to 2017 Annual Town Meeting.

The Community Preservation Committee has voted to recommend increased amounts for the Wright Farm Supplemental Funds (Article 10(g)), Munroe School Window Restoration (Article 10(i)), and Town Pool Renovation Project (Article 10(m)).

Available balances and FY18 estimated revenues have also been adjusted in order to capture changes to these funds and funding sources brought to the attention of the Committee since the original date of publication (March 27, 2017) and the subsequent Update #1 (April 3, 2017).

Due to the revision of these articles and updates to available balances, several descriptions and tables in the original report have been updated to reflect the adjusted amounts.

The following pages of the CPC Report to 2017 Annual Town Meeting (approved March 27, 2017) have been replaced and are included in their entirety in this publication:

- ***Page 1- Summary of Recommended CPA Projects under Article 10 for Annual Town Meeting.***
- ***Page 16- Article 10(g), Wright Farm Supplemental Funds- Project Summary.***
- ***Page 18- Article 10(i), Munroe School Window Restoration- Project Summary.***
- ***Pages 22, 23- Article 10(m), Town Pool Renovation- Project Summary.***
- ***Page 51- CPF Account Balances- 2017 Annual Town Meeting.***
- ***Page 52- FY18 CPA Project Costs and Summary.***
- ***Page 53- Summary of net balance available after 2017 Annual Town Meeting.***

Community Preservation Committee

Annual Town Meeting 2017

Summary of Recommended Community Preservation Act Projects under Article 10 for Annual Town Meeting

FY 2018

The Community Preservation Committee (CPC) is recommending 11 projects to the 2017 Annual Town Meeting for funding under Article 10. Three projects fall within the area of Historic Preservation, three under Open Space, three under Recreation and two under Community Housing.

Described on pages 9 through 24, each project was reviewed and evaluated by the CPC in light of its statutory eligibility and importance to the Town; all 11 received Town Counsel approval. All FY18 applications were discussed in public CPC meetings and were presented at the Town Meeting Members Association Information Session on March 9, 2017. The total cost of the 11 projects which the CPC is recommending to Annual Town Meeting is \$4,628,293.

The CPC is also recommending approval of Debt Service and Administrative Expenses to be paid from the Community Preservation Fund. There are four commitments for debt service, which include payments for the Wright Farm Acquisition, the Community Center Acquisition, Community Center Renovations and Cary Memorial Building Upgrades. The approved Administrative Budget remains constant at \$150,000. These Administrative and Debt Service costs total \$2,540,998 and are detailed on pages 25 through 27.

ARTICLE 10 (g)

Project:	Wright Farm Supplemental Funds
CPA Category:	Open Space
Amount Requested:	\$87,701
Amount Recommended:	\$87,701
CPC Vote:	(8-0)

Project Description:

The 2012 and 2015 Annual Town Meetings authorized the purchase of the 13.6 acre Wright Farm property, including the existing farmhouse and barn. LexHAB subsequently determined that the farmhouse was suitable for affordable housing purposes and the acquisition also allowed the Conservation Commission to incorporate the barn, driveway and parking area into the existing conservation parcel and adjacent open spaces.

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 under the FY16 request. FY18 funds will supplement the legal work, site assessment work and land management originally associated with the 2015 purchase of the second parcel. This supplemental appropriation will also assist with the preparation and filing of the affordable housing deed restriction and fund the monitoring of the restriction by the grantee. The Wright Farm Barn Needs Assessment and Feasibility Study (previously authorized under Article 8(g) by the 2016 Annual Town Meeting) is now proceeding, as the site assessment is nearing completion.

Since the time of the original FY18 request, further testing concluded that the contaminated soil excavated from the site was considered hazardous waste. Due to this classification, federal regulations require that the hazardous material be transported to Canada for disposal instead of a landfill in New Hampshire, as originally planned. This unforeseen international transport and additional costs associated with the site professional have increased the FY18 supplemental request from \$37,900 to \$87,701.

Project Goals and Objectives:

- Provide supplemental funds to complete the site assessment originally funded under Article 9 of the 2015 Annual Town Meeting.

Project Benefit:

The supplemental funds will allow for the completion of the work previously approved under Article 9.

Funding Request:

The revised FY18 request is for \$87,701 to supplement \$618,000 previously appropriated by the 2015 Annual Town Meeting under Article 9.

