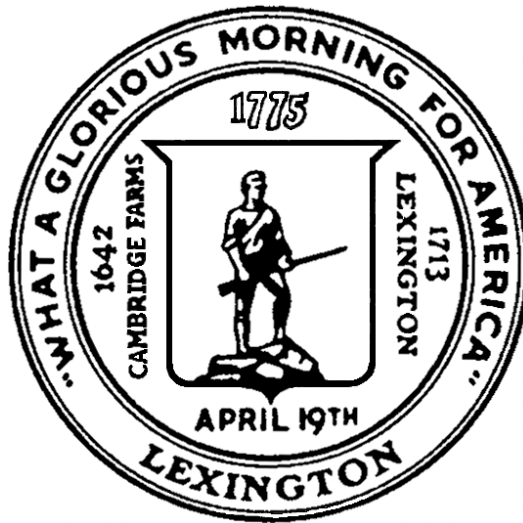


# CAPITAL EXPENDITURES COMMITTEE

## TOWN OF LEXINGTON



### REPORT TO THE 2009 ANNUAL TOWN MEETING

*Released March 30, 2009*

**Submitted by:**

Charles Lamb, Chairman  
Ted Edson, Vice-Chairman  
William Hurley  
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## **Summary of Warrant Article Recommendations**

*Abbreviations: CPF = Community Preservation Fund; EF = Enterprise Fund;*

*RE = Retained Earnings; GF = General Fund; TBD = To Be Determined;*

*ATM = Annual Town Meeting*

Art.	Description	Request	CEC Recommended	Funding Source
11	Community Preservation Committee Operating Budget & CPA Projects			
11(a)	Follow-up Study of Drainage Improvements to Preserve Various Athletic Fields	\$70,000	\$70,000	CPF (Cash)
11(b)	Storm Water Mitigation to Preserve the Old Reservoir	\$569,000	\$569,000	CPF (Cash)
11(c)	Pond and Drainage Improvements to Preserve Pine Meadows Golf Course	\$200,000	\$200,000	CPF (Cash)
11(d)	Archives and Records Management Needs/ Records Conservation and Preservation	\$150,000	\$150,000	CPF (Cash)
11(e)	Cary Vault Supplemental Appropriation	\$0	\$0	CPF (Cash)
11(f)	Town Office Building Preservation and Renovation	\$30,000	\$30,000	CPF (Cash)
11(g)	Police Station Space Preservation and Needs Study	\$45,000	\$45,000	CPF (Cash)
11(h)	Stone Building Renovation	\$180,000	\$180,000	CPF (Cash)
11(i)	Fire Headquarters Preservation and Renovation	\$29,700	\$29,700	CPF (Cash) [See Article 19(e) for balance of the \$100,000 total.]
11(j)	Greeley Village Roof Replacement	\$320,828	\$320,828	CPF (Cash)
11(k)	Munroe Tavern Historic Structures Report and Capital Needs	\$50,000	\$50,000	CPF (Cash)
11(l)	Purchase of Three Affordable Housing Properties & Improvements	\$845,000	\$845,000	CPF (Cash)
11(m)	Land Acquisition		See Articles 12 & 13 below	
11(n)	Administrative Budget	\$150,000	\$150,000	CPF (Cash)
12	Land Purchase—Off Vine Street	\$2,763,100	\$2,763,100	CPF (Cash)
13	Land Purchase—Off Lowell Street	Unknown	Pending CPC Decision	CPF (TBD)
14	Recreation Capital Projects			
14(a)	Drainage Improvements to Preserve Various Athletic Fields	Pending Recreation Committee Decision (See Article 11(a) above)		
14(b)	Storm Water Mitigation to Preserve the Old Reservoir	Pending Recreation Committee Decision (See Article 11(b) above)		
14(c)	Pond and Drainage Improvements to Preserve Pine Meadows Golf Course	Pending Recreation Committee Decision (See Article 11(c) above)		
15	Municipal Capital Projects & Equipment			
15(a)	Replacement of Engine 3	\$500,000	\$500,000	GF (Debt)
15(b)	Head End Equipment	\$154,500	\$154,500	GF (Debt) (\$83,500) + GF (Free Cash) (\$43,450) + Sale of Real Estate (\$27,550)
15(c)	Comprehensive Storm Management Watershed Study	\$110,000	\$110,000	GF (Debt)
15(d)	DPW Equipment Replacement	\$903,423	\$903,423	GF (Debt) (\$519,473) + Water EF (Debt) (\$119,000) + Wastewater EF (Debt) (\$263,500) + 2005 ATM Article 32(g) (\$1,450)
15(e)	Central Business District (CBD) Sidewalks	None	N/A	
15(f)	Sidewalk Improvements and Easements	None	N/A	
15(g)	Storm Drain Improvements	\$160,000	\$160,000	GF (Debt)
15(h)	Geographic Information System (GIS)	\$120,000	\$120,000	GF (Free Cash) (\$84,000) + Water EF RE (\$21,600) + Wastewater EF RE (\$14,400)
15(i)	Hydrant Replacement Program	\$50,000	\$50,000	GF (Free Cash) (\$25,000) + Water EF (RE) (\$25,000)
15(j)	Street Improvements and Easements	\$1,238,125	\$1,238,125	GF (Cash, FY2001 Override Set-aside) (\$500,000) + GF (Cash) (\$38,125 + Chapter 90 State Aid (\$700,000)
15(k)	Traffic Mitigation	\$50,000	\$50,000	GF (Free Cash)
16	Water Distribution Improvements			
16(a)	Water Distribution Mains	\$900,000	\$900,000	Water EF (Debt)
16(b)	Automatic Water-Meter Reading System	\$25,000	\$25,000	Water EF (RE) [See Article 17 for the w/contingency balance of the \$50,000 total.]
17	Sewer Improvements			
17(a)	Wastewater System Improvements	\$1,200,000	\$1,200,000	Wastewater EF (Debt)
17(b)	Pump Station Upgrades	\$100,000	\$100,000	Wastewater EF (Debt)
17(c)	Automatic Water-Meter Reading System	\$25,000	\$25,000	Wastewater EF (RE) [See Article 16 for w/contingency balance of the \$50,000 total.]

*Continued on inside of rear cover*

## **Executive Summary**

Last September, this Capital Expenditures Committee (CEC) began reviewing proposals from the municipal departments and school administration as well as various citizens. We have fully vetted all the capital requests, except those listed as “pending” in the table on the inside of the front cover. Because of this extensive process, *Town Meeting will generally observe consensus among the boards and committees relative to capital articles.*

*Lexington continues to maintain its Aaa bond rating. The CEC urges the Town staff, boards, and committees to jealously guard this rating.* Given the current challenges in the credit market, it is a certainty that maintaining the highest rating is more important than ever so that the Town can continue to fund necessary capital projects.

*Community Preservation Act (CPA):* This Town Meeting will review a full docket of CPA requests. *The CEC supports all of the Community Preservation Committee’s (CPC’s) recommendations.* We implore the CPC to create a policy to frame future cash-versus-debt discussions.

*Roads:* This budget proposes continuing the nominal, annual, increase from the \$500,000 identified in the FY2001 Override “set-aside”—bringing the total available in FY2010 for that purpose to \$538,125. Inflation and oil-price increases have reduced the amount of repaving that can be done using the original amount, thereby making such increases necessary. *It is likely that a multi-million-dollar debt exclusion will be required soon to fund the Town’s major road projects.*

*Big-Ticket Projects:* The Town faces a large number of relatively unprioritized “big-ticket” (i.e., over \$1 million) projects, including

- Roads and Sidewalks
- Stone Building (previously the East Lexington Library) renovation
- Police Station renovation
- Fire Headquarters renovation
- Town Office Building renovation
- Senior/Community Center
- West Lexington Greenway
- Traffic Mitigation
- Affordable Housing
- Conservation/Open Space Land
- Elementary & High Schools Renovation & Reconstruction
- School Administration space improvements at Old Harrington

Leadership by the Board of Selectmen, School Committee, and Community Preservation Committee is needed to rationalize and prioritize these projects for the next 5 years—with realistic numbers put forth in the 5-year projections—as it is certain that we cannot afford to do all of them.



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## **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<sup>†</sup> 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.*

<sup>†</sup>See Article 33—adopted March 23, 2009—which added the “or otherwise distributing”.

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 articles.

Where our narrative includes a “See Article \_\_”, it is referring you to that Article in the last section—“Warrant Article Analysis and Recommendations”. In that section you will find:

We have quoted from 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, at least for the purpose of your deliberations—which is often the case—you will not find us paraphrasing or otherwise reiterating either of those matters in this report. However, additional narrative is included if we don't feel that is the case.

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. If there are such comments, they will be *in italics* at the end of the text below the boxed header.

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

## Capital Overview

### *Budget Summary*

The following table summarizes the FY2010 capital-budget appropriation requests:

	Requests				CEC Recommended
	Tax Levy Debt	Cash*	Enterprise Funds	Set-asides & Chapter 90(Roads)	
<b>Pubic Works</b>					
Water Distribution Improvements			\$925,000		\$925,000
DPW Equipment	\$519,473	\$1,450	\$382,500		\$903,423
Sanitary Sewer Improvements			\$1,325,000		\$1,325,000
Hydrant Replacement		\$25,000	\$25,000		\$50,000
GIS Implementation		\$84,000	\$36,000		\$120,000
Street Improvements				\$1,238,125	\$1,238,125
Storm Drain Improvements	\$160,000				\$160,000
Traffic Mitigation		\$50,000			\$50,000
Comprehensive Storm Management Watershed Study	\$110,000				\$110,000
Street Acceptance—Pitcairn Place	\$125,000				\$125,000
<b>Police/Fire</b>					
Replace Engine 3	\$500,000				\$500,000
<b>Recreation</b>					
Follow-up Study of Drainage Improvements (Center Playfields)		\$70,000			\$70,000
Stormwater Mitigation at Old Reservoir		\$569,000			\$569,000
Pond & Drainage to Preserve Pine Meadows Golf Course		\$200,000			\$200,000
<b>Miscellaneous Municipal</b>					
Head End Equipment	\$83,500	\$71,000			\$154,500
Archive Record Manage't/Conser'n		\$150,000			\$150,000
Land Purchase--Off Vine Street		\$2,763,100			\$2,763,100
<b>Schools</b>					
Technology	\$600,000				\$600,000
Classroom Furniture		\$50,000			\$50,000
Kitchen Equipment		\$75,000			\$75,000
<b>Facilities</b>					
High School Auditorium Renovation	\$305,000				\$305,000
High School Heating Sys Upgrade	\$350,000				\$350,000
School Bldgs Roofing Program	\$201,500				\$201,500
Fire HQ Design	\$70,300	\$29,700			\$100,000
Relocate Old Harrington		\$40,000			\$40,000
Playground Structures					
Bowman Play Area Improvement		\$80,000			\$80,000
High School Elevator Piston		\$40,000			\$40,000
School Bldgs Envelope		\$125,000			\$125,000
Police Station Preservation & Needs Study		\$45,000			\$45,000
Stone Bldg Preservation Study		\$180,000			\$180,000
E. Lexington Fire Station Kitchen		\$75,000			\$75,000
School Accessibility Improvements		\$50,000			\$50,000
Municipal Bldgs Envelope				\$157,594	\$157,594
Town Ofc Bldg Preservation & Renovation		\$30,000			\$30,000
<b>Community-Wide (CPA Funded)</b>					
Greeley Village Roof Replaceent		\$320,828			\$320,828
Munroe Tavern Historic Report		\$50,000			\$50,000
Purchase 3 Affordable Housing Properties & Improvements		\$845,000			\$845,000
Administrative Expenses		\$150,000			\$150,000
<b>Totals</b>	<b>\$3,024,773</b>	<b>\$6,169,078</b>	<b>\$2,693,500</b>	<b>\$1,395,719</b>	<b>\$13,283,070</b>

\* All types; see the Summary on the inside of the covers or the Warrant Article Analysis for the specific types. (Set-asides include cash.)



## **Capital Budget**

Lexington has traditionally tried to allocate appropriate resources to needed capital projects by considering them in three categories:

- Big-ticket projects (greater than \$1,000,000);
- Small-ticket projects (between \$25,000 and \$1,000,000); and
- Enterprise Funds projects (greater than \$25,000).

The Capital Expenditures Committee:

- Assesses capital needs brought forward by each department (municipal and schools) through the annual budgeting process;
- Works with those departments to identify their anticipated capital needs during the next five years; and
- Independently examines public facilities and prospective longer-term needs, as well as issues and capital facilities *not* being addressed within any department.
- Through this report and in presentations, this Committee advises Town Meeting about the necessary and prudent investments to maintain, improve, and create new 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, and make their views known to the Selectmen and School Committee, in an effort to shape a responsible capital budget for Lexington residents.

Please note these important caveats:

- All cost figures are *estimates*. The degree of accuracy varies by project. Those projected several years into the future are necessarily 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; in the current construction environment, for instance, the prices for structural steel and concrete have inflated *very* sharply in recent 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.

### ***Big-Ticket Projects***

Big-ticket capital projects typically cost at least \$1 million; for financing purposes, they satisfy the conditions under which the Town is permitted to borrow funds for at least 10 years (their expected service life is at least that long). Such projects obviously require both careful analysis and budgeting, and broad support.

The Selectmen's capital policy has generally maintained that such big-ticket projects will be funded through borrowing, consistent with their expected life and with responsible annual budgeting for operating needs. Further, this borrowing is generally done through voter-approved "debt-exclusion" overrides, which place the costs of financing these projects outside the Proposition 2½ tax-levy limit. The latter goal has not always been satisfied. The Town's share of the costs to renovate Cary Library, for example, was absorbed within the operating budget; so were certain additional costs associated with the renovation of the secondary schools (this project was originally approved by voters in a debt-exclusion override). In each case, it was imperative to proceed within the time available for the projects to qualify

for substantial State funding; accordingly, debt-exclusion overrides could not be scheduled. In last year's Annual Town Meeting, the Woburn Street reconstruction (\$1.4 million) was funded without a debt-exclusion, largely because it would be too much to ask voters to approve debt-exclusions in consecutive years. It is important to bear these cases in mind in thinking about major capital investments. Not every big-ticket project or element of an existing project can be subjected to a debt-exclusion vote. When they cannot, the costs are absorbed within the operating budget, with implications for Town finances.

Further, the existence of the Community Preservation Fund (CPF) in Lexington has also resulted in serious debate as to whether, and if so, when CPA-funded Big-Ticket items should be funded with debt. Presently, the cash reserves in the fund greatly exceed the cost of at least one land purchase on this year's Warrant. See our analysis in the Appendix for how even with one land purchase there would still be over \$6.7 million available for cash funding of projects after this Town Meeting. And with over \$3 million in new revenue next year the total would be nearly \$10 million—without considering the State matching funds, yet-to-be-booked interest income, and whatever unused amounts revert to the CPF when approved projects are completed. (Even though the State match has dropped significantly—see the discussion on *The Community Preservation Act (CPA)* on page 12—there's no reason to expect it would drop to zero.) While bond interest rates may be extremely low, this Committee commends the CPC for unanimously voting to use these cash reserves to fund large purchases as prudent responsible fiscal policy. Further, we implore the CPC to create a policy for framing future cash-versus-debt discussions.

## The Projects Agenda

Among the big-ticket items Lexington is currently undertaking or may undertake in the future, we note these from last year's report:

- Replacement of the Department of Public Works (DPW) facility at 201 Bedford Street. Construction funds for this project were approved at the 2007 Annual Town Meeting and approved by the voters in a subsequent debt-exclusion. (See further discussion under "DPW Facility" on page 22.)
- Renovation or reconstruction of the "White House" (the old School Administration Building at 1557 Massachusetts Avenue). Its future use is uncertain, but given its current state of deterioration, it will need considerable attention in the near future. As the property has been transferred from the jurisdiction of the School Committee to that of the Board of Selectmen, that Board must make a decision on the proposed future for it. At the time of writing this report, that hasn't yet occurred. There is an Article proposing to begin funding of a Senior/Community Center at that site (fund source unspecified); however, we understand it will be Indefinitely Postponed. (See Article 22)
- Renovation or replacement of the four elementary schools that have not been rebuilt (Bowman, Estabrook, Hastings, and Bridge). Last year's Annual Town Meeting funded a master plan study relevant to this project. (2008 ATM Article 18(b), \$155,000) That just released, but not yet analyzed, study ("Lexington Public Schools PK-12 Master Plan, March 12, 2009, revised March 18, 2009" [Schools PK-12 Master Plan]) recommends ultimately replacing the Estabrook and Hastings elementary schools (estimated at ~\$50 million, in 2010 dollars, for the two schools); but recognizing that the current economic environment prohibits that, it alternatively suggests spending \$6.4 million (\$3.7 and \$2.7 million, respectively, both in 2010 dollars) on capital investments in order to keep them in service for up to 10 years. That plan also recommends that \$13 million be spent on capital improvements at the Bowman and Bridge elementary schools (\$7.3 and \$5.7 million, respectively, both in 2011 dollars) to maintain them as working buildings for more than 10 years. That plan suggests that no major capital improvements are necessary at the middle schools (Clarke and Diamond). At the High School, \$37.7 million of renovations are suggested to restructure the physical layout and replace infrastructure. Finally, that plan recommends over \$4 million in work needed on the School Administration space at the Old Harrington elementary school.

## CAPITAL EXPENDITURES COMMITTEE REPORT TO 2009 ATM

- Renovation of the Stone Building at 735 Massachusetts Avenue (previously used as the East Lexington Library), possibly through CPA funding. (See Article 11(h))
- Land purchases for conservation/open-space/affordable-housing use (possibly through CPA funding). (See Articles 11(m), 12, & 13)
- Reconstruction of several major arterial roads. Last year Town Meeting appropriated \$1.4 million from the tax levy for reconstructing Woburn Street. (2008 ATM Article 15(a)) There are several other roads of similar scope which need reconstructing, probably through a debt exclusion. There is also the matter of the large amount of work that is needed on our sidewalks—both in the Central Business District (CBD) and elsewhere in Town.
- Police Station renovations to accommodate improved working efficiencies. (See Article 11(g))
- Fire station headquarters redesign and renovations. (See Article 11(i))
- West Lexington Greenway. This is the proposed trail system west of I-95/Route 128 to connect the Minuteman Bikeway and the Minuteman National Historic Park.
- Town Office Building renovation. (See Article 11(f))
- Traffic Mitigation. (See Article 15(k))

In the past, the Commonwealth has used the School Building Assistance program (SBA) to partially reimburse municipalities for school building replacements and renovations. Lexington has received funds from the SBA for the Lexington High School, Clarke, Diamond, Harrington, and Fiske school renovation/rebuilding projects. The SBA has been replaced with the Massachusetts School Building Authority (MSBA), which began granting funds starting July 1, 2007. The grants are prioritized based on various criteria, including structural soundness of the existing building, degree of existing overcrowding, prevention of loss of accreditation, and potential energy savings. The scope of work, schedule, and funding mechanisms for this program are critical factors for Lexington's capital expenditures during the next decade since the school physical plants remain Lexington's largest, and most intensively used, building assets.

### **Project Status and Needs**

Whatever strategy the School Committee sets for addressing structural needs at Bowman, Estabrook, Hastings and Bridge schools, all require continuing maintenance while the longer-range options are explored as confirmed by the recently issued Schools PK–12 Master Plan. Consistent with that plan, an earlier assessment by the Permanent Building Committee suggested that it might be desirable to replace Estabrook if structural issues economically preclude significant renovation on the scale required. The Schools PK–12 Master Plan suggested that Hasting's, rather than Bowman's, future needs depend in part on issues relating to the size of the school population and on redistricting. All four schools have been upgraded over time to varying degrees with new floors; windows; heating, ventilating, & air-conditioning (HVAC) systems, and electrical systems. Nevertheless, the Schools PK–12 Master Plan suggests that major upgrades to this infrastructure is needed at all four schools. The full spectrum of work will have to be carefully evaluated for each school, along with needs for additional classrooms or other spaces to satisfy the educational programs. What options are chosen have obvious implications for the Town's reliance on future debt-exclusion financing versus its capacity to accommodate needed work within the tax levy under the cash-capital policy.

The Board of Selectmen's Senior Center Action Plan Committee and the Council on Aging have both done work to reevaluate and refine a location for a new Senior Center. Discussions are now focused on using the White House. (See further discussion under *Council on Aging/Community Center* on page 16.)

Two land purchases are provided for at this Annual Town Meeting: one off of Vine St (Leary) (see Article 12) and the other off of Lowell St (Busa) (see Article 13).

For all projects like these beyond the committee's five-year planning horizon, we are unable to provide even provisional cost estimates. A recent estimate for a project about which some parameters can be provided is (for illustrative purposes only):

- \$50 million, total for the *next two elementary schools* (an estimate that reflects inflation of 1% per month of some materials for recent construction).

## ***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. The proceeds under the CPA may be used for various capital projects, including affordable housing, open space, historic preservation, and recreation. (There are limitations in the Act regarding which projects within those categories can be funded under the Act.) Funds are eligible for State matching, although the matching level is not guaranteed.

While all the State matches made in FY2008 (which are always based on each town's prior-fiscal-year's property surcharges) were at the original 100% level, last year's match for Lexington was only at 69.4%. For those communities that have adopted the maximum 3% surcharge—as Lexington did—when there aren't sufficient funds for a 100% match, the State does a 2<sup>nd</sup>, and potentially 3<sup>rd</sup>, calculation to determine the final match for those 3% communities. Last year, Lexington's 1<sup>st</sup>-round match was at 67.6% and the 2<sup>nd</sup>-round match increased it to the 69.4%. (A 3<sup>rd</sup> calculation was not done.)

At this time, the State's FY2010 1<sup>st</sup>-round match is projected at about 29%; therefore our total match (including 2<sup>nd</sup> round) may be about 29.7%. As the matches are funded by fees on property transactions at the Registries, the full extent of the impact on those fees because of the overall economic recession is unknown and, thus, there is further uncertainty about the level of the State matching funds.

Projects are put forth to Town Meeting for action by a Community Preservation Committee (CPC) whose membership 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 only has the options of approval, reduction, or disapproval; it cannot change the purpose, but Town Counsel has provided an opinion that Town Meeting can change the funding mechanism (cash or debt). As with any capital project, the CEC will give our recommendation on each of the projects put before the Town Meeting. (See Articles 11–13)

The CPA provides an alternative funding mechanism for capital projects. *The CPA creates a separate pool of money which can be used for a limited set of projects and cannot be prioritized against the Town's traditional capital needs. It is this dichotomy of funds and debate which is challenging.*

See the Appendix for a summary of the CPF status as known to this Committee at the time of writing this report:

## ***Enterprise-Fund Projects***

The Town operates three enterprise funds for revenue-producing activities funded outside the tax levy by user fees (water supply, wastewater [sanitary sewers], and certain recreation services, such as the golf course, swimming pools, and tennis courts). (Recreational playground equipment, in contrast, is not fee generating, and capital investment for such equipment is therefore funded as part of the small-ticket program.) \$100,000 per year is paid from the Recreation Enterprise Fund for Lincoln Field debt service.

## CAPITAL EXPENDITURES COMMITTEE REPORT TO 2009 ATM

Unlike property-tax revenues, enterprise-fund fees are *not* subject to an arbitrary limit under Proposition 2½. The Recreation projects coming before this Town Meeting are proposed for CPF funding (see Articles 11(a), (b), & (c)); however, if such funding were not approved by Town Meeting, it's still pending a Recreation Committee decision as to whether Recreation Enterprise Funding would then be proposed for any of them (see Article 14).

From a capital standpoint, enterprise-funded projects are evaluated in terms of service and cost. For example, the water-enterprise funds have been used, in part, to maintain a nearly quarter-century program of relining and replacing aging water mains; the Town benefits from clean, safe, dependable drinking water supplies, and from a minimum of disruptive breakages.

(See Articles 15(d), 15(h), 15(i), 16, and 17)

The following tables reflect the 5-year Capital Expenditure budgets for these funds.

### Water Enterprise-Fund Budget

	FY2010 Requested	FY2011	FY2012 Projected	FY2013	FY2014
Water Distribution Improvements	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000
Hydrant Replacement	\$25,000	\$50,000	\$50,000		
Automatic Water-Meter Reading System	\$25,000	\$542,000	\$542,000		
Equipment Replacement	\$119,000				
GIS Implementation	\$21,600				
<b>Totals</b>	<b>\$1,090,600</b>	<b>\$1,492,000</b>	<b>\$1,492,000</b>	<b>\$900,000</b>	<b>\$900,000</b>

### Wastewater Enterprise-Fund Budget

	FY2010 Requested	FY2011	FY2012 Projected	FY2013	FY2014
Wastewater System Improvements	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000
Pump Station Upgrades	\$100,000	\$100,000	\$100,000		
Equipment Replacement	\$263,500				
Automatic Water-Meter Reading System	\$25,000				
GIS Implementation	\$14,400				
<b>Totals</b>	<b>\$1,602,900</b>	<b>\$1,300,000</b>	<b>\$1,300,000</b>	<b>\$1,200,000</b>	<b>\$1,200,000</b>

### Recreation Enterprise-Fund Budget

	FY2010 Requested	FY2011	FY2012 Projected	FY2013	FY2014
Center Complex Additional Lights		\$163,000		\$433,000	
Drainage Improvements to Preserve Various Athletic Fields (\$100K CPF)	\$0				
Storm Water Mitigation to Preserve the Old Reservoir (\$569K CPF)	\$0				
Pine Meadows Improvements—Equipment		\$27,900			
Pond and Drainage Improvements to Preserve Pine Meadows Golf Course (\$200K CPF)	\$0				
Town Pool Renovations		\$155,000			
Park Improvement—Hard-Court Resurfacing				\$65,000	
<b>Totals</b>	<b>\$0</b>	<b>\$345,900</b>	<b>\$0</b>	<b>\$498,000</b>	<b>\$0</b>

### *Small-Ticket Projects*

Small-ticket capital projects are funded from the tax levy and do not qualify as big-ticket projects. Generally, they cost between \$25,000 (the minimum qualification for consideration as a capital expenditure) and \$1 million, and represent projects that should be funded on a regular, timely basis to maintain Town infrastructure. Past practice has been to fund these items on an “as-needed” basis, a dangerous practice, because it invites deferred maintenance, letting small problems turn into major deterioration and expensive repair or reconstruction. Proceeding this way also makes it impossible to plan

sensible replacement policies for Town assets, even when their expected service life can be reasonably predicted. However, 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 which this Committee naturally applauds. As that Building Envelope "set-aside" was scaled for just the Municipal buildings, we also are pleased to see that a parallel "set-aside" has been proposed for the Schools buildings in FY2010 (see Article 19(i))—and we look forward to that also being an annual request. In this respect, we continue to work closely with the stewards of our assets to prioritize, plan and project such work for a period of five years or more.

### ***Five-Year Capital Request Summary***

The table on the next page summarizes the *five-year capital plan*. It reflects the FY2010 amounts whose appropriation we expect to be requested at the 2009 ATM—as addressed in this report—and the contemplated FY2011–FY2014 requests as shown in the Brown Book, Page XI-19. The Totals are of those FY2010–FY2014 entries; however, there is an important caveat to those Totals. That page in the Brown Book also cites these 7 projects with amounts deferred from the FY2010 requests:

<b>Capital Projects with Funding Deferred from FY2010</b>	
<b>Project</b>	<b>Amount</b>
Comprehensive Storm Management Watershed Study (also cited as Brook Restoration)	\$390,000
Automatic Water-Meter Reading System	\$732,250
Central Business District (CBD) Sidewalks	\$400,000
Sidewalk Improvements and Easements	\$200,000
Storm Drainage Improvement	\$300,000
Hastings Oil Tank Removal and Boiler Replacement	\$135,000
Lexington High School Heating Systems Upgrade	\$600,000
<b>TOTAL</b>	<b>\$2,757,250</b>

At the time of writing this report, this Committee does not know where, and to what extent, those deferred amounts are represented in the FY2011–FY2014 data. Therefore, the Totals do not necessarily represent the 5-year capital-plan total where those 7 projects are concerned.

And with regard to the replacement of the Fire Department's Ladder Truck—which is shown as an FY2014 Request—the later information we have (see that Department's Major Capital Equipment on page 18) is that it's now projected to be an FY2015 Request.

# CAPITAL EXPENDITURES COMMITTEE REPORT TO 2009 ATM

FIVE-YEAR CAPITAL PLAN (FY2010 to FY2014 CAPITAL REQUESTS)						
Capital Project Requests	FY2010 Request	FY2011 Request <sup>†</sup>	FY2012 Request <sup>†</sup>	FY2013 Request <sup>†</sup>	FY2014 Request <sup>†</sup>	Totals <sup>†</sup>
<b>SCHOOLS</b>						
Classroom Furniture Replacement	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Replacement of Kitchen Equipment	\$75,000	\$100,000	\$100,000	\$100,000	\$100,000	\$475,000
Technology Plan	\$600,000	\$600,000	\$600,000	\$600,000	\$600,000	\$3,000,000
Time Clocks for all Buildings	\$0	\$200,000	\$0	\$0	\$0	\$200,000
<b>SUBTOTAL—SCHOOLS</b>	<b>\$ 725,000</b>	<b>\$ 950,000</b>	<b>\$ 750,000</b>	<b>\$ 750,000</b>	<b>\$ 750,000</b>	<b>\$ 3,925,000</b>
<b>DEPARTMENT OF PUBLIC WORKS</b>						
Pedestrian Signal Improvements	\$0	\$40,000	\$40,000	\$220,000	\$180,000	\$480,000
Security Gate and Access Control System at Hartwell	\$0	\$91,000	\$0	\$0	\$0	\$91,000
Comprehensive Storm Mgmt Watershed Study	\$110,000	\$200,000	\$200,000	\$100,000	\$100,000	\$710,000
Water Distribution System Improvement	\$900,000	\$900,000	\$900,000	\$0	\$900,000	\$3,600,000
Equipment Replacement	\$903,423	\$587,400	\$336,700	\$520,000	\$417,000	\$2,764,523
Sanitary Sewer System Improvement	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$6,000,000
Hydrant Replacement Program	\$50,000	\$50,000	\$50,000	\$0	\$0	\$150,000
Pump Station Upgrade	\$100,000	\$100,000	\$100,000	\$0	\$0	\$300,000
Automatic Meter Reading System	\$50,000	\$546,000	\$546,000	\$0	\$0	\$1,142,000
GIS Implementation	\$120,000	\$0	\$0	\$0	\$0	\$120,000
Street Improvements	\$1,238,125	\$1,251,578	\$1,265,368	\$1,279,502	\$1,293,989	\$6,328,562
Dam repair	\$0	\$300,000	\$300,000	\$0	\$0	\$600,000
CBD Sidewalks	\$0	\$400,000	\$400,000	\$0	\$0	\$800,000
Sidewalk Improvement	\$0	\$200,000	\$300,000	\$400,000	\$400,000	\$1,300,000
Storm Drainage Improvement	\$160,000	\$460,000	\$460,000	\$460,000	\$0	\$1,540,000
Traffic Mitigation	\$50,000	\$50,000	TBD	TBD	TBD	\$100,000
Pitcarl Place Upgrade for Acceptance	\$125,000	\$0	\$0	\$0	\$0	\$125,000
Intersection Improvements	\$0	\$200,000	TBD	TBD	TBD	\$200,000
Hartwell Avenue Traffic Mitigation Improvements	\$0	TBD	TBD	TBD	TBD	\$0
<b>SUBTOTAL—PUBLIC WORKS<sup>†</sup></b>	<b>\$5,006,548</b>	<b>\$6,575,978</b>	<b>\$6,098,068</b>	<b>\$4,179,502</b>	<b>\$4,490,989</b>	<b>\$26,351,085</b>
<b>POLICE DEPARTMENT</b>						
Police Station Renovation Design/Construction	\$45,000	TBD	TBD	\$0	\$0	\$45,000
Software (Police & Fire/EMS)	\$0	\$0	\$10,000	\$400,000	\$0	\$410,000
<b>SUBTOTAL—POLICE</b>	<b>\$45,000</b>	<b>\$0</b>	<b>\$10,000</b>	<b>\$400,000</b>	<b>\$0</b>	<b>\$455,000</b>
<b>FIRE DEPARTMENT</b>						
Replacement of Engine 3	\$500,000	\$0	\$0	\$0	\$0	\$500,000
Fire Station Renovation Design/Construction	\$100,000	TBD	TBD	\$0	\$0	\$100,000
Replacement of Rescue Vehicle (ambulance)	\$0	\$0	\$240,000	\$0	\$0	\$240,000
Replacement of Ladder Truck	\$0	\$0	\$0	\$0	\$1,000,000	\$1,000,000
<b>SUBTOTAL—FIRE</b>	<b>\$600,000</b>	<b>\$0</b>	<b>\$240,000</b>	<b>\$0</b>	<b>\$1,000,000</b>	<b>\$1,840,000</b>
<b>DEPARTMENT OF PUBLIC FACILITIES</b>						
Hastings Oil Tank Removal and Boiler Replacement	\$0	\$0	\$0	\$135,000	\$0	\$135,000
LHS Elevator Piston Replacement	\$40,000	\$0	\$0	\$25,000	\$0	\$65,000
LHS Heating Systems Upgrade	\$350,000	\$1,650,000	\$1,000,000	\$0	\$0	\$3,000,000
LHS Auditorium Renovation	\$305,000	\$0	\$0	\$0	\$0	\$305,000
School Accessibility Improvement	\$50,000	\$60,000	\$0	\$0	\$0	\$110,000
School Building Envelope Program	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000
School Building Roofing Program	\$201,500	\$531,330	\$532,507	\$527,882	\$570,500	\$2,363,719
Relocate Old Harrington Playground Structures	\$40,000	\$0	\$0	\$0	\$0	\$40,000
Bowman Play Area Improvement	\$80,000	\$0	\$0	\$0	\$0	\$80,000
Visitor's Center Patio	\$0	\$12,000	\$0	\$0	\$0	\$12,000
East Lexington Fire Station Kitchen Upgrade	\$75,000	\$0	\$0	\$0	\$0	\$75,000
Municipal Building Envelope	\$157,594	\$161,534	\$165,572	\$169,711	\$173,954	\$828,365
Town Office Building Preservation & Renovations	\$30,000	\$2,000,000	\$0	\$0	\$0	\$2,030,000
<b>SUBTOTAL—PUBLIC FACILITIES<sup>†</sup></b>	<b>\$1,454,094</b>	<b>\$4,539,864</b>	<b>\$1,823,079</b>	<b>\$982,593</b>	<b>\$869,454</b>	<b>\$9,669,084</b>
<b>RECREATION DEPARTMENT</b>						
Stormwater Mitigation Marrett Road/Old Res.	\$569,000	\$190,047	\$0	\$0	\$0	\$759,047
Pine Meadows Improvements	\$200,000	\$0	\$248,900	\$0	\$0	\$448,900
Park Improvement- Athletic Fields	\$70,000	\$50,000	\$50,000	\$50,000	\$160,000	\$380,000
Town Pool Renovation	\$0	\$155,000	\$0	\$0	\$0	\$155,000
Pine Meadows Equipment	\$0	\$27,900	\$0	\$0	\$0	\$27,900
Athletic Facility Lighting	\$0	\$254,000	\$0	\$433,000	\$0	\$687,000
Park Improvements-Hard Court Resurfacing	\$0	\$0	\$100,000	\$65,000	\$0	\$165,000
Park and Playground Improvements	\$0	\$0	\$60,000	\$115,000	\$0	\$175,000
ADA Accessibility Study	\$0	\$0	\$0	\$0	\$50,000	\$50,000
<b>SUBTOTAL—RECREATION</b>	<b>\$839,000</b>	<b>\$676,947</b>	<b>\$458,900</b>	<b>\$663,000</b>	<b>\$210,000</b>	<b>\$2,847,847</b>
<b>LIBRARY</b>						
Stone Building Renovation	\$180,000	\$2,376,403	\$0	\$0	\$0	\$2,556,403
<b>SUBTOTAL—LIBRARY</b>	<b>\$180,000</b>	<b>\$2,376,403</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,556,403</b>
<b>GENERAL GOVERNMENT</b>						
Head End Equipment	\$154,500	\$105,800	\$0	\$0	\$0	\$260,300
Town/School Telephone System Replacement	\$0	\$450,000	\$0	\$0	\$0	\$450,000
Archives & Records Management/Conservation	\$150,000	\$150,000	\$150,000	\$150,000	\$0	\$600,000
<b>SUBTOTAL—GENERAL GOVERNMENT</b>	<b>\$304,500</b>	<b>\$705,800</b>	<b>\$150,000</b>	<b>\$150,000</b>	<b>\$0</b>	<b>\$1,310,300</b>
<b>COMMUNITY-WIDE (CPA Funded)</b>						
Land Acquisition	\$2,763,100	Unknown	Unknown	Unknown	Unknown	\$2,763,100
Greeley Village Roof Replacement	\$320,828	\$0	\$0	\$0	\$0	\$320,828
Munroe Tavern Historic Report & Capital Needs	\$50,000	\$0	\$0	\$0	\$0	\$50,000
Purchase 3 Affordable Housing Properties & Impr	\$845,000	\$0	\$0	\$0	\$0	\$845,000
Administrative Expenses (excl Open Space Planning)	\$100,000	Unknown	Unknown	Unknown	Unknown	\$100,000
Open Space Acquisition Planning	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
<b>SUBTOTAL—COMMUNITY-WIDE</b>	<b>\$4,128,928</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$50,000</b>	<b>\$4,328,928</b>
<b>TOTALS<sup>†</sup></b>	<b>\$ 13,283,070</b>	<b>\$ 15,874,992</b>	<b>\$ 9,580,047</b>	<b>\$ 7,175,095</b>	<b>\$ 7,370,443</b>	<b>\$ 53,283,647</b>