ARTICLE 10 (i)

Project:	Munroe School Window Restoration
CPA Category:	Historic Resources
Amount Requested:	\$675,000
Amount Recommended:	\$675,000
CPC Vote:	(8-0)

Project Description:

The 2016 Annual Town Meeting authorized \$30,000 for the purpose of producing recommendations and cost estimates for the replacement or functional restoration of all windows at the former Munroe School Building. This FY18 request seeks funds to restore the current windows, based on the recommendations of the study. Restoration of the existing windows was shown to be less expensive than installing replacement windows.

The 117 windows in the facility are believed to be original to the 110 year-old Town-owned building (rented and maintained by the Munroe Center for the Arts) or at least to the time of its 1915 addition. The windows are in poor condition and air infiltration makes the building uncomfortable in the colder months and significantly decreases the building's energy efficiency. The large windows are also difficult to operate and pose safety risks.

The window restoration will be overseen by the Department of Public Facilities. The Munroe Center for the Art's agreement with the Town does not assign responsibility for capital projects. Nevertheless, the Center has paid for past projects and now requests CPA funds for the windows because this project exceeds its financial capabilities.

Since the time of the original FY18 request, the Munroe Center for the Arts was notified that the scope of the planned window restoration necessitated partial accessibility upgrades to the building. The CPC recommends an additional amount (not to exceed \$55,000) for the total project which will allow for those accessibility concerns to be addressed and for the window restoration to take place as planned. The accessibility upgrades will address building access from the back entrance and renovate an existing bathroom to make it handicap-accessible. The total project cost has increased from \$620,000 to \$675,000.

Project Goals and Objectives:

- Restore all existing windows at the Munroe School in order to prevent heat loss, improve safety and functionality and preserve the architectural integrity and historical significance of the building; and
- Address partial building accessibility issues triggered by the scope of the window restoration project.

Project Benefit:

The Munroe Center for the Arts is an historic building located near Lexington Center and a major cultural resource for town residents. Approximately 1,180 people, mostly children and youth, subscribe to its programs on an annual basis. This project will ensure restoration of an

historic town asset and improve the safety, comfort, environmental efficiency and aesthetic appeal of the facility for continued optimal use by tenants and the public. Potential demonstration workshops conducted during the restoration will educate Lexington homeowners about the feasibility and importance of restoring their own historic windows. Addressing some of the accessibility issues will better accommodate those with disabilities who utilize the facility.

Funding Request:

\$675,000 is requested to fund the window restoration and address partial building accessibility upgrades.

ARTICLE 10 (m)

Project:	Town Pool Renovation
CPA Category:	Recreational Resources
Amount Requested:	\$2,154,350
Amount Recommended:	\$2,154,350
CPC Vote:	(9-0)

Project Description:

The Irving H. Mabee Pool Complex is a heavily used recreation facility during the summer with an average of 75,000 people utilizing the complex each year. While the facility continues to operate safely, a phased renovation approach was identified in an engineering consultant's study completed in FY2008 by Bargmann Hendrie and Archetype. The consultant's report provided the Town with a detailed list of recommended upgrades and repairs, as needed, allowing the Town to plan and budget for the improvements effectively and responsibly.

\$25,000 was approved for Phase I by the 2010 Annual Town Meeting and included replacement of the hot water heater, ventilation and exhaust systems and completion of top priority projects to address compliance and safety concerns. \$165,000 was approved by the 2011 Annual Town Meeting for Phase II and covered interior repairs and environmental and energy efficiency enhancements, including the replacements of toilets, showers and sinks with water conserving systems in the men's and women's locker rooms. Phases I and II are complete. Both phases were funded through the Recreation Enterprise Fund Retained Earnings since CPA funding was not then available for this type of recreation project.

Due to the scope and complexity of the phased renovation project, it was determined that Phase III should be divided into two parts in order to obtain a more accurate cost estimate for the project. \$166,000 in CPA funds were approved by the 2016 Annual Town Meeting for partial Phase III funding. These funds provided construction/bid documents and design and engineering costs which included a mini-audit of the facility. The mini-audit provided the Town with an updated cost estimate for the construction phase of the renovation project. The FY18 request seeks funds for the remainder of Phase III which includes the replacement of the filtration systems, which were installed in 1980 and have far exceeded their life expectancy of 15 years, and the following recommended upgrades:

- 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 and gates
- Resetting of the copings for the wading pool
- Installation of a new shade structure

Project Goals and Objectives:

- Replace existing filtration systems which are beyond their life expectancy;
- Enlarge the building which houses the filtration system in order to accommodate the new systems; and
- Implement the above-mentioned upgrades in order to ensure the successful operation of the Town Pool complex.