<sup>†</sup>Excluding FY2010, do not necessarily reflect effects of deferrals from FY2010 on 7 projects in Public Works & Facilities. (See table on preceding page)

## **Programs**

### ***Conservation***

Under the CPA which Lexington passed in March 2006, at least 10% of each year's revenue must be devoted to Open Space (along with the same allocations to Historic and Affordable Housing) and additional funds from the Unbudgeted Reserve and the Undesignated Fund Balance can be used for Open Spaces purchases. At the 2008 fall Special Town Meeting under Article 5, two parcels belonging to the Goodwin Family Trust were added at a cost of \$181,517. One, 10.7 acres, protects wetlands adjacent to Hartwell Avenue's landfill; the other adds 9.5 acres of Meagherville land adjacent to the Town-owned Pine Meadows Golf Course. These were the first conservation purchases using CPA funds.

At this 2009 Annual Town Meeting we have the opportunity to add a very significant parcel, the Leary land on Vine Street. Long considered a critical purchase by the Conservation Commission, this old farm and dairy land has been sought for conservation some 38 years and would add about 13.5 acres (of the 14.2-acre parcel), with access from Vine Street, to adjacent 98.5 acres of conservation land. It creates a green belt protecting vital wetlands in the Lower Vine Brook Conservation Area and the water supplies of our downstream neighbors. The varied terrain of this and the remaining lands are a haven for wildlife and passive recreation. Additionally, in the about 0.7 acres fronting on Vine Street, the Town will acquire space—including a historic 1848 farm house of uncertain condition, for affordable housing (specifics of which are yet to be delineated). The \$2,763,100 price tag will come from CPF cash. (See Article 12).

In the CPC's administrative budget, \$50,000 is included to enable the Conservation Commission to do preliminary research such as land surveys and appraisals as part of the process of bringing future land-acquisition opportunities to the table. (See Article 11(n))

At the time of writing this report, the Town was still negotiating on another land parcel—for any or all the Busa farm off Lowell Street. These three adjacent farm lots have frontage on Lowell Street and backland next to Lexington's portion of the Arlington Reservoir. (See Article 13) (Article 12 of the 2008 Annual Town Meeting addressed this same land parcel, but that Article was Indefinitely Postponed as there was not agreement then.) If the Town successfully negotiates for this land, it is contemplated that it will be for a mixed use of Affordable Housing and Recreation funds—using CPF. Again, this land has long been considered by the Conservation Commission as being a critical Town acquisition. If no agreement is reached during this Annual Town Meeting, we would expect this Article will be Indefinitely Postponed; however, we understand there will be an Article for acquiring this same land in the Warrant for the 2009 Special Town Meeting that is expected to convene on May 6, 2009.

### ***Council on Aging/Community Center***

The 2007 Annual Town Meeting, under Article 35, authorized the Council on Aging to spend the remaining \$35,000 from a 2000 Annual Town Meeting, Article 8(a)(ii), appropriation in order to study the feasibility of developing a 2-campus senior/community center using the White House site (which is at 1557 Massachusetts Avenue and previously was the Barnes property) and the present Senior Center (which is in the Muzzey High Condominium, 1475 Massachusetts Avenue), and to review the programmatic needs and space requirements for such a project. Under the 2-campus concept, at least the Adult Day Care would occupy part of the present Senior Center.

The White House site contains 76,000 sq ft and has a partially historic building, a parking lot, and the so-called "Conscience Land" (i.e., the currently undeveloped land fronting on Fletcher Avenue, Woburn Street, and Massachusetts Avenue). The Board of Selectmen has custody of the site since it was transferred from the School Department in 2007. The Historic Districts Commission wishes the Town



retain the historic part of the building, but would not object to moving it forward on the site. Preservation of open space is also an objective on the site. The White House will be available when the DPW moves into their new building at 201 Bedford Street later this year.

The architectural firm of Bargmann Hendrie + Archetype, Inc. (BH+A) was hired on January 21, 2008, to do a feasibility study. The first step has been to re-evaluate the programmatic needs study previously done, add a parking component, and translate them to the space needs of the 2-campus concept

The “Muzzey Senior Center and White House Conceptual and Feasibility Study, July, 2008” was presented to the Town in July 2008 by BH+A. Briefly, the study found by moving a portion of the house and the carriage house forward towards Massachusetts Avenue that a 2-story, u-shaped building of 22,500 sf around a courtyard could accommodate the program as outlined for a senior center, provide almost 1,050 parking spaces, be compliant with the Americans with Disabilities Act (ADA) accessibility requirements, and still save more than half the Conscience Land—now the site of the popular Farmers Market. Unless you add a third story, the Adult Day Care Program would not be accommodated, nor is the substandard space at Muzzey High Condominium suitable for that program due to that building’s architectural features. The current space in Lincoln, while limited in size and hours and owned by Minuteman Regional Vocational Technical School, was found adequate for that Program. No future plan was suggested for the Town-owned space at Muzzey High Condominium.

A very preliminary cost estimate, escalated to 2010, was \$8.7M. With a 35% contingency, plus soft costs, it brings the total to about \$12.1M.

There has been no review of that study by any major committees such as the Permanent Building Committee, by the Historic District Commission, or by the neighborhood. This is the only site never reviewed by any prior senior-center site-search committee. Potential expansion of the adjacent Police headquarters could impact the site.

This Committee believes no further expenditure of funds should be made regarding the White House site—for any purpose—until the Board of Selectmen has designated the planned purpose for the site. Further, we believe any funding request ought to have been presented to the CPC for their consideration.

It had been proposed that funds—without possible benefit by partial funding through the CPC—be provided by this Town Meeting for Design & Engineering to redevelop the White House site for a Community Center (see Article 22); however, we understand that request will be Indefinitely Postponed as it is not expected that the Selectmen will have designated that site for such a purpose by this Town Meeting.

We believe, though, that Town Meeting needs background information and a progress report of last years’ architectural study of the site and its dollar recommendations. And as the Muzzey High Condominium is involved, we believe Town Meeting is overdue to be briefed on the outcome of the analysis of the Muzzey High Condominium which was funded through the CPF by the 2007 Annual Town Meeting under Article 26(l) in the amount of \$53,500.

It is important to note that, under new direction, the Town’s Social Services—now housed at the Muzzey Senior Center—encompass the wider community including family and youth services as well as seniors. This Committee believes any envisioned building needs to have addressed all those services.

## ***Fire***

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

The mission of the Fire Department in the 21<sup>st</sup> century has shifted beyond traditional firefighting to emergency services, homeland security, and community education—with our firefighters now being

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trained for Emergency Medical Services and Advanced Life Support. The equipment to perform these missions has changed with new technologies for firefighting and communications, yet the basic pumper, ladder truck, and rescue-ambulance are still essential to the mission.

Lexington must continue to replace its aging equipment and retain back-up capacity. Consistent with their long-term equipment-replacement schedule, the Fire Department is requesting a new Pumper Truck to replace their older one (currently identified as “E-3”). (See Article 15(a))

There is a need to continue the review, begun with initial funding at last-year’s ATM, of how better to preserve and renovate the Fire Department Headquarters (45 Bedford Street) in the light of how it is staffed today and the Department’s current mission requirements. (See Articles 11(i) & 19(e))

And to continue to attend to building deficiencies at the East Lexington Fire Station, funding is being requested to upgrade its kitchen. (See Article 19(l))

The Fire Department is responsible for inspecting operations in the Town for compliance with the applicable fire codes. Recognizing the Town’s obligations as the owner of the Munroe School building, last-year’s ATM, under Article 19(j), appropriated \$579,550 for a project to correct the deficiencies in the fire-alarm and fire-suppression systems in that building. We noted then that the amount was a preliminary estimate and we expected a later estimate to be less. Under the direction of DPF, a contract was executed in March, 2009, for \$297,000, with performance to be completed by mid-September, 2009. While that’s a major milestone toward completing the project—and portends possibly accomplishing it at less than the appropriated amount—we recognize that there may well be other actions (e.g., change orders and contingencies) whose costs are yet to be included in what would be the final project cost.

### Major Capital Equipment

This is the inventory of the Fire Department’s major, capital-equipment, vehicles—ordered by the year of the planned replacement funding:

Replacement Funding	ID	Description	Model Year Purchased	Put-in-Service Date	Originally Projected Useful Life (years)	Original Cost
FY2009 (approved) <sup>1</sup>	R-2	Ambulance/Rescue (International, CI-3-PL Custom))	2002	Oct 2002	6	\$159,050
FY2010 (requested)	E-3	Pumper Truck (E-One, Cyclone)	1997	Sep 1998	13-14	\$310,300
FY2012 (projected)	R-1	Ambulance/Rescue (Chevrolet, CI-3-lifeline)	2006	Apr 2006	6	\$165,000
FY2015 (projected)	L-1	Ladder Truck (E-One, Cyclone)	2000	Jun 2000	15	\$588,000
FY2017 (projected)	E-4	Pumper Truck (Ferrara/International)	2003	Jul 2003	13-14	\$210,000
FY2020 (projected)	E-2	Pumper Truck (E-One, Typhoon)	2005	Jan 2005	13-14	\$345,000
FY2023 (projected)	F-1	Forestry Truck (Chevrolet, 550/C&S)	2008	Oct 2008	10-12	\$80,000
FY2022 (projected)	E-1	Pumper Truck (Ferrara, Intruder II)	2008	Apr 2008	13-14	\$389,000

<sup>1</sup> Delivery scheduled for July 2009

There is another piece of capital-equipment vehicle in the inventory. Its ID is C-6, it is a Bucket Truck (International), and it was put in service in 1984. (Original cost was not readily known.) C-6 is used to service the remaining wired fire-alarm circuits. It is not included in the above replacement schedule as the Department is in the process of decommissioning (and removing) those wired circuits. When that is completed—which should be in two years, or less—C-6 will be removed from service and not replaced.

The Department has also just advised that it will need to replace 20 of their 34 sets of the self-contained breathing apparatus (SCBA) used by the firefighters. We anticipate that will be proposed for inclusion in the FY2011 budget. As each set is currently priced at \$5,400, that is projected to be a purchase of about \$108,000.

**Fire Department 5-Year Capital Appropriation History (All Funding Sources)**

	<b>FY2005</b>	<b>FY2006</b>	<b>FY2007</b>	<b>FY2008</b>	<b>FY2009</b>
Fire Trucks	\$345,000		\$380,000	\$80,000	
Rescue-Ambulances		\$165,000			\$200,000
Fire-Department HQ <sup>1</sup>				\$35,000	\$40,000
East Lexington Fire Station <sup>3</sup>					\$47,500
Wireless Fire Alarms				\$142,000	
Fire-Hydrant Replacement <sup>2</sup>				\$50,000	\$50,000
Munroe Center Evaluation				\$35,000	
Munroe Fire-Protection System <sup>3</sup>					\$579,550
Fire-Monitoring of Historic Houses <sup>3</sup>				\$18,120	
Police & Fire/EMS Mobile Computerization <sup>4</sup>					\$156,000

**Notes**<sup>1</sup> Women's Shower (FY2008); Redesign Study (FY2009)<sup>2</sup> Includes \$25,000 each year from Water Enterprise Fund<sup>3</sup> Community Preservation Fund<sup>4</sup> Joint with Police (shown in both departments)***Police***

While the Police Headquarters' (1575 Massachusetts Avenue) joint police/fire/9-1-1 Dispatch area received an upgrade in conjunction with the installation of upgraded telecommunications equipment (completed by November, 2007), there is need for a renovation of the entire facility so that it can meet its 21<sup>st</sup> century responsibilities. Funding is being requested for a space-preservation-and-needs study to provide specific insight as to what that would require be done. (See Article 11(g) & 19(j))

**Police Department 5-Year Capital Appropriation History (All Funding Sources)**

	<b>FY2005</b>	<b>FY2006</b>	<b>FY2007</b>	<b>FY2008</b>	<b>FY2009</b>
Dispatch Room Renovation <sup>1</sup>			\$842,000		
Police & Fire/EMS Mobile Computerization <sup>2</sup>					\$156,000

**Notes**<sup>1</sup> Includes \$100,000 from Community Preservation Funds<sup>2</sup> Joint with Fire (shown in both departments)***Library*****Main Library**

The renovated Main Library continues to prosper with increased circulation and use, and has no major capital needs this year

**Former East Lexington Branch Library**

The former branch library, housed in the historic 1833 Stone Building (which is in the National Register of Historic Buildings), has become a necessary focus of the Board of Trustees of the Library as a disastrous plumbing leak on August 20, 2007, flooded the building, causing considerable damage to the walls, floors, ceilings, and collection. The building was forced to close.

Back in 2005, the Building Finance Advisory Committee had identified deficiencies in the windows, shutters, pillars, masonry, and cited the need for new boiler, new air conditioning, electrical upgrades, and energy-efficiency improvements estimated at \$193,000—without addressing the access requirements of the ADA. In response to those deficiencies—and prior to the flooding—the 2007 Annual Town Meeting

had appropriated \$43,000 of CPA funds under Article 26(g) for a study of structural needs and handicapped access to preserve the building and increase its functionality.

Under that appropriation, the firm of HKT Architects, Inc., was engaged on February 12, 2008, to determine the condition of this historic structure, the capital needs of the building, and to suggest a way to address ADA requirements without regard to actual future public use. On March 16, 2008, the Library Trustees held a community conversation with citizens interested in future uses for the building consistent with the Trust of Ellen Stone who conveyed the building to the Trustees in 1893 for the sum of \$2,000. In addition to continued use of the building as a branch library, terms of the Trust include use as a public meeting hall, a reading room, an art museum, or “other suitable activity” as deemed by the Trustees. Two plans for handicapped access were presented by HKT: One with a lift, two new accessible bathrooms, re-oriented space within the building, and an access ramp on one side; the other would include constructing a small ell at the rear (one had been removed in 1946) with a new entrance at the rear, a full elevator, and two new accessible bathrooms.

In order to determine a future use for the building, the Library Trustees held further community conversations—including a forum on Mar 16, 2008, and solicited ideas for a use for this historic building. An open meeting to hear those ideas—which included continued use as a branch library as well as new uses—was held on Oct 2, 2008. On Jan 26, 2009, the Library Trustees chose the proposal under which it would become a Town of Lexington Heritage Center celebrating the spirit of Ellen Stone. (That decision explicitly decided not to continue a branch library in that building.) Developing the detailed plans for the Center would be a partnership effort, led by the Director of the Cary Memorial Library. Collaboration is contemplated with Town, neighborhood, and community groups such as the Lexington Historical Commission, Tourism Committee, Economic Development Office, Cary Memorial Library, Lexington Historical Society, Lexington Chamber of Commerce, Northeast Regional Office of National Archives & Records Administration (NARA), Waldorf School, East Lexington Civic Association, and Follen Community Church.

On the Cary Memorial Library website under “Stone building/ East Branch” find: Stone Building reuse proposal letter of interest for the Town of Lexington Heritage Center, the HKT architectural findings in the feasibility reports on the Stone Building, volumes 1 & 2, and other documents useful in understanding what is proposed and its associated cost estimates.

To fund further work on the Stone Building, the Trustees of the Library have applied to the CPC for funding to carry out a Historic Structures Report and some level of stabilization, as deemed essential. (See Article 11(h).