Project Benefit:

The Town Pool Renovation project will ensure the complex's continued successful operation by addressing priority needs and reducing impacts to the operating budget due to continued repairs. This FY18 CPA request will fund the implementation of a new filtration system and additional upgrades to the facility.

Funding Request:

The original FY18 CPA request was \$1,620,000. Despite the 2016 mini-audit, project bids came back higher than expected and the Recreation Committee subsequently requested \$2,154,350 in order to complete the project within the initial scope and the original timeline. The new total reflects the project cost based on bids received (\$1,958,500) and a 10% contingency (\$195,850).

CPF ACCOUNT BALANCES 2017 Annual Town Meeting

APPROPRIATED TO DATE (by category as of March 1, 2017)	
CATEGORY	
COMMUNITY HOUSING	\$8,765,100
HISTORIC RESOURCES	\$31,788,113
OPEN SPACE	\$14,420,360
RECREATIONAL RESOURCES	\$6,551,249
TOTAL	\$61,524,822
ADMINISTRATIVE EXPENSES	<u>\$1,355,000</u>
TOTAL APPROPRIATIONS TO DATE	\$62,879,822

AVAILABLE FOR APPROPRIATION AT ANNUAL TOWN MEETING, MARCH 2017	
AVAILABLE BALANCES	
COMMUNITY HOUSING RESERVE	\$138,824
HISTORIC RESOURCES RESERVE	\$612,746
OPEN SPACE RESERVE	\$538,903
UNBUDGETED RESERVE	\$108,529
UNDESIGNATED FUND BALANCE	\$2,008,756
TOTAL	\$3,407,758
ESTIMATED REVENUES FY 2018	
PROPERTY SURCHARGE	\$4,616,000
STATE MATCH (19% est.)	\$839,000
INVESTMENT INCOME	\$20,000
TOTAL	\$5,475,000
TOTAL ESTIMATED CPF FUNDS AVAILABLE FOR FY18	\$8,882,758

	FY18 CPA PROJECT COSTS AND SUMMARY		
ANNUAL TOWN MEETING- ARTICLE 10		VOTE	AMOUNT
	HISTORIC RESOURCES		
Art. 10(a)	Interpretive Signage Project	9-0	\$38,400
Art. 10(b)	Parker's Revenge Interpretive and Public Education Signage and Displays	8-0-1	\$41,350
Art. 10(h)	Stone Building Feasibility Study		I.P
Art. 10(i)	Munroe School Window Restoration	8-0	\$675,000
Art. 10(j)	Center Streetscape Improvements		I.P
Art. 10(k)	Community Center Sidewalk		I.P
	Subtotal		\$754,750
	COMMUNITY HOUSING		
Art. 10(c)	Greeley Village Rear Door and Porch Supplemental Request	9-0	\$56,712
Art. 10(d)	Affordable Units Preservation- Judges Road/ Pine Grove	6-0	\$1,048,000
	Subtotal		\$1,104,712
	OPEN SPACE		
Art. 10(e)	Willard's Woods and Wright Farm Meadow Preservation	9-0	\$40,480
Art. 10(f)	Cotton Farm Conservation Area Improvements	9-0	\$301,300
Art. 10(g)	Wright Farm Supplemental Funds	8-0	\$87,701
	Subtotal		\$429,481
	RECREATION		
Art. 10(l)	Park Improvements- Athletic Fields	9-0	\$125,000
Art. 10(m)	Town Pool Renovation	9-0	\$2,154,350
Art. 10(n)	Park and Playground Improvements	9-0	\$60,000
	Subtotal		\$2,339,350
	Total ATM Projects Art. 10 (a-n)		\$4,628,293
Art. 10(o)	CPA Debt Service	6-0	\$2,390,998
Art. 10(p)	Administrative Budget	9-0	\$150,000
	Subtotal		\$2,540,998
TOTAL FY18 COSTS FOR ARTICLE 10 (a-p)			\$7,169,291

SUMMARY

FINANCING SOURCES

AVAILABLE CASH BALANCES	\$3,407,758
ESTIMATED FY18 REVENUE	\$5,475,000
TOTAL AVAILABLE FOR FY18	\$8,882,758

FY18 COSTS (Annual Town Meeting)

PROJECT COSTS TO BE TAKEN FROM CPF CASH	\$4,628,293
ADMINISTRATIVE EXPENSES AND DEBT SERVICE	\$2,540,998
TOTAL	\$7,169,291

NET BALANCE (AVAILABLE FOR FY19)	\$1,713,467
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