## ***Public Works***

The DPW is the maintenance agent for all Town facilities with the exception of buildings which are assigned to the Department of Public Facilities, and is responsible for the execution (i.e., design, bidding, and project management) of related DPW projects. Major components of DPW capital projects include:

- Trucks and heavy equipment necessary to accomplish DPW missions, and
- Roads, parking areas, sidewalks, sanitary sewers, water distribution, storm drainage, and dam inspections.

Such projects that are for sanitary sewers and water services, and some Recreational facilities, are normally funded from Enterprise Funds; however, the rest of the capital needs, except CPA-funded projects, must be funded by the general tax levy and/or debt-exclusion overrides.

## **Roads**

Lexington has a total of about 160 miles of roads, including State and unaccepted roads, consisting of: 12 miles of major arteries, 18 miles of minor arteries, 20 miles of collector roads, 81 miles of residential

thruways, and 28 miles of cul-de-sacs. Lexington's DPW maintains about 126-miles of them; the remainder being maintained by the State or private owners.

In order to maintain Lexington's non-arterial roads at an acceptable condition level, approximately \$1,250,000 (in 2009 dollars) per year for roadwork, other than patching, is required. The roads to be rehabilitated in a particular year are determined by DPW on the basis of individual road conditions and available funds. Funding is a combination of State Chapter 90 funds and Town funds from the \$500,000 set-aside established in the FY2001 operating override. The \$500,000 set-aside has been increased by 2.5% (i.e., the statutory growth in the tax levy) each year beginning with FY2008. (See Article 15(j))

### **Traffic Mitigation**

Lexington owns 14 traffic-signal installations and expects to add several more in future years. In FY2010, the request of \$50,000 is the third of a proposed four requests in support of the Traffic Mitigation Committee and will be used for the collection of data, the analysis of the data, and the development of strategies to correct identified problems. (See Article 15(k))

### **Sidewalks**

Currently the town has more than 58-miles of sidewalks. Because the upgrading and extension of many of these sidewalks was long overdue, the Board of Selectmen appointed a Sidewalk Advisory Committee in Spring 2005. Maintenance of sidewalks is expensive, and issues of obstructions, easements, and objections from residents burden construction of new sidewalks. The overall policy is to develop a prioritized sidewalk construction plan focusing on school and other high-pedestrian-traffic routes and high-walking-hazard streets.

Funds for sidewalks are usually appropriated under two sub-articles: one for Central Business District (CBD) sidewalks and another for non-CBD sidewalks and easements.

At the 2008 ATM, there was considerable discussion on the FY2009 CBD sidewalk program under that Meeting's Article 15(d). While this Committee was on record against the premium costs of the proposed sidewalk on a side street in the CBD—and, in any case, urged emphasizing the residential-sidewalk needs, instead—questions were also raised by Town Meeting as to whether the proposed effort had been fully vetted and whether the CBD-sidewalk program should include funding for undergrounding the overhead utilities in certain CBD areas. That Town Meeting rejected its Article 15(d)—voting 112 against and 23 for.

Funds are not included in the FY2010 budget for any sidewalk work. (See Articles 15(e) and 15(f))

### **Geographic Information System (GIS)**

A needs-and-cost assessment for a GIS system, funded in FY2006, indicated that such a system would be extremely valuable to the Town. Development of a GIS in three phases was recommended and this is the request for the third, and final, phase. (See Article 15(h))

### **Water Distribution System**

Many of the Town's water mains were installed in the early 1900s. For several years the Town has been systematically improving the system to improve water quality, pressure, and fire-protection capabilities, and to reduce frequency and severity of water-main breaks. To improve meter-reading efficiencies the Town is proposing to install an Automatic Water-Meter Reading System. (See Article 16)

### **Fire Hydrant System**

The Town of Lexington has approximately 1500 hydrants in its fire-protection system. To maintain an effective system approximately 25 hydrants must be replaced every year. (See Article 15(i))

## **Storm Drainage**

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 of an unsafe condition and to protect newly paved secondary streets. It is also necessary, some times, to study and repair drains where overflow conditions develop and/or complaints are received. (See Article 15(g))

## **Storm Water Management**

State Department of Environmental Protection (DEP) regulations require the Town to maintain its 18 brooks and its numerous wetlands in a condition such that they do not reduce the volume of water that can be handled by our storm-drainage systems. Sediment and broken tree limbs impede the flow of water and cause flooding and damage to private property, thus creating liabilities for the Town. (See Article 15(c))

## **Sanitary Sewer System**

The sanitary sewer system, like the water distribution, has sections that date back to the early 1900s. Due to age-related deterioration, some sections are susceptible to storm-water infiltration and with deficient pumping causing overloading of parts of the system. An on-going rehabilitation program is required. Improvements to, and rehabilitation of, Pump Stations is also necessary. Because sewer costs are related to water consumption, the Sewer Department is sharing the cost of the Automatic Water-Meter Reading System. (See Article 17)

## **DPW Equipment**

DPW equipment has an estimated replacement cost of \$10 million. There is a well-conceived program of replacing the older, less fuel efficient, more labor intensive, and high maintenance cost equipment with standard, off-the-shelf vehicles and equipment that will last longer and cost less to maintain and operate. The kind of equipment owned, operated, and maintained by DPW includes: autos, dump trucks, sanders, cranes, trailers, pick-ups, loaders, rollers, backhoes, tractor-mounted snow throwers, sweepers, brush chippers, mowers, sprayers, vacuums, compressors, welders, portable generators, pumps, lifts, and compactors. Several years ago, DPW did a commendable job of developing a long-range equipment-replacement schedule that would cost around \$500,000 per year, in 2007 dollars. The FY2010 replacement program is consistent with that long-range plan with the exception of the Sewer Vacuum Truck which was moved forward from the FY2012 program to FY2010 because maintenance of the existing vehicle has become too difficult and costly. (See Article 15(d))

## **DPW Facility**

Construction of a new DPW Facility at 201 Bedford Street was authorized in June 2007 by a favorable vote on a debt-exclusion override of \$27,500,000. A construction contract was awarded in October 2007. The new facility will allow all Divisions of the Public Works Department to be co-located and has space allocated to the new Department of Public Facilities operations. The contract calls for substantial completion of the primary building by April 29 of this year. It is expected that the administrative staffs of both departments will move into the facility shortly thereafter; however, that move is dependent on being satisfied with the status of the punch list and commissioning items for which the contractor is responsible. At the time of writing this report, that administrative move is contemplated by late May. (Work will still be continuing at the site on the sand/salt shed and there is no firm date for the move of all the vehicles and other equipment.)

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

	FY2005	FY2006	FY2007	FY2008	FY2009
<b>Capital from Tax Levy &amp; Chapter 90 Funds<sup>†</sup></b>					
DPW Equipment	\$370,000	\$485,000	\$485,000	\$523,300	\$510,000
DPW Facility		\$720,000	\$1,300,000	\$25,480,000	
Street resurfacing & reconstruction	\$1,000,000	\$960,000	\$960,000	\$1,320,000	\$1,925,000
Street light/traffic mitigation		\$100,000		\$50,000	\$50,000
Drains/dams/brook cleaning			\$160,000	\$460,000	\$160,000
Town Building Envelope	\$340,000	\$150,000	\$90,000	\$150,000	
Sidewalk/bikeway improvements	\$100,000	\$50,000	\$300,000	\$350,000	\$275,000
Hydrant Replacement				\$25,000	\$25,000
<b>Totals</b>	<b>\$1,810,000</b>	<b>\$2,465,000</b>	<b>\$3,295,000</b>	<b>\$28,358,300</b>	<b>\$2,945,000</b>

<sup>†</sup>FY2009 was the first year that Capital Projects for both Municipal and School facilities were submitted by the then-new Department of Public Facilities. See the Public Facilities Appropriation History later in this report for its FY2009 appropriations—which includes items for the Municipal facilities.

**Capital from Enterprise Funds****Wastewater**

Sewer System	\$150,000		\$300,000	\$1,300,000	\$1,200,000
Collection sewers /	\$600,000				
Pump station upgrades				\$100,000	\$100,000
<b>Wastewater Totals</b>	<b>\$750,000</b>	<b>\$0</b>	<b>\$300,000</b>	<b>\$1,400,000</b>	<b>\$1,300,000</b>

**Water**

Water Mains Relining				\$1,800,000	\$1,800,000
DPW Equipment	\$850,000				
Water Meters				\$500,000	
Hydrant Replacement				\$25,000	
<b>Water Totals</b>	<b>\$850,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$2,325,000</b>	<b>\$1,800,000</b>

**Public Facilities**

The Department of Public Facilities (DPF)—created by an agreement of the Board of Selectmen, School Committee, and Town Manager, and approved by Town Meeting in 2007—is responsible for maintaining Municipal and School buildings. Costs associated with the staffing, maintenance, capital-project management, utilities, and building rentals are contained within this department. The DPF's Project Management Division is responsible for major capital renovations and providing staff support to the Permanent Building Committee for new construction.

DPF is responsible for 24 buildings: Town Office Building, Cary Hall, Police Station, Fire Department Headquarters, East Lexington Fire Station, DPW Facility (201 Bedford Street), Animal Shelter, Stone Building (previously used as the East Lexington Library), Cary Memorial Library, Visitors Center, Council on Aging Facility, Westview Cemetery, Munroe Cemetery Buildings, the "White House", and 10 school buildings.

DPF has taken a systematic approach to solving problems that affect both Municipal and School buildings. An example is the programming for Schools roof repairs over the 5-year Capital Expenditure program. Further, DPF has implemented the same approach to building maintenance for all Town buildings.

In the same vein, the just received, but not yet analyzed, previously cited Schools PK–12 Master Plan provides a broad review of the Schools' facility needs. That plan is intended to support the Lexington School Committee, and the Town, in future planning for new facilities and/or upgrades to existing facilities.

The FY2010 program provides for repair, maintenance, design and/or construction under 15 sub-articles for Town buildings.

## CAPITAL EXPENDITURES COMMITTEE REPORT TO 2009 ATM

For the Municipal Facilities: Program provides for studies related to, or construction work or repair work at, the Fire Department Headquarters, East Lexington Fire Station, Police Station, Stone Building, Town Office Building, and to work under the Municipal Building Envelope program. Funding for these projects will be General Funds, Community Preservation Funds, or a combination. (See Articles 11(f)–(i), and Articles 19 (e), (j)–(l), (n) and (o))

For the Schools: This is the final funding year request for the renovation of the Gillespie Auditorium at Lexington High School. The high school will also undergo heating system upgrades and a likely replacement of a hydraulic cylinder in one of the elevators. The multi-year plan to repair/replace roofs system-wide will continue in FY2010, as well as building-envelope repairs to prevent moisture from infiltrating school building structures. Playground equipment at Harrington and playground improvement at Bowman are included in this year's requests. Automatic door openers will be installed in five elementary schools to improve accessibility. (See Articles 19(b)–(d), (f)–(i), & (m))

### Public Facilities 5-Year Capital Appropriation History (All Funding Sources)<sup>†</sup>

Program	FY2005	FY2006	FY2007	FY2008	FY2009
<u>Municipal</u>					
Building Envelope					\$153,750
Fire Protection					\$579,550
Design Engineering/Study					\$40,000
<u>Schools</u>					
Building Envelope					\$265,000
Mechanical/Elec/Plumbing					\$1,340,000
Landscaping/Paving					\$65,000
Interior Renovations					\$365,000
<b>Totals</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>\$2,808,300</b>

<sup>†</sup> FY2009 was the first year that Capital Projects for both Municipal and School facilities were submitted by the then-new Department of Public Facilities. Previous facilities' Capital Projects were presented separately by the DPW and the Schools—and are still shown in their Appropriation Histories.

## Recreation

This year all Recreation projects are being proposed for funding under Community Preservation's articles. (See Articles 11(a)–(c)) (The same items are in Article 14, but it will be Indefinitely Postponed if the CPF is approved.) All projects have been in Recreation's long range plans, but stymied until now by lack of sufficient funds. All are eligible for CPC funding as "preservation of an asset" and have additional phases. The Old Reservoir estimate for appropriation in FY2011 on Phase II is \$190,047. Pine Meadows Golf Course estimate for Phase II in FY2012 is \$248,900 and Phase III in FY2015 is \$336,000. Although the Golf Course and, to very-significantly lesser degree, the Old Reservoir are revenue-generating activities, there are broader implications to both proposed preservation efforts. This Committee, therefore, feels use of CPF, versus the Enterprise Fund, is proper. In any case, it is felt that Enterprise funds are insufficient to cover these costs given the impact of \$100,000 a year toward Lincoln Field debt service. All personnel costs including health insurance plus minor maintenance and capital expenses under \$25,000 mean the Enterprise Fund largely supports the entire operation of the Recreation Department.

The Garrity swimming facility in the center has not had a complete renovation since 1980 though many minor improvements have kept the complex in operation. Based on a 2008 consultant's report, major renovations are planned for the plumbing and its drainage in the men's and women's locker rooms in FY2011 for \$155,000 out of Enterprise funds in the first phase.



## CAPITAL EXPENDITURES COMMITTEE REPORT TO 2009 ATM

Another project out of Enterprise FY2011 is a spraying machine for the golf course at a cost of \$26,246. The last project next year is the first phase of renewed energy-efficient athletic-field lighting for the center basketball and Gallagher tennis courts as Phase 1 at \$245,000. Funding is Enterprise for tennis at \$163,000 and the rest tax levy. Phase II in FY2013 for the Softball field is \$163,000 and Center Baseball Field energy-efficient lights at tax-levy cost of \$270,000.

The heavily used center track will need resurfacing in FY2012 at a tax-levy cost of \$100,000 and the center tennis courts at \$65,000 from Enterprise funds. Lastly, Recreation plans to upgrade play structures at the Adams School in conjunction with the Waldorf School in FY2012 for a total cost of \$60,000 and in the following year those at Munroe and Franklin for \$115,000. All playfields have been exclusively tax levy for many years, except at the Lincoln Field complex.

In the outyears, the 5-year plan calls for renovation of the following fields: FY2011, Hastings ball field (\$50,000); FY2012, Garfield ball field (\$50,000); FY2013, Adams Playfields (\$50,000); and FY2014, Estabrook & Lincoln Field (\$160,000).

Following drainage studies of the center playfields complex, it was the intent of Recreation to start a program of renovating those fields—a process that involves stripping, laser grading new turf, and installing new drainage and irrigation. Because the recently received study—funded by CPF—of the drainage through the center playfields projected a high cost of \$3.6 million to mitigate water problems by adding 4–6 feet of topsoil and redoing the inadequate culverts that carry the North Vine Brook under the complex, the project is on hold until additional study can be done. (See Article 11(a) for that study, if funded by CPF. Otherwise, it may be addressed under Article 14.)

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

Program	2005	2006	2007	2008	2009
Athletic Fields				\$50,000	\$100,000
Playgrounds & Tot Lots	\$35,000	\$35,000	\$225,000		\$77,000
Golf Course		\$50,000	\$25,000		
Swimming			\$50,000		
Tennis & Basketball	\$130,000	\$30,000		\$235,000	
<b>Totals</b>	<b>\$195,000</b>	<b>\$115,000</b>	<b>\$300,000</b>	<b>\$285,000</b>	<b>\$177,000</b>

## Schools

### Overview

The Lexington Public Schools provide educational, athletic, and club activities for pre-kindergarten (pre-K) (age 3 or more) through grade twelve. There are six elementary schools (K–5), two middle schools (6–8), one senior high school (9–12), and a Central Administration. The enrollment number as of October, 2008, was 6,235—which is what is used by the Department of Elementary and Secondary Education to determine school systems, annual, enrollment figures. The school system also has assets in vehicles (maintenance trucks), furnishings, computers, and other technologies to support the school system in its educational and administrative operations.

### Central Administration

The Central Administration continues to occupy the Old Harrington facility and will continue its operations in that location pending the outcome of future planning that may result from the recently released, but not yet analyzed, Schools PK–12 Master Plan—which recommends more than \$4 million of work there. (*Responsibility for presentation of proposals for such work—and then overseeing the execution of approved projects—now belongs to the Department of Public Facilities.*)

## School Construction & Upgrades

That Schools PK–12 Master Plan also recommends replacing the Estabrook and Hastings, but not Bridge and Bowman, elementary schools. It recommends a combination of short-term improvements to Estabrook and Hastings—pending their replacement (estimated at \$50 million total) and what would be long-term improvements to Bridge and Bowman (\$19.4 million total for the improvements). It also recommends major renovation, space-reconfiguration, and systems upgrade at the High School (\$37.7 million). (See additional information under “The Projects Agenda” on page 10.) *(Responsibility for presentation of proposals for such work—and then overseeing the execution of approved projects—now belongs to the Department of Public Facilities.)*

## Extraordinary Maintenance

*Responsibility for presentation of proposals for such work—and then overseeing the execution of approved projects—now belongs to the Department of Public Facilities.*

## School Technology Program

The long-range technology capital plan is based on a systematic replacement and upgrade of network equipment, information delivery systems, desktop computers, printers/peripherals, and LCD projectors. This year the plan is to replace some of the oldest computers and related equipment, moving the district forward towards a 4-year planned replacement cycle; to maintain and update the school's LAN network to provide a reliable and stable framework; to provide improved management tools; and to provide more classroom instructional projectors to support teaching. (See Article 18(a))

## Equipment

Furnishings in buildings that are not new or renovated are updated on a revolving basis as part of an annual request. The FY2010 requests will provide desks and chairs for students and teachers and cafeteria tables where replacement is most required. (See Article 18(b))

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 that provide 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. Purchases this year are earmarked for addition or replacement of such items to provide for preparation and serving of food, and cleaning of the equipment used on a daily basis. (See Article 18(c))

## School 5-Year Capital Appropriation History (All Funding Sources)<sup>†</sup>

Program	FY2005	FY2006	FY2007	FY2008	FY2009
Technology	\$290,000	\$270,000	\$400,000	\$400,000	\$600,000
Classroom Furniture				\$50,000	\$25,000
Miscellaneous		\$1,307,000	\$1,656,000	\$230,000	
Pre-K–12 Master Plan					\$155,000
Food Service Equipment					\$55,000
Secondary Schools	\$340,000			\$1,885,000	
Elementary Schools	\$350,000		\$200,000	\$445,000	
<b>Totals</b>	<b>\$980,000</b>	<b>\$1,577,000</b>	<b>\$2,256,000</b>	<b>\$3,010,000</b>	<b>\$835,000</b>

<sup>†</sup> FY2009 was the first year that Capital Projects for both Municipal and School facilities were submitted by the then-new Department of Public Facilities. See the Public Facilities Appropriation History earlier in this report for its FY2009 appropriations—which includes items for the Schools facilities.

## Warrant Article Analysis and Recommendations

*The cites to the “Brown Book” refer to the “Town of Lexington Fiscal Year 2010 Recommended Budget & Financing Plan”, March 2, 2009*

<b>Article 11:</b> <b><i>Appropriate the FY2010 Community Preservation Committee Operating Budget and CPA Projects (Multiple Categories)</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$5,402,628</b>	<b>CPF (Cash)</b>	<b>Approval (5–0)</b>

<b><i>Project Description(CPA Category)</i></b>	<b><i>Amount Requested</i></b>	<b><i>Funding Source</i></b>	<b><i>Committee Recommends</i></b>
(a) Follow-on Study of Drainage Improvements to Preserve Various Athletic Fields (Recreation)	\$70,000 (originally \$100,000 CPF + \$100K GF (Debt))	CPF (Cash)	Approval (5–0)

“This is part of an ongoing capital program for Lexington’s athletic fields to provide adequate, safe, and easily maintained field space for youth, adult, recreation, and school programs...\$100,000 was requested from CPA funds in conjunction with the drainage study of the center playfields. The CPC has approved the request, but subsequent to the CPC hearing on the project additional information regarding project scope came to light that has triggered additional review by staff, which may result in a revised request at town meeting.” [Brown Book, Page XI-6].

With CPF funding from 2007 ATM Article 26(a), a consultant’s report was done to provide an overview of the drainage issue at the center recreation complex (encompassing 7 play fields). It was received in late January 2009 and reflected a cost of over \$3.6M to accomplish needed work. The Recreation Committee, in coordination with the DPW Parks Division, decided it needs to reconsider what it wants to do at that complex. To validate the previous study’s conclusions—with specific focus on the potential recreational-use impacts of alternative actions, including deferral of corrective action—funding for a follow-on study is being requested. As the North Vine Brook (part of the Shawsheen River watershed) drains through the complex, whatever data is gathered under the follow-on study would be in a form to assist the Town in its Comprehensive Storm Management Watershed Study (see Article 15(c)).

# CAPITAL EXPENDITURES COMMITTEE REPORT TO 2009 ATM

Because of the further study of the drainage situation and what might be done to mitigate that problem, the proposed renovation of athletic field space at the center playfields—which would have been accomplished with \$100,000 of GF (debt)—has been deferred, also.

<i><b>Project Description(CPA Category)</b></i>	<i><b>Amount Requested</b></i>	<i><b>Funding Source</b></i>	<i><b>Committee Recommends</b></i>
(b) Storm Water Mitigation to Preserve the Old Reservoir (Recreation)	\$569,000	CPF (Cash)	Approval (5–0)

“The Recreation Committee requests funding from the Community Preservation Fund to improve the water quality of storm runoff from the drainage areas entering the Old Reservoir, thus preserving the Old Reservoir and surrounding recreational and open space areas. Originally, built as the water supply to the Town of Lexington, the Old Reservoir is now surrounded by large trees creating a pleasant aesthetic setting for recreational activities such as swimming and hiking. During the school year, teachers from the Bridge School use the Old Reservoir as part of their science curriculum. The Old Reservoir is located in the watershed of the Vine Brook, which is part of the watershed for the Shawsheen River. A 2007 consulting study showed that the primary source of bacteria is stormwater, which enters the reservoir via four outfalls along Marrett Road. Two of these outfalls go directly into the reservoir while the other two first enter a detention basin that is connected to the Old Reservoir via a 4-foot diameter pipe. While the engineer is currently working with DEP, the proposed stormwater mitigation project will likely include the following:

- The connection from the detention basin to the Old Reservoir will be modified in a manner that still provides a hydraulic connection and regulates flow from the basin. If the flow from the basin is controlled, the bacteria will have more time to die before entering the Old Reservoir;
- The existing basin will be enlarged; and
- One of the outfall pipes that carries water directly from Marrett Road into the Old Reservoir will be redirected to the existing basin to avoid the high concentrations of bacteria during storm events from contaminating the Reservoir.

“The Town will apply for State DEP 319 Funding for the project (a 60/40 split). A follow-up phase will request funding for a second water quality structure to capture water in the southwest corner of the facility.” [Brown Book, Page XI-16].

Dredging of the retention pond (identified above as “the basin”) was included within the project approved last year under 2008 ATM Article 9(d). When it was recognized that a larger project was needed that entailed more-extensive dredging, that previously approved dredging was not accomplished and, instead, will be part of the above project. (The \$20,000 budgeted under last-year’s project will be returned to the CPF.)

<i><b>Project Description(CPA Category)</b></i>	<i><b>Amount Requested</b></i>	<i><b>Funding Source</b></i>	<i><b>Committee Recommends</b></i>
(c) Pond and Drainage Improvements to Preserve Pine Meadows Golf Course (Recreation)	\$200,000	CPF (Cash)	Approval (5–0)

“The Recreation Committee requests Community Preservation funding...to preserve the ponds at the Pine Meadows Golf Course. Pine Meadows is a valuable open space and recreational resource used year round by Lexington residents to play golf, cross-country ski, sled and walk. A 2008 hydrology report recommended that the project be broken into 3 phases, with the following work proposed for FY2010:

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restoration of the Upper Control Pond Dam and the access path between the Upper Pond and the Kiln Brook, creation of an overflow system, and reconstruction of the existing pipe near the spillway. The scope of the work will include dredging approximately 2,000 cubic yards of material from the stream flowing into the Upper Pond, the stream from the Upper Pond to the Lower Pond, and Kiln Brook to Route I-95/128 to provide a larger stormwater storage capacity. It will also include installation of a pre-cast reinforced concrete box culvert to eliminate the potentially dangerous conditions of the cart path to the left and right of the Upper Pond that washes out after heavy storms. The Town has done numerous temporary repairs, but these do not ensure the safety of the dam or adjacent paths. Phase II (FY2012) [estimated at \$248,900] will include adding drainage to the 1<sup>st</sup> and 2<sup>nd</sup> holes, and Phase III (2015) [estimated at \$336,000] will dredge material from the Kiln Brook/Tophet Swamp.” [Brown Book, Page XI-16].

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) Archives and Records Management Needs/ Records Conservation and Preservation (Historic)	\$150,000	CPF (Cash)	Approval (5–0)

“This is for year 2 of an anticipated 5-year request for conservation and preservation of historic municipal documents and records and will continue to address the needs to protect and secure the Town’s permanent and vital records for proper retention, archiving and perpetual access. An annual request of \$150,000, deemed eligible for Community Preservation Act funding, is being made for contractual services, equipment, and archival materials required for the completion of records treatment, filming, information and data migration, and digitization. Large volumes of records exist only in hard copy, with little or no security provisions, and are at risk for damage and loss. Years of permanent archival records created by municipal departments including DPW/Engineering, Community Development, Assessors, Selectmen, Town Clerk, and other offices require microfilming, scanning, and conservation/preservation. The impending construction of a new DPW facility and relocation of DPW/Engineering creates a need and opportunity for conservation & preservation of critical records, maps, and plans. In addition, some of this information is critical for full implementation of the GIS system. The main vault at Cary Hall, enhanced with moveable shelving and pending climate control work funded by the CPA, established a core facility for proper retention, retrieval and permanent archiving of valuable permanent and historical information. The year 2013 will mark the 300th anniversary of the incorporation of Lexington; work to be completed during this 5-year project will provide the basis for a virtual exhibit of some of Lexington's history during 2013. Year 1 and proposed year 2 projects will be published in late September.” [Brown Book, Page XI-14].

This would provide for additional work to be accomplished under the contract that was awarded—and with performance beginning—in December, 2008, based on the initial funding approved at last-year’s ATM.

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<i><b>Project Description(CPA Category)</b></i>	<i><b>Amount Requested</b></i>	<i><b>Funding Source</b></i>	<i><b>Committee Recommends</b></i>
(e) Cary Vault Supplemental Appropriation (Historic)	\$0 (originally \$45,000)	CPF (Cash)	Indefinite Postponement (5–0)

“These funds are requested for the Cary Vault Climate Control project originally authorized under Article 28, 2006 Annual Town Meeting (\$60,000) and supplemented under Article 43 (a) of the 2007 Annual Town Meeting with a \$15,000 transfer from Article 29 of the 2006 Special Town Meeting that authorized \$60,000 for Cary Vault Shelving. Additional funding for this HVAC is needed due to more complex engineering requirements than envisioned at the time of the original appropriation. When the project was bid in spring 2008 it was expected to fall well within the \$75,000 appropriation, but the single bid received (\$100,000) was not accepted as it exceeded available funding. We are reviewing the specifications and considering possibilities for redesign; however, should redesign options prove not viable we would like to re-bid and expect costs to again approach \$100,000. Delay of the HVAC is holding up vault reorganization and transfer of historical materials to secure archives. A supplemental appropriation of \$45,000 is requested.” [Brown Book, Page XI-13].

A \$31,285 contract was awarded earlier this month for the heating-ventilating-air-conditioning (HVAC) work—to be completed by May 31, 2009. A second contract (\$22,000) has just been awarded for the fire-suppression work—stipulating completion by July 31, 2009. Of the prior appropriation, after all the design effort through the re-bid, \$60,000 was available for the construction contracts. The total for the two contracts is \$53,285—which leaves a \$6,715 balance for fire-alarm-panel revisions, change orders, and other contingencies. DPF advises that balance is considered sufficient and no supplemental funds will be requested.

<i><b>Project Description(CPA Category)</b></i>	<i><b>Amount Requested</b></i>	<i><b>Funding Source</b></i>	<i><b>Committee Recommends</b></i>
(f) Town Office Building Preservation and Renovation (Historic)	\$30,000	CPF (Cash)	Approval (5–0)

“This project is to complete the Town Office Building Use Study and Renovation Design funded at the 2008 Annual Town Meeting. With the DPW department relocating to the new facility at 201 Bedford Street, the time is appropriate to implement phased construction and renovation to better serve the customers and staff. The use study and renovation design conducted by Bargmann Hendrie and Archetype (BH+A) is expected to identify improvements in the following areas:

- Correct code and ADA deficiencies,
- Improve energy efficiency, and
- Support realignment of staff to improve workflows and customer service.”

[Brown Book, Page XI-13]

This Committee is generally in support of this Article, but has reservations regarding the overall number of big-ticket projects which need prioritization and scheduling—this being one of them. There is presently a \$2 million request in the 5-year plan for design/engineering and construction funds.

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<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) Police Station Space Preservation and Needs Study (Historic)	\$45,000	CPF (Cash)	Approval (5–0)

“Funding is requested for a space needs study of the Police Station that would include:

- a program of space needs,
- building & site conditions assessment and systems evaluations (architectural, structural,
- mechanical, plumbing, life safety, electrical),
- historical evaluations and criteria,
- report on LEED opportunities with selected building design,
- schematic design options (building & site),
- design review,
- recommended schematic design solution,
- projected construction costs and project budget, and
- projected project schedule and milestones.

“The station was originally built in the 1950's. It was renovated in the mid 70's when the entire building was dedicated to police services; in 1994 to rebuild the cell block, create an area for a joint police/fire/9-1-1 dispatch center and improve accessibility; and again in 2007 to accommodate all new radio, telephone and dispatching equipment. The physical facilities currently lack many important features including an elevator, a fire sprinkler system, a sally port for prisoner access to the cellblock, and a bulk storage area for supplies and large pieces of evidence. The firing range, male and female locker rooms, kitchen facilities, training area, garage, and electrical and HVAC systems are all inadequate. The study described above will help determine priorities for bringing the Police Station up to current requirements.” [Brown Book, Page XI-12].

We estimate that preservation and renovation of the Police Station would cost in excess of \$1 million and is a case where presently no request is shown in the 5-year plan for design and engineering or construction funds.

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Stone Building Renovation (Historic)	\$180,000	CPF (Cash)	Approval (5–0)

“This project is requesting funds for the design and specifications necessary to renovate the Stone Building. Built in 1833 by Eli Robbins, the building hosted lectures by such dignitaries as Ralph Waldo Emerson. It has been used as a public space for most of its history and has been owned by the Town of Lexington since 1892 when it was first used as a Branch Library. The Stone Building, registered as a National Historic Landmark and well loved by the community, is in need of repair and renovation if it is to be used for any public purpose. The building is currently closed due to extensive flood damage that happened in late August 2007. A planned comprehensive study, approved as a CPA project by the Community Preservation Committee and approved for funding by Town Meeting, was completed in Fiscal Year 2008. The Trustees are recommending Option [1], restoring the historic "ell" on the back of the building rather than developing access within the existing footprint of the building. The total cost estimate is \$2,700,000. The contemplated future use of this building is as a Lexington [Heritage] Center.

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As an alternative to this request, the CPC has recommended that \$180,000 be appropriated to stabilize the structure.” [Brown Book, Page XI-12].

That comprehensive study (which was by HKT Architects, Inc.) estimated Option 1 total-construction costs in the range of \$2.7 million.

The CPC has supported \$180,000. Preparation of a Historic Structure Report (HSR) (~\$25,000), which will use the results from the earlier study, along with exploratory work associated with siding removal and disposal (\$15,000) and selective interior exploratory work (\$5,000)—along with a contingency (\$5,000)—are to be the first efforts under this appropriation. The \$130,000 balance would be available for a follow-on contracted effort for whatever exterior repair and restoration are deemed essential to protect the building envelope after review by the Town.

This Committee fully supports doing the HSR and, following a joint review including this Committee, proceeding with such essential protective work within funds remaining in the appropriation.

We estimate that preservation and renovation of the Stone Building—even after tailoring the work to the Heritage Center needs—would cost in excess of \$1 million..

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) Fire Headquarters Preservation and Renovation (Historic)	\$29,700 (additional \$70,300 GF (Debt), Article 19(e))	CPF (Cash)	Approval (5–0)

“This request is to continue the feasibility study funded at the 2008 Annual Town Meeting. These funds will provide the Permanent Building Committee with a conceptual design for two options related to the renovation/expansion of the main Fire Station. The existing building was designed in the middle of the last century. Though meeting the basic needs of emergency response, it does not accommodate the administrative and service demands of the Fire/EMS Department of the 21st Century.” [Brown Book, Page XI-7].

The CPF proportion of the \$100,000 total is based on an estimate of how much of the projected new facility is contemplated to represent re-use of the existing, historic, building as only the costs related to that re-use are eligible to use the CPF.

We estimate that preservation and renovation of the Fire Headquarters would cost in excess of \$1 million and is a case where presently no request is shown in the 5-year plan for design and engineering or construction funds.

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(j) Greeley Village Roof Replacement (Affordable Housing)	\$320,828	CPF (Cash)	Approval (5–0)

“The Lexington Housing Authority is requesting funding to replace the 26 - 40 year old roofs at Greeley Village with LEED (Leadership in Energy and Environmental Design), Green Building Rating shingles in order to reduce energy costs (\$197,952 last year) and stop water leaks in apartments. Greeley Village is an elderly/handicapped low-income public housing apartment complex with 100 units that were first occupied in 1968. Resident’s annual gross income has been declining and was \$12,263 as of October 2008; at the same time the average resident’s rent was \$281.00 including heat, hot water and



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electric. Rent income for this development is approximately \$337,200 annually.” [Brown Book, Page XI-17]

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(k) Munroe Tavern Historic Structures Report and Capital Needs (Historic)	\$50,000	CPF (Cash)	Approval (5–0)

“The Lexington Historical Society wishes to undertake a study of Munroe Tavern to plan for capital improvements that will re-capture historic features of the structure, provide upgraded fire protection and climate control, permit accessibility for the handicapped, and provide expanded space for visiting school groups and tourists. Munroe Tavern, circa 1700, served as a temporary field headquarters and hospital for the British Redcoats during their retreat from Concord back to Boston on the afternoon of April 19, 1775. The Tavern and the land on which it sits were bequeathed to the Historical Society in 1911, and the building is on both the State and National Register of Historic Places. CPA funding is requested for a complete historic structures report and capital needs assessment. The budget for this project is based on the Society’s experience with a similar study for the Hancock-Clarke restoration, as well as guidance from the Massachusetts Historical Commission regarding appropriate fees.” [Brown Book, Page XI-17]

As in the past, we still hold that non-Town projects receiving CPA funds must represent a significant contribution to our Town. We believe that historically sensitive restoration of the Munroe Tavern—one of the key heritage buildings in our Town—passes that test.

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(l) Purchase of Three Affordable Housing Properties (Affordable Housing)	\$845,000 (originally \$797,500)	CPF (Cash)	Approval (5–0)

“LexHab is requesting CPA funding to complete the purchase of three properties for rental units to low and moderate-income. The Board of Selectmen unanimously approved LexHab’s purchase of 11 Ross Road, 300 Woburn Street, and 104 Emerson Gardens Road. LexHab will provide the down payment and will cover the mortgage until Community Preservation Funds are made available to complete the combined purchase price of [\$997,500]. The Selectmen also agreed with the LexHAB board to redesign the method of advertising and selecting renters for these three properties to come into compliance with current state requirements for the units to count toward the 10% low and moderate housing available. In its early years LexHAB was able to build one- and two-family homes on tax title Town-owned lots and at greatly reduced building costs. At this time, however, LexHab has been unable to find additional buildable Town-owned lots and plans to continue purchasing condominium units and homes to supplement the houses it builds. Although LexHAB was chartered by the Town of Lexington, it has been self-supporting through its rents and does not receive tax dollars. In addition to the costs of building and maintaining housing units, LexHAB pays all its own office rent, legal fees, insurance and salary for a part-time office manager.” [Brown Book, Page XI-17]

The original request for \$797,500 addressed covering the outstanding mortgage principals—which were 80% of the purchase prices of \$395,000 for 11 Ross Road, \$352,500 for 300 Woburn Street, and \$250,000 for 104 Emerson Gardens Road. (Those mortgage principals being, respectively, \$315,500, \$282,000, and \$200,000.)

Subsequent to the publishing of the Brown Book, because of further damage to the house at 11 Ross Road and continuing legal encumbrances against the title of that property, LexHAB no longer was pursuing purchase of that property. Instead, they proceeded with the purchase of a duplex at

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1001 & 1003 Massachusetts Avenue. It's across from the East Lexington Fire Station and on a MBTA bus line. It contains two, 2-bedroom, units and the purchase price is \$435,000—which will result in an 80% mortgage principal of \$348,000. That revises the combined purchase price for the three properties to \$1,037,500—and a resulting 80% mortgage-principal total of \$830,000.

LexHAB's request for CPF is to cover that outstanding mortgage principal plus \$15,000 to cover upgrading the heating systems (\$10,000) and the kitchens (\$5,000) at the Massachusetts Avenue duplex. (That duplex will also need painting and, hopefully, replacement of the 1940s-era windows, once permission is received from the Lexington Historic Districts Commission as the house is in the East Lexington Historic District; however, that work would be funded in full by LexHAB.)

As the Woburn Street property entails a tear-down and new construction, that purchase price does not reflect the total cost. We're advised that additional costs are \$9,700 for demolition of existing structure, \$7,200 for asbestos removal, and ~\$150,300 to construct the new 3-bedroom home with a basement—a figure only achievable as the construction will be a joint project with the Lexington Rotary Club and the Minuteman Regional Vocational Technical School. (There is potential for using another room as a 4th bedroom, but that's not the norm.)

This Committee is concerned that ~\$520,000—without counting LexHAB's interest payments—is being spent between LexHAB and direct Town funds for a single home. While we recommend supporting that portion of the request, we expect LexHAB to treat such a high cost as an exception to their normal approach to acquiring affordable housing.

This Committee is pleased to see that method for determining the renters of these three properties—which, with the substitution of the duplex for the 1-unit at Ross Road means a total of 4 units—will be such as to allow these units, under the current State rules, to be included on the Lexington Subsidized Housing Inventory (LSHI) and, thus, count toward Chapter 40B's standard for communities to provide a minimum of 10% of their housing inventory as affordable.

We have urged the Town to review all of its existing affordable housing to ensure that the occupant-selection methodologies for those units are similarly adjusted, if need be, to allow those units to be counted—at least at this time—under the Chapter 40B standard. In that regard, we are pleased to learn that the selection methodology for the 3 units at Parker Manor purchased last year with CPF support (see 2008 ATM Article 9(g)) has been so adjusted such that it will apply to new renters of those units and, thereby, those units should be eligible for the LSHI.

<i><b>Project Description(CPA Category)</b></i>	<i><b>Amount Requested</b></i>	<i><b>Funding Source</b></i>	<i><b>Committee Recommends</b></i>
(m) Land Acquisition (Mixed Use)	<i>Unknown</i>	CPF (TBD)	See Articles 12 & 13

*See Articles 12 & 13 for the discussion of this project.*

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

“Of the \$150,000 that the Community Preservation [Committee] has requested for administrative expenses in FY2010, \$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 act in a timely fashion 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.” [Brown Book, Page XI-14]

The remaining \$100,000 funds the administrative, legal, membership, and advertising expenses. Included are \$39,745 for a year-round, 3 days/week (the Town’s GF covers the other 2 days), administrative assistant and \$7,500 for membership in the Community Preservation Coalition—a State-wide, non-profit, organization working on behalf of communities who have adopted the CPA. [Communications, March 5, 2009, with the Chair of the CPC]

If any of these funds appropriated for the Administrative Budget are not required for such administrative expenses by the end of the fiscal year, they become part of the Undesignated Fund Balance—thereby becoming part of the total available for appropriation in a subsequent fiscal year.

<b><i>Article 12: Land Purchase—Off Vine Street (Open Space, Affordable Housing, &amp; Historic)</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$2,763,100</b>	<b>CPF (Cash)</b>	<b>Approval (5–0)</b>

“...all or any part of land shown as lot 45, on Assessors’ Property Map 47, now or formerly of Leary...”  
[Town of Lexington Warrant for 2009 Annual Town Meeting, Page 11]

“This 14.2-acre parcel at 116 Vine Street is located near the center of Lexington, with street access from Brookwood Road and Vine Street. The parcel is sandwiched between the upper and lower sections of Lower Vine Brook conservation area, which totals approximately 100 acres, and is connected with the Lower Vine Brook conservation area by a network of trails. It is also occupied by a variety of habitat features, including wetland, upland, and forest, meadow, and shrub land.

“The parcel sits just to the east of the Lower Vine Brook itself, which feeds groundwater wells that provide drinking water to residents in Burlington, and eventually flows into the Shawsheen River. Most of the 116 Vine Street parcel is located in the Massachusetts Department of Environmental Protection Public Drinking Water Supply Wellhead Protection Zone (Zone 2). The wetlands on the parcel drain into the Lower Vine Brook.

“As the missing puzzle-piece to connect the two sections of Lower Vine Brook conservation area, this parcel sits in a key location for acquisition by the Town for conservation open space purposes. The parcel is also of great importance to drinking water supply protection. Protecting the property in perpetuity would benefit the town’s residents, wildlife, and waterways by conserving an additional 13.7 acres of open space near the town’s center.

“In addition to acquiring the parcel for conservation purposes, a 22,000 square foot (.5 acre) lot will be divided out of the 14.2 acres lot along a portion of the Vine Street frontage to create a lot for affordable housing purposes.”

[Project Description, March 19, 2009, submitted by Lexington Conservation Commission to the CPC]

Although the specifics of what will be the affordable housing (type of dwelling; number of units, etc.) are not yet known (and will be the subject of a public discussion), such housing would be under the management of LexHAB. (Since the above Project Description was prepared—and noted earlier—the area to be allocated for affordable housing has increased to 30,022 sf (0.7 acre); making the area for conservation 13.5 acres.) Also, as the existing house on the parcel in the area along Vine Street is an

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historic structure, it's yet to be determined if it is feasible to restore it—whether as an affordable-housing unit or for some other use.

The parcel is presently appraised at \$2,760,000 and the purchase price is \$2,692,000. The additional \$71,100 being requested includes \$36,100 for due-diligence costs (e.g., appraisal, survey, site assessment, and legal), \$25,000 for planning and implementation costs related to the conservation acquisition (e.g., a site assessment & land-management plan, signage, etc.), and \$10,000 for an engineering assessment of the historic farm house.

The CPC has allocated the requested cash appropriation between the three applicable categories as follows:

Open Space	\$2,153,100
Affordable Housing	\$600,000
Historic	\$10,000

<b><i>Article 13: Land Purchase—Off Lowell Street (Mixed Use)</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b><i>Unknown</i></b>	<b>CPF (TBD)</b>	<b><i>Pending CPC Decision</i></b>

“...all or any part of land shown as lots 38, 40A and 43 on Assessors’ Property Map 20, now or formerly of Busa...” [Town of Lexington Warrant for 2009 Annual Town Meeting, Page 12]

<b><i>Article 14: Appropriate for Recreation Capital Projects</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$839,000 (If Town Meeting doesn’t fund with CPF<sup>†</sup>)</b>	<b>Recreation EF (Debt)</b>	<b><i>Pending Recreation Committee Decision</i></b>

<sup>†</sup>See Articles 11(a), (b), and (c) for the discussion of the projects under this Article.

We understand that the Recreation Committee will be discussing at their April 1, 2009, meeting how to proceed in the event that any of the three projects are not funded using CPF.

We estimate that preservation and renovation of the Center Field Playground drainage, as studied so far, would cost well in excess of \$1 million and is a case where presently no request is shown in the 5-year plan for design and engineering or construction funds.

<b>Article 15:</b> <b><i>Appropriate for Municipal Capital Projects and Equipment</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$3,286,048</b>	<b>\$1,372,973 GF (Debt) + \$740,575 GF (Free Cash) + \$27,550 Sale of Real Estate + \$119,000 Water EF (Debt) + \$263,500 Wastewater EF (Debt) + \$1,450 2005 ATM Article 32(g) + \$46,600 Water EF (RE) + \$14,400 Wastewater EF (RE) + \$700,000 State Aid</b>	<b>See Below</b>

<b><i>Project Description</i></b>	<b><i>Amount Requested</i></b>	<b><i>Funding Source</i></b>	<b><i>Committee Recommends</i></b>
(a) Replacement of Engine 3	\$500,000	\$500,000 GF (Debt)	Approval (5-0)

“This request is to replace the current Engine 3, a 1997, E-One Pumper with over 100,000 miles on it. This engine was assigned for nine years as the front line engine out of Fire Headquarters, responding to more than 2,000 calls annually. Currently Engine 3 is crossed-staffed with the ladder crew and serves the community as the third engine, responding to over 500 calls annually. Annual maintenance cost to keep the truck in operational condition is between \$15,000 and \$20,000, and reliability is a major concern. NFPA standards as well as ISO standards recommend that reserve apparatus be no older than 15 years; this piece will be 15 years old upon replacement.” [Brown Book, Page XI-4]

<b><i>Project Description</i></b>	<b><i>Amount Requested</i></b>	<b><i>Funding Source</i></b>	<b><i>Committee Recommends</i></b>
(b) Head End Equipment	\$154,500	\$83,500 GF (Debt) + \$43,450 GF (Free Cash) + \$27,550 Sale of Real Estate	Approval (5-0)

“This request is Phase II of a project to relocate, replace, and upgrade central equipment for the wide area network. In 2000, the Town of Lexington, with the help of RCN, embarked on a project to connect all Town and School buildings with a high-speed data network. Critical Town and School department operations are heavily dependent on access to information technology through the wide area network. This network collapses into a "head end" consisting of firewalls, routers and switching devices that are currently located offsite in the Liberty Mutual Building.

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“The current equipment is approaching the end of its useful life and finding replacement parts is increasingly difficult, leaving the network subject to prolonged downtime. Replacement of head end equipment will also allow the Town to take advantage of technology advances made since the existing equipment was installed 7 years ago. The proposed capital request for 2010 is to replace the head end equipment, and to improve security by installing it at the new DPW Facility. \$60,000 was appropriated at the 2008 ATM to begin replacement of equipment. A Phase III request is planned in FY2011 for additional equipment including a network admission control device, an appliance to archive email messages, and web filtering.” [Brown Book, Page XI-4]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Comprehensive Storm Management Watershed Study	\$110,000	GF (Debt)	Approval (5–0)

“DPW, Engineering and Conservation are collaborating to address drainage and management issues related to the 18 brooks in Lexington. Sediment buildup in brooks and wetlands has reduced the volume of water that can be handled by the drainage system in Lexington. In some cases the drain system outlets into the brooks have been completely filled with sediment. This request is to fund Phase 1 of a three-year comprehensive, detailed study on each of Lexington’s three watersheds (Charles River, Mystic River and Shawsheen River) that can be used to develop and prioritize brook restoration and drainage improvement plans. Future implementation of these projects is expected to include prevention of damage to private property and Town infrastructure caused by flooding due to poor drainage.” [Brown Book, Page XI-5]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) DPW Equipment Replacement	\$903,423	\$519,473 GF (Debt) + \$119,000 Water EF (Debt) + \$263,500 Wastewater EF (Debt) + \$1,450 from 2005 ATM Article 32(g)	Approval (5–0)

“The Department of Public Works annually reviews its inventory of 146 vehicles and pieces of specialized equipment to determine replacement requirements and identify any new equipment needs for the next five years. Factors considered include mechanical condition and repair history, changing work requirements, replacement cost, and recommended replacement time interval. Recommendations are made by the Road Machinery Division staff and all Division Superintendents, and reviewed by the Manager of Operations and the Director of Public Works. The operations of the Department rely heavily on regular and specialized vehicles to mow parks, plow snow, repair streets and complete a variety of other projects. The objective of the replacement program is to maintain an efficient and cost effective fleet of vehicles and equipment.

“FY2010 General Fund Debt authorization is requested to purchase the following equipment:

- 2- 6 Wheel HD Dump with plow/underscraper & stainless steel sander body (2 @ \$153,700 each = \$307,400),
- F450 Truck with Utility Body, Crane & Compressor (\$88,323),
- Rear-Load Trash Compactor (\$100,200).”

[Brown Book, Page XI-5]

The Water EF funding is for a 6-Wheel Heavy Duty Dump. [Brown Book, Page XI-8]

The Wastewater EF funding is for a Sewer Vacuum Truck. [Brown Book, Page XI-9]

Also included in the GF (Debt) total is \$25,000 for a plow/underscraper attachment for the dump truck proposed for purchase with Water EF funding. [Rob Addelson, Assistant Town Manager & Town Comptroller, advice, 10 Feb 2009]

**Equipment being replaced (in the order the replacement is cited above):**

**#27 Highway 6-Wheel Dump Truck (To be replaced with like piece of equipment)**

This truck is a 1995 International Harvester dump truck used for plowing, salting and sanding. It has reached its expected life and will require repairs that will be costly. The bed of this truck is rotting out from salting operations and will need extensive work to maintain its usefulness. This truck has 47,500 miles on it and has rot on the frame and undercarriage. This truck has been used strictly as a plowing, salting, and sanding truck.

**#32 Highway 6-Wheel Dump Truck (To be replaced with like piece of Equipment)**

This truck is a 1995 International Harvester dump truck used for plowing, salting, and sanding. It has reached its expected life and will require repairs that will be costly. The bed of this truck is rotting out from salting operations and will need extensive work to maintain its usefulness. This truck has 70,000 miles of plowing, salting, and sanding which causes extensive rot on the undercarriage.

**#48 Equipment Division Emergency-Repair Vehicle (To be replaced with like piece of equipment)**

This truck is a 1989 Ford F450 utility/service truck that is used by the mechanics to do service repairs to vehicles on the road when Town equipment breaks down. This truck is unsuitable to perform basic tasks such as tire changes or routine repairs in its current state. The truck is suffering from body and frame rot. The new truck will be equipped with a boom to facilitate tire changes and other repair that will prevent towing of broken-down vehicles to the DPW Garage. The current boom on this truck is not considered safe to use.

**#146 Public Grounds Trash Compactor (To be replaced with like piece of equipment)**

This truck is used on a daily basis, Monday through Friday, to pick up trash at various parks, athletic fields, conservation trails, and public grounds areas throughout Town. The truck was purchased in 2000 and has begun to incur costly repairs for the hydraulic compactor and engine. The current truck has a side-load hopper that makes it difficult to lift heavy loads. The new vehicle will be similar in size, but will have a rear-loading hopper with a lift to assist with heavier trash receptacles. This will make the trash-pickup operation more efficient. The trash truck serves as an integral part of the park-maintenance program.

**#25 Water/Sewer 10-Wheel Dump Truck (To be replaced with HD 6-Wheel Dump)**

This is a 1991 International Harvester model 2654 10-wheel dump which is used all the time by the water/sewer department for hauling sand, gravel, and material to and from water/sewer breaks and repairs. It is also used for plowing in the winter on the main roads. It has outlived its useful life and has high maintenance costs that are exceeding its budgeted numbers.

**#29 Water/Sewer Vacuum Truck (To be replaced with like piece of equipment)**

This is a 1992 International Harvester model 2654 with a model 2100 vacuum body on the back. It is an integral part of the sewer department's tools for keeping the Town sewers clear and flowing. Debris and

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solids find their way into the lines and build up and block the pipe. This truck goes out 3 times a week on its regular flushing schedule, not counting emergencies. It has outlived its useful life and is breaking down 2 or 3 times a year and is out of service for 3 or 4 weeks during each instance.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) Central Business District (CBD) Sidewalks	<i>None</i>		<i>N/A</i>

\$400,000 request has been deferred. [Brown Book, Page XI-19]

While this Committee supports the Selectmen's deferral of the CBD Sidewalk request for FY2010, we remain opposed to the previous plan which called for an expensive, all-brick, approach along Massachusetts Avenue *and certain center side streets*. Any future request for this project should also include a plan for including operating monies for maintaining these sidewalks.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) Sidewalk Improvements and Easements	<i>None</i>		<i>N/A</i>

\$200,000 request has been deferred. [Brown Book, Page XI-19]

This Committee supports deferring this request until a later year, but also recognizes that the need for non-CBD sidewalks far outweighs the available funds. Therefore, it is possible that any future plans for such sidewalk funding might be part of a roads debt exclusion.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) Storm Drain Improvements	\$160,000	\$160,000 GF (Debt)	Approval (5–0)

“This request will...be used to repair/replace drainage structures that are part of road resurfacing projects and other structures for damaged or requiring repair.” [Brown Book, Page XI-5]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Geographic Information System (GIS)	\$120,000	\$84,000 GF (Free Cash) + \$21,600 Water EF RE + \$14,400 Wastewater EF RE	Approval (5–0)

“This request is for the third year of a three-year plan to implement the development of a GIS system for the Town of Lexington. Over the last 20 years, technology has progressed exponentially and the ability to integrate databases with graphical interfaces, maps, aerial photography and handheld devices has revolutionized the way both public and private enterprise works. The combined name for these various technologies is Geographic Information System (GIS). GIS has numerous benefits for the organization at every level. GIS allows departments to coordinate activities electronically, adjust mapping and parcel



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numbers automatically, provide easy to understand graphical explanations of Town-wide issues, assist in cataloging of properties throughout the community, coordinate activities of emergency services, and aid utility operations. The recommendations for the size, scope and cost of Lexington's system are the result of a GIS needs assessment and cost study for hardware, software, map and data inventories done in 2006 by Applied Geographic, a GIS Consulting Firm. Funding in FY 2008 and FY 2009 provided the needs assessment and basic setup of the system. FY 2010 projects will be building the storm drain layer, document scanning, and web applications." [Brown Book, Page XI-14]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) Hydrant Replacement Program	\$50,000	\$25,000 GF (Free Cash) + \$25,000 Water EF (RE)	Approval (5-0)

"The Town of Lexington has 1,500 Fire hydrants in its fire protection system. Maintaining this infrastructure requires periodic replacement of hydrants to ensure safety and provide adequate fire fighting capacity...[Funding] will provide purchase and installation of 25 hydrants per year. This is the third request in the series. Last year's request purchased the same amount of hydrants via the same funding sources." [Brown Book, Page XI-15]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(j) Street Improvements and Easements	\$1,238,125	\$500,000 GF (Cash) (FY2001 Override Set-Aside) + \$38,125 GF (Cash) + \$700,000 Chapter 90 State Aid	Approval (5-0)

"This request is for the annual street resurfacing program...Funds will be used for design, inspections, planning and construction of streets and maintenance and repair of existing sidewalks. A preliminary plan of the streets to be repaired in FY2010 includes sections of Burlington Street and North Street." [Brown Book, Page XI-15]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(k) Traffic Mitigation	\$50,000	GF (Free Cash)	Approval (4-1)

"This is the third of four requests planned in support of the Traffic Mitigation Group. These funds will be used to collect data, perform analyses, review proposals and make recommendations for traffic improvements town-wide. Projects will be developed and construction costs will be estimated for future capital requests. Traffic safety is an important component of the quality of life in town. Ensuring compliance with current standards and updating operational sequences to optimize efficiency will have a positive impact on safety and vehicle fuel usage. Determining the need, or lack thereof, for new signals will promote public safety by documenting the adequacy of intersections relative to present and

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anticipated usage. The funding approved in FY2009 is being used to study the Mass. Ave. corridor from Pleasant Street to Marrett Rd. Potential study areas for FY2010 are Waltham Street from the Waltham line to Hayden Avenue and/or Hartwell Avenue from Maguire Road to Bedford Street, as well as evaluation of traffic calming requests.” [Brown Book, Page XI-15]

This Committee implores the Town Manager to include 5-year projections of construction monies needed to implement the recommendations of this and previous year's studies in their capital planning lest this report “rot on the vine.”

We estimate that the project for an intersection could cost in excess of \$1 million and is another case where presently no request is shown in the 5-year plan for design and engineering or construction funds.

<b>Article 16: Appropriate for Water Distribution Improvements</b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$900,000</b> <i>[The \$25,000, Water EF (RE), for (b) will be presented under Article 5 (Appropriate FY2010 Enterprise Funds Budgets)]</i>	<b>\$900,000 Water EF (Debt)</b>	<b>Approval (5–0)</b>

The Town Manager has indicated that if this appropriation were approved, it may not be spent in its entirety during FY2010. Use of the funds, specifically where that would then need Water EF operating monies for debt service, will be weighed against the desire to moderate water rates in the current economic climate. (There would be no deferral if the capital project were seen as necessary for health or safety.) If the appropriation were not used during FY2010, the need and size of an FY2011 appropriation from the Water EF for the below purposes would be examined next year.

<b>Project Description</b>	<b>Amount Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
(a) Water Distribution Mains	\$900,000	Water EF (Debt)	Approval (5–0)

“This request is to replace approximately 5,000 linear feet of unlined or inadequate water main and deteriorated service connections, and eliminate dead ends in water mains. Work will be done on portions of Waltham Street, Audubon Road, Hastings Road, Vaille Avenue and sections of other streets. Unlined water main corrodes continuously, and the resulting solid blisters on the inner pipe surface restrict flow and degrade the water. New pipe is lined to prevent this tuberculation and provide cleaner water. Fewer water line breaks will lead to less emergency construction funds. In addition, newer water infrastructure means less loss due to leakage. Dead end water mains limit the flow of water available at hydrants in the event of a fire. Part of funding may come from a MWRA loan.” [Brown Book, Page XI-8]

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Automatic Water-Meter Reading System	\$25,000	Water EF (RE)	Approval (5–0) contingent upon inclusion of a phased cost/benefit analysis

“This request will fund consulting/engineering services for the selection of an Automatic Water Meter Reading system. There are four major components that typically comprise a town-wide automated meter reading system: an endpoint of meter transmitters, optional repeaters, the base station receiver, and the data operations center (DOC). Completion of this type of network will provide the Town with the ability to read meters from a remote location. This type of system can also provide on-demand meter readings and immediate status alerts. It will enable the DPW to reassign some of the meter reading staff to other projects (backflow testing), allow increased billing frequency, and reduce or eliminate estimated readings. Funds will be requested in FY2011-13 for the phased installation of the equipment for this system.” [Brown Book, Page XI-15]

*See Article 17(c) for the balance of the \$50,000 total.*

As it's unclear what are the projected personnel savings or the value of the enhanced services, this Committee is conditionally in support of the appropriation, but only if the first product is a cost/benefit analysis of the options for a remote Automatic Water Meter Reading System. A factor in this analysis needs to be the above-proposed alternative use of the Town employees who are engaged in the current system of meter reading at the point of service to a residence or business. Review of that initial product and a determination of the cost-effective merit of a new system should precede any authorization to proceed with the selection and engineering of any such system—and this Committee asks to be a participant in that review and determination process.

<b><i>Article 17: Appropriate for Sewer Improvements</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$1,300,000 [The \$25,000, Wastewater EF (RE), for (c) will be presented under Article 5 (Appropriate FY2010 Enterprise Funds Budgets)]</b>	<b>\$1,300,000 Wastewater EF (Debt)</b>	<b>Approval (5–0)</b>

The Town Manager has indicated that if this appropriation were approved, it may not be spent in its entirety during FY2010. Use of the funds, specifically where that would then need Wastewater EF operating monies for debt service, will be weighed against the desire to moderate sewer rates in the current economic climate. (There would be no deferral if the capital project were seen as necessary for health or safety.) If the appropriation were not used during FY2010, the need and size of an FY2011 appropriation from the Wastewater EF for the below purposes would be examined next year.

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Wastewater System Improvements	\$1,200,000	Wastewater EF (Debt)	Approval (5–0)

“This is part of the annual request for rehabilitation of sanitary sewer infrastructure at a projected pace of 4,900 linear feet per year. Engineering investigation and evaluation will be done on sewers in remote, inaccessible areas, such as along brook channels where poor soil conditions lead to storm water infiltration. Areas of focus in FY2010 include the Kiln Brook basin, Tophet Swamp and the area around the Town's recycling facility. Work will include replacement or repair of deteriorated sewers and manholes in easements. Sewage leaks and overflows present a direct danger to the health of the community through transmission of waterborne diseases. In addition, the Town payment to MWRA for sewage treatment is based on total flow through the meter at the Arlington town line, so excessive flow of stormwater in the sewer results in unnecessarily higher sewage bills. This project maybe eligible for MWRA grant loan program.” [Brown Book, Page XI-9]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Pump Station Upgrades	\$100,000	Wastewater EF (Debt)	Approval (5–0)

“Lexington has 10 Sewer pumping stations valued at over \$6 million dollars. This request is the third of a five-year program for upgrading, OSHA compliance, and equipment replacement. The pump stations are evaluated every year to ensure they are operating within design perimeters. As the system ages, motors and valves need to be replaced and entryways need to be brought up to current OSHA Standards. Pump failure result in sewer surcharging and overflows, which create a public health risk and environmental damage. FY2010 work will be at the Concord Ave Station and North Street Station.” [Brown Book, Page XI-9]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Automatic Water-Meter Reading System	\$25,000	Wastewater EF (RE)	Approval (5–0) contingent upon inclusion of a phased cost/benefit analysis

*See Article 16(b) for the discussion of this project and the balance of the \$50,000 total.*

<b><i>Article 18: Appropriate for School Capital Projects and Equipment</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	\$725,000	\$600,000 GF (Debt) + \$125,000 GF (Free Cash)	Approval (5–0)

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) System-Wide School Technology Plan	\$600,000	\$600,000 GF (Debt)	Approval (5–0)

“This request focuses on core, critical computing services and building a stable and reliable backbone to support the School Department's mission and long range technology capital plan. FY2010 projects are intended to achieve the following:

- Replace some of the oldest computers and related equipment, moving the district forward towards a four year planned replacement cycle;
- Maintain and update the school's LAN network to provide a reliable and stable framework;
- Provide improved management tools; and
- Provide more classroom instructional projectors to support teaching.

1. Desktop Computing - \$500,000: There are currently 2,100 plus desktop, laptop and server computers used daily by students, instructional staff, support staff and administrators. Despite accelerated replacement efforts initiated in FY 08, some computers still in daily service are five to eight years old and are no longer capable of running current versions of instructional software, or providing adequate access to required networked resources or online software tools; they are also no longer cost effective to repair.

2. Network Equipment - \$8,000: Minor planned network upgrades will leverage our investment in the network equipment purchased with previous years' funds. Upgrades of the LAN network cabinet switches and service throughout all school buildings will be completed in 2009, including the expansion of our existing managed wireless network and some WAN services upgrades specific to school requirements.

3. LCD/DLP Projection Equipment - \$50,000: Additional LCD projectors will be installed as appropriate in classrooms throughout the district; locations to be determined.

4. Information Delivery Systems - \$27,000: Funds are requested to continue to maintain and support server infrastructure including additional storage capacity, archive systems, web services and security. In previous years we have addressed interoperability and compatibility between administrative data systems, completed upgrade of all school file servers, and extended overall data storage capacity to support administrative needs. The district is converting its core student management system to a unified flexible database information system with web-based access. FY2010 funds will upgrade the Firstclass communication server, provide a radius server for LAN management, and start to replace aging file servers currently in use.

5. Printers/Peripherals - \$15,000: To purchase new and replace old shared printers throughout the district as building needs arise. Printers have many moving parts that wear out and break and are not always cost effective to repair.

[Brown Book, Page XI-7]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Classroom Furniture	\$50,000	GF (Free Cash)	Approval (5–0)

“School buildings that have not been renovated need to have classroom furnishings replaced, and there are additional limited needs at other schools. This is the second annual funding request. Last year the School Department used some of the funds to move donated furniture that had been stored both on site and off site into the schools, and to purchase a limited amount of new furniture. New replacement

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furniture is needed at Bowman, Bridge, Hastings, Estabrook, Clarke and Diamond (classroom furniture) schools and the High School labs.” [Brown Book, Page XI-10]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Replacement of Kitchen Equipment	\$75,000	GF (Free Cash)	Approval (5–0)

“This is the second annual request for upgrading food service equipment and software at all schools. Food Service is an in-house restaurant providing healthy and fresh lunch options for students and staff serving hundreds of meals a day, thousands of meals a year. Currently, some of the school kitchens are functioning with inappropriate and unsafe household grade equipment. In addition, much of the commercial grade equipment has survived well beyond its ten-year useful life and needs to be replaced. Two kitchens failed during FY07, requiring satellite operations to be put in place. Replacement is needed to comply with Board of Health regulations and to avoid equipment failure. FY2010 funds will be used at Clarke, Diamond, Hastings, and LHS.” [White Book, Page XI-11]

The equipment proposed to be replaced is required under the current food-services contract to be provided by the Town to the contractor and, therefore, is properly a Town expense.

<b>Article 19: Appropriate for Public Facilities Capital Projects</b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	\$1,494,394 (If Town Meeting doesn’t fund sub-elements (j), (k), & (o) with \$255,000 of CPF <sup>†</sup> , then this Article total becomes \$1,749,394)	\$926,800 GF (Debt) + \$410,000 GF (Free Cash) + \$157,594 Tax Levy (If CPF doesn’t fund, GF (Debt) becomes \$1,181,800)	See Below

<sup>†</sup>Under Articles 11(g), (h), & (f), respectively.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Hastings Oil Tank Removal and Boiler Replacement	None		N/A

\$135,000 deferred [Brown Book, Page XI-19]

This project was deferred to reduce the overall FY2010 budget.

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Lexington High School Gillespie Auditorium Renovation	\$305,000	\$305,000 GF (Debt)	Approval (5–0)

“This is the final funding request for the renovation of the Gillespie Auditorium at Lexington High School. Previous Town Meetings have authorized funding totaling \$658,000, of which \$330,000 is still available. An additional \$305,000 is requested to complete the project in the summer of 2009. Remaining items include a new sound system (\$185,000), HVAC improvements to restore full capacity and reduce noise [\$60,000], replacement of carpeting [\$45,000], and stage resurfacing [\$7,500]. In addition, a forestage (\$75,000) will be ordered to extend the stage over the orchestra pit. It is anticipated that the forestage will remain in place except when the orchestra is being used for musical productions. New, padded seatbacks will be ordered for the lower level seats (\$109,000); balcony seats will not be upgraded because the front of the forestage will not be visible from part of the balcony area. It is anticipated that the auditorium ceiling will also be repainted at this time [\$50,000], assuming that an effective repainting specification is obtained from the current evaluation of the failed original painting job.” [Brown Book, Page XI-6]

In addition to the elements of the project remaining to be done as mentioned above (with estimated costs now added where absent), there are new from-the-side-of-the-stage lights (i.e., tormentor, or torm, lights) (\$25,000) and side curtains (\$7,500), plus a small (4.3%) contingency (\$24,000). That brings the total estimated cost of the work left to be done to \$588,000. An update, since the Brown Book was published, on the funds remaining from the previous appropriations shows them at just about \$283,000—thus this request for \$305,000 to complete the auditorium project.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Lexington High School Heating System Upgrade	\$350,000	GF (Debt)	Approval (5–0)

“Current conditions of the HVAC systems at Lexington High School and unreliable pneumatic controls are resulting in poor temperature control, noisy classrooms, and the potential for indoor air quality issues. The Department of Public Facilities recommends spending \$1,415,000 for engineering and construction to replace Math, Science, and World Language buildings univents and add digital controls (DDC) to all univents, variable air volume (VAV) boxes, and roof top units to be funded from the combination of available funds from prior appropriations and this capital request. Future improvements to the HVAC system will be included as part of the ongoing School Master Plan recommendations.” [Brown Book, Page XI-6]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) School Building Roofing Program System-Wide	\$201,500	GF (Debt)	Approval (5–0)

“This project requests an investment in roof replacement of approximately \$4,000,000 over 10 years. Because of an excessive number of roof leaks, a comprehensive roofing assessment of all 10 school buildings was conducted in May of 2008. The resulting inventory of 806,000 square feet of school building roofs, valued at \$12,000,000, includes roof type and square footage of each roofing area. In the past year roof leaks have caused classrooms to be closed and students relocated into other spaces while repairs and clean up is conducted. Water infiltration causes damage to building components and furnishings, and the resulting moisture, if not dried within 24 - 48 hours, can create an environment for mold growth.” [Brown Book, Page XI-6]

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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) Fire Headquarters Preservation and Renovation Design	\$70,300 [additional \$29,700 CPA, Article 11i]	GF (Debt)	Approval (5–0)

See Article 11(i) for the discussion of this project—including the basis for the split funding.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) Relocate Old Harrington Playground Structures	\$40,000	GF (Free Cash)	Approval (5–0)

“The play structure behind Old Harrington is no longer used. The equipment is in good condition and could be utilized at another location where maintenance and annual replacement of the woodfibre surface to maintain safe conditions are already being done. Both Bowman and Estabrook schools have requested additional playground structures be installed. Working with representatives of (new) Harrington, Estabrook, and Bowman schools, the Department of Public Facilities will develop a plan to utilize these components at the three schools.” [Brown Book, Page XI-11]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) Bowman Play Area Improvement	\$80,000	GF (Free Cash)	Approval (5–0)

“This project requests funds to replace approximately 20,000 square feet of pavement in the play area behind the Bowman school. The pavement is beyond its useful life, with weeds growing in cracks and the uneven surface causing frequent trips and spills for students during recess. The new pavement will complement the Bowman Shade Structure (funded through donations and grants) that will be constructed during the summer of 2009 to significantly improve the recess environment for students.” [Brown Book, Page XI-11]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) LHS Elevator Piston Replacement	\$40,000	GF (Free Cash)	Approval (5–0)

“Funding is requested for replacement of the hydraulic cylinder in one of the Lexington High School elevators. The Commonwealth of Massachusetts Department of Public Safety has notified the Lexington Department of Public Facilities (DPF) that if it cannot provide proof that the hydraulic jack is double bottomed, the Town will be required to replace the jack. The Department of Public Facilities is currently researching the equipment to see if this replacement is required. If the elevator does meet State regulations, the funds will not be spent.” [Brown Book, Page XI-11]



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<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) School Building Envelope Program	\$125,000	GF (Free Cash)	Approval (5–0)

“Funds are requested annually for system-wide repairs to the building envelope that keeps moisture out of school building structures. Proper maintenance of the buildings operated by the Schools will include repair of damaged panels and siding, recaulking and weatherproofing windows and doors, and painting the wood exterior on an as needed basis (approximately seven years). The operating budget will continue to fund small, individual items such as failure of a specific door or window or small painting project. Each year’s program will be established on a priority basis to each school building. FY2010 funds will be used to repair the exterior soffit and wall panels at the Clarke Middle School. The soffit has deteriorated such that the horizontal panels could potentially fall onto the lower roof, and vertical panels have separated from the wall structure so that moisture can infiltrate. Future years’ projects will be repairing and painting the exterior of Lexington High School and reconstructing the spalled concrete below the roof cap at Diamond Middle School.” [Brown Book, Page XI-11]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(j) Police Station Space Preservation and Needs Study	\$45,000 if not CPF under Article 11(g)	TBD	Pending

*See Article 11(g) for the discussion of this project.*

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(k) Stone Building Preservation and Renovation	\$180,000 if not CPF under Art. 11(h)	TBD	Pending

*See Article 11(h) for the discussion of this project.*

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(l) East Lexington Fire Station Kitchen Upgrade	\$75,000	GF (Free Cash)	Approval (5–0)

“This project requests funds to upgrade the East Lexington Fire Station kitchen. The inadequacy of the existing kitchen to support the Department’s needs was identified in the 2004 Building Finance Advisory Committee report. The project includes replacement appliances, cabinets, and refinishing walls, floors, and ceilings.” [Brown Book, Page XI-13]

## CAPITAL EXPENDITURES COMMITTEE REPORT TO 2009 ATM

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(m) School Accessibility Improvements	\$50,000	GF (Free Cash)	Approval (5–0)

“This funding request will provide improved accessibility at primary entrances to Lexington’s school buildings. Students with physical challenges have experienced difficulty in entering even the newly constructed elementary schools, which are in compliance with accessibility codes. This project will install an automatic door opener at four of the ten school buildings plus the entrance of to the Lexington Children’s Place. Funding for the other six school buildings will be requested next year. The Department of Public Facilities will work with school building administrators on the timing of the installations.”  
[Brown Book, Page XI-13]

Following review by the School’s Special Education Staff of the priorities for these openers at the Schools provided by the Lexington Commission on Disabilities, it has been determined that the requested FY2010 funding would be used to install the openers at entrances to the Harrington, Bowman, Fiske, and Hastings Elementary Schools, and at an entrance to the Lexington High School.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(n) Municipal Building Envelope	\$157,594	GF (Cash)	Approval (5–0)

“This annual request includes construction, repair and replacement projects for the maintenance and upgrade of municipal buildings and systems. Projects proposed for FY2010 include:

- Animal Shelter - Building envelope repairs and refurbish interior (\$15,000),
- Masonry waterproofing plan - Develop specifications and schedule for masonry repointing and waterproofing schedule town wide. (\$10,000).
- The Department of Public Facilities is prioritizing additional projects.”

[Brown Book, Page XI-13]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(o) Town Office Building Preservation and Renovation	\$30,000 if not CPF under Art. 11(f)	TBD	Pending

*See Article 11(f) for the discussion of this project.*

<b><i>Article 20: Street Acceptance— Pitcairn Place (Citizens’ Article)</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$125,000</b>	<b>GF (Debt)</b>	<b>Approval (4–1)</b>

“The abutters on Pitcairn Place have petitioned the Town to accept Pitcairn Place as a Public Way. Pitcairn Place was originally developed as a subdivision street, but for unknown reasons, the developer never requested that the Town accept it. The estimated cost to bring the street and right of way up to a standard condition for acceptance is \$125,000. This cost will ultimately be borne by the abutters through the betterment process.” [Brown Book, Page XI-5]

<b><i>Article 22: Appropriate for Design/ Engineering for Senior/ Community Center at White House Site (Barnes Property)</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b><i>Unknown</i></b>	<b><i>Unknown</i></b>	<b>Indefinite Postponement (5–0)</b>

“To see if the Town will vote to appropriate a sum of money for architectural and engineering services for planning a senior/community center on the White House (Barnes Property) site, shown as a portion of Lot 170A on Assessors’ Property Map 48...”

DESCRIPTION: The Council on Aging Board has proposed locating a new Senior/Community Center at the White House (Barnes Property) site and requests funds for the design/engineering phase of the project.”

[Town of Lexington Warrant for 2009 Annual Town Meeting, Page 20]

See the discussion under *Council on Aging/Community Center* on page 16.

<b>Article 24:</b> <b><i>Rescind Prior Borrowing Authorizations</i></b>	<b>Amount for Rescission</b>	<b>Original Funding Source</b>	<b>Committee Recommends</b>
	<i>None</i>	<b>Debt</b>	<b>Indefinitely Postpone (5–0)</b>

“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 which is no longer required for its intended purpose.”

[Town of Lexington Warrant for the 2009 Annual Town Meeting, Page 21]

This Committee is not aware of any planned rescissions.

*Note: No-longer-needed cash balances from issued debt are not a subject for rescission. Those are normally proposed to Town Meeting for appropriation to later Capital Articles. There is one such case before this Town Meeting. See Article 15(d).*

<b>Article 26:</b> <b><i>Establish and Appropriate to Debt Service Stabilization Fund</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommendation</b>
	<b>\$1,739,894</b>	<b>State Reimbursement is in hand</b>	<b>Approval (5–0)</b>

“To see if the Town will vote to create a separate Stabilization Fund in accordance with Section 5B of chapter 40 of the Massachusetts General Laws 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; to determine whether to appropriate to such Stabilization Fund certain grants received by the Town from the Massachusetts School Building Authority with respect to such school projects; or act in any other manner in relation thereto.”

“DESCRIPTION: This article would allow the Town to invest bond proceeds beyond the one-year limit that would otherwise apply and would provide more flexibility in dealing with existing tax laws.”

[Town of Lexington Warrant for the 2009 Annual Town Meeting, Page 22]

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 \$11M of those funds to retire short-term debt taken on in anticipation of that reimbursement, there were \$2,143,079 of excess reimbursement which needed to be applied toward the project’s long-term exempt debt (i.e., debt excluded from the provisions of Proposition 2½ through passage of a capital outlay expenditure exclusion by the Lexington voters)—which bond will be retired in 2023. (By Department of Revenue [DOR] regulations, these funds must be used only to offset debt service on the outstanding bond for that exempt debt.) After having made prior debt-service payments, the Town still holds \$1,739,894 of that excess reimbursement.

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Per an interpretation of the Town's Bond Counsel, such excess reimbursement is to be kept in a Stabilization Fund and each year an appropriation would be required from that fund toward the annual debt service until that Stabilization Fund is exhausted. Prior to that interpretation, and in accordance with DOR regulations, a schedule of the debt has been developed which stipulates applying \$130,260 of the excess reimbursement each year for the debt service.

This Article provides to establish that specific Stabilization Fund and deposit into it the \$1,739,894 of remaining excess reimbursement if there is no change in the Bond Counsel's opinion. The Town, however, is continuing discussions with its Bond Counsel to see if use of the Stabilization Fund is mandatory in order to achieve the investment benefits and flexibility in dealing with existing tax laws as reported in the Warrant. If it's determined such a Fund is not mandatory to gain those advantages, the Motion under this Article will be for Indefinite Postponement.

<b>Article 28:</b> <b><i>Appropriate to Stabilization Fund</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<i>Unknown</i>	<i>Unknown</i>	<b>Indefinite Postponement (5-0)</b>

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

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

[Town of Lexington Warrant for the 2009 Annual Town Meeting, Page 22]

No appropriation into this fund is anticipated at the 2009 Annual Town Meeting.

<b>Article 31:</b> <b><i>Appropriate for Authorized Capital Improvements</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<b>\$0</b>	<b>GF (Free Cash)</b>	<b>Indefinite Postponement (5-0)</b>

"These funds are requested to supplement the \$50,000 appropriated by the 2008 Town Meeting for removing the underground oil storage tank at Estabrook School. Upon further analysis, The Department of Public Facilities concluded that the old oil boiler should be removed at the same time and a more efficient natural gas boiler installed." [White Book, Page XI-11; not included in the Brown Book]

There will be a request to Indefinitely Postpone this Article—which originally was requesting \$85,000.

While the change from oil to natural gas as the long-term fuel for the two boilers is still deemed prudent, as there is the just-released—but not yet analyzed—Schools PK-12 Master Plan with additional long-term systems implications, it was decided not concurrently to replace the steam boilers. (For example, it may be preferable to convert to a hot-water system with new univents depending on the long-term plans for the Estabrook School.)

Instead, the original plan to install natural-gas burners on the current steam boilers will take place. (As to the comparative fuel costs: While the short-term cost of oil has declined significantly, the Town now has

# CAPITAL EXPENDITURES COMMITTEE REPORT TO 2009 ATM

a 3-year natural-gas contract, starting later this year, which is 5% lower than the expiring contract.) The original appropriation of \$50,000 at the 2008 Annual Town Meeting is considered sufficient to install those burners—the natural-gas line having already been installed by the utility company (National Grid) at no expense to the Town—and to remove the then-no-longer-needed underground oil storage tank. (The Town expects to be reimbursed by the State for 50% of the direct tank-removal expense, but the full expense first must be paid by the Town and, thus, included in the appropriation.)

<b><i>Article 33: Amend General Bylaw— Capital Expenditures Committee</i></b>	<b>Funds Requested</b>	<b>Funding Source</b>	<b>Committee Recommends</b>
	<i>None</i>	<i>Not Applicable</i>	<b>Approve (5–0)</b>

“To see if the Town will vote to amend § 29-13.B of the Code of the Town of Lexington by adding the words “or otherwise distributing” after the words “and by mailing”...”

“DESCRIPTION: The proposed amendment would give the Capital Expenditures Committee the option of distributing the annual committee reports to town meeting members in various ways other than by mailing.”

[Town of Lexington Warrant for the 2009 Annual Town Meeting, Page 24]

We view this as a necessary “housekeeping” update to recognize that the distribution to Town Meeting Members of our report to the Annual Town Meetings by mailing is neither cost effective nor timely these days. It will codify that we use other means for that distribution—such as our actual practice of placing printed copies of the report on the Information Table at Town Meeting and making an electronic copy available on a Web site (both typically done at least one session before when an Article upon which we comment is debated).

The proposed change makes this Committee’s distribution requirements the same as those already established in the Code for distribution of the report of the Appropriation Committee.

*Note: Town Meeting adopted the Motion under this Article at its session on March 23, 2009.*

## Appendix: Community Preservation Fund Cash for FY2010

Items	Amount (\$M)	Can Expend in		Comment
		FY2009	FY2010	
<u>From FY2009 Budget</u>				
Open Space Reserve	939,894	Yes	Yes	Cumulative 10% allocations
Historic Reserve	0	N/A	N/A	Appropriations exceeded all 10% allocations
Affordable Housing Reserve	0	N/A	N/A	Appropriations exceeded all 10% allocations
Unbudgeted Reserve	1,659,749	Yes	Yes	FY2009 Revenues less FY2009 Appropriations Net of other Reserves
Subtotal for FY2009	2,599,643	Yes	Yes	
Undesignated Fund Balance (exclusive of State Match received in FY2009)	3,614,916	Yes	Yes	Prior FYs' Unbudgeted Reserves plus Booked Investment Income
Estimated State Match on FY2008 Surcharge	1,550,682	Yes	Yes	Ended up being 55.8 percent of \$2,777,882 actual FY2008 Property Surcharge (See below for true-up to 69.4%.)
Subtotal of Undesignated Fund Balance	5,165,598	Yes	Yes	
Total from all Prior FYs (excluding State Match "True-Up")	7,765,241	Yes	Yes	Without any returns of unused appropriations for completed projects, unbooked Investment Income
State Match True-Up	377,026	No	Has a Qualification	Additional, over the above estimated match, to fully fund the \$1,927,708 actual match. Can only be used after FY2009 closes and has been certified by the State Department of Revenue—typically in the September time frame.
Total from all Prior FYs (excluding unbooked Investment Income or prior-projects' residuals)	8,142,267			
<u>From FY2010 Budget</u>				
<u>Revenues</u>				
Property Surcharge (Estimated)	3,027,909	No	Yes	
State Match on FY2009 Surcharge (Estimated)	869,162	No	Yes	In 1st round, estimate 29.00% of committed FY2009 Property Surcharge (\$2,961,858) after applying collection rate of 98.69% for match of \$847,687; estimate additional \$21,475 in 2nd round (equivalent to 0.73%); presume no 3rd round.
Investment Income (Estimated)	75,000	No	Yes	
Total FY2010 Revenue	3,972,071	No	Yes	Basis for 10% allocations
<u>Proposed Appropriations</u>				
Open Space	2,153,100			Allocation from Article 12's total of \$2,763,100; see Historic & Affordable Housing categories for the balance. (Article 13 is still pending.)
Historic	494,700			Articles 11(d)(\$150,000), (e)(\$0), (f)(\$30,000), (g)(\$45,000), (h)(\$180,000), (i)(\$29,700), & (k)(\$50,000); Article 12 (\$10,000).
Affordable Housing	1,765,828			Articles 11(j)(\$320,828) & (l)(\$845,000); Article 12 (\$600,000). (Article 13 is still pending.)
Recreation	839,000			Articles 11(a)(\$70,000), (b)(\$569,000), & (c)(\$200,000). (Article 13 is still pending.)
Administrative Budget	150,000			Article 11(n)
Subtotal of Proposed Appropriations	5,402,628			
<u>Allocations to Reserves</u>				
Open Space	0			Also represents reserve ending balances.
Historic	0			Proposed appropriations are ≥ 10% allocation
Affordable Housing	0			Proposed appropriations are ≥ 10% allocation
Unbudgeted Reserve	0			Proposed appropriations are ≥ 10% allocation
Subtotal of Allocations to Specific Reserves	0			Unproposed balance of FY2010 Revenue (if positive)
Total New Uses	5,402,628			
Balance for FY2010 Cash-Flow Only	-1,430,557			
<b>Balance Available to CPC for Further Projects</b>				
From Prior FYs	8,142,267			Including "true-Up" of State Match received in FY2009, but excluding unbooked investment income or prior projects' residuals.
FY2010 Revenue	3,972,071			
Subtotal	12,114,338			
Less Proposed Appropriations & 10% Allocations	-5,402,628			
Projected Balance Total After 2009 ATM Actions	6,711,710			
FY2011 Surcharge Revenue	3,133,975			Doesn't include State Match or estimated investment income in FY2011
Minimum Estimated Balance Available to CPC for Next Cycle without State Match or Final Interest Income	9,845,685			





## **Summary of Warrant Article Recommendations (continued)**

*Abbreviations: CPF = Community Preservation Fund; EF = Enterprise Fund;*

*RE = Retained Earnings; GF = General Fund; TBD = To Be Determined;*

*ATM = Annual Town Meeting*

*Continued from inside of front cover*

<b>Art.</b>	<b>Description</b>	<b>Request</b>	<b>CEC Recommended</b>	<b>Funding Source</b>
<b>18</b>	<b>School Capital Projects and Equipment</b>			
18(a)	School Technology Plan	\$600,000	\$600,000	GF (Debt)
18(b)	Classroom Furniture	\$50,000	\$50,000	GF (Free Cash)
18(c)	Replacement of Kitchen Equipment	\$75,000	\$75,000	GF (Free Cash)
<b>19</b>	<b>Public Facilities Capital Projects</b>			
19(a)	Hastings Oil Tank Removal and Boiler Replacement	None	N/A	GF (Debt)
19(b)	Lexington High School Gillespie Auditorium Renovation	\$305,000	\$305,000	GF (Debt)
19(c)	Lexington High School Heating System Upgrade	\$350,000	\$350,000	GF (Debt)
19(d)	School Building Roofing Program System-Wide	\$201,500	\$201,500	GF (Debt)
19(e)	Fire Headquarters Preservation and Renovation Design	\$70,300	\$70,300	GF (Debt) [See Article 11(i) for the balance of the \$100,000 total.]
19(f)	Relocate Old Harrington Playground Structures	\$40,000	\$40,000	GF (Free Cash)
19(g)	Bowman Play Area Improvement	\$80,000	\$80,000	GF (Free Cash)
19(h)	LHS Elevator Piston Replacement	\$40,000	\$40,000	GF (Free Cash)
19(i)	School Building Envelope Program	\$125,000	\$125,000	GF (Free Cash)
19(j)	Police Station Space Preservation and Needs Study	\$45,000	\$45,000	GF (Debt) [if not CPAF under Article 11(g)]
19(k)	Stone Building Preservation and Renovation	\$180,000	\$180,000	GF (Debt) [if not CPAF under Article 11(h)]
19(l)	East Lexington Fire Station Kitchen Upgrade	\$75,000	\$75,000	GF (Free Cash)
19(m)	School Accessibility Improvements	\$50,000	\$50,000	GF (Free Cash)
19(n)	Municipal Building Envelope	\$157,594	\$157,594	GF (Tax Levy)
19(o)	Town Office Building Preservation and Renovation	\$30,000	\$30,000	GF (Debt) [if not CPAF under Article 11(f)]
<b>20</b>	<b>Street Acceptance—Pitcairn Place (Citizens' Article)</b>	\$125,000	\$125,000	GF (Debt)
<b>22</b>	<b>Appropriate for Design/ Engineering for Senior/ Community Center at White House Site (Barnes Property)</b>	Unknown	Indefinite Postponement	Unknown
<b>24</b>	<b>Rescind Prior Borrowing Authorizations</b>	None	Indefinite Postponement	Debt
<b>26</b>	<b>Establish and Appropriate to Debt Service Stabilization</b>	\$1,739,894	\$1,739,894	State Reimbursement in Hand
<b>28</b>	<b>Appropriate to Stabilization Fund</b>	Unknown	Indefinite Postponement	Unknown
<b>31</b>	<b>Appropriate for Authorized Capital Improvements</b>	\$0	Indefinite Postponement	GF (Free Cash)
<b>33</b>	<b>Amend General Bylaw—Capital Expenditures Committee</b>	None	Approve	Not Applicable