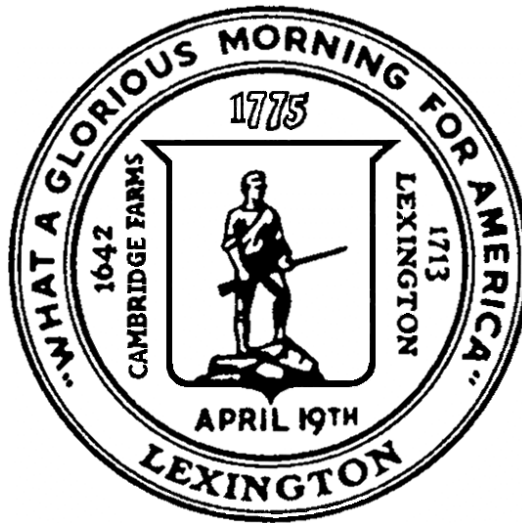


CAPITAL EXPENDITURES COMMITTEE

TOWN OF LEXINGTON



REPORT TO THE 2010 ANNUAL TOWN MEETING

Released March 31, 2010

Submitted by:

Charles Lamb, Chairman
Ted Edson, Vice-Chairman
William Hurley
David G. Kanter
Shirley Stolz

Summary of Warrant Article Recommendations

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

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

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

Art.	Description	Request	CEC Recommended	Funding Source
7	Continue and Approve Departmental Revolving Funds			
7(c)	DPW Compost Operations	\$397,000	\$397,000	DPW Compost Operations RF (Cash)
8	Community Preservation Committee Operating Budget & CPA Projects			
8(a)	Minuteman Bikeway Preservation	\$320,000	\$320,000	CPF (Cash)
8(b)	Stormwater Mitigation—Old Res./Marrett Road	\$190,047	\$190,047	CPF (Cash)
8(c)	Center Playfields Drainage—Implementation Phase	\$875,173	\$875,173	CPF (Cash)
8(d)	Greeley Village Siding Replacement	\$386,129	\$386,129	CPF (Cash)
8(e)	Vynebrook Village Drainage Project—Design Study	\$10,000	\$10,000	CPF (Cash)
8(f)	LexHAB Purchase of Two Affordable Housing Properties	\$695,000	\$695,000	CPF (Cash)
8(g)	Archives & Records Conservation and Preservation	\$150,000	\$150,000	CPF (Cash)
8(h)	Cary Library Preservation Project—Archives	\$100,000	\$100,000	CPF (Cash)
8(i)	Cary Memorial Building Venue Improvements Study	\$60,000	\$60,000	CPF (Cash)
8(j)	Cary Memorial Building Signage	\$25,000	\$25,000	CPF (Cash)
8(k)	Building Envelope	\$73,000	\$73,000	CPF (Cash) [See Article 16(h) for balance of the \$234,534 total.]
8(l)	Town Office Building Renovation	\$1,825,000	\$1,825,000	\$1,500,000 CPF (Cash) + \$325,000 GF (Debt)
8(m)	Cary Memorial Building/TOB HVAC Controls Upgrade	\$35,000	\$35,000	CPF (Cash)
8(n)	Police Station Ventilation System	\$31,700	\$31,700	CPF (Cash)
8(o)	Muzzey Senior Center Improvements Study	\$45,100	\$45,100	CPF (Cash)
8(p)	White House Historic Structures Report	\$18,000	\$18,000	CPF (Cash)
8(q)	Stone Building Exterior Stabilization	\$202,933	\$202,933	CPF (Cash)
8(r)	Munroe Tavern Capital Improvements	\$400,000	\$400,000	CPF (Cash)
8(s)	Comprehensive Cultural Resources Survey—Supplemental Appropriation	\$5,300	\$5,300	CPF (Cash)
8(t)	Battle Green Master Plan Study	\$25,000	\$25,000	CPF (Cash)
8(u)	Busa Farm Debt Service	\$2,562,100	\$2,562,100	CPF (Cash)
8(v)	Administrative Budget	\$150,000	\$150,000	CPF (Cash)
9	Land Purchase—Off Marrett Road	\$3,800,000	<i>Pending CPC Decision</i>	CPF (TBD)
10	Land Purchase—Off Farm Road	<i>None</i>	Approve	Indefinite Postponement
11	Recreation Capital Projects			
11(a)	Park Improvements—Athletic Fields	\$50,000	\$50,000	GF (Free Cash)
11(b)	Town Pool Renovation	\$25,000	\$25,000	Recreation EF (RE)
12	Municipal Capital Projects & Equipment			
12(a)	Replace Self Contained Breathing Apparatus (Fire Dept)	\$260,000	\$260,000	GF (Debt)
12(b)	Street Intersections Improvements and Easements	\$125,000	\$125,000	GF (Debt)
12(c)	Comprehensive Storm Water Management Watershed Study	\$110,000	\$110,000	GF (Debt)
12(d)	DPW Equipment	\$502,804	\$502,804	\$308,955 GF (Debt) + \$91,429 GF (Free Cash) + \$57,420 Water EF (Debt) + \$45,000 Sewer EF (RE)
12(e)	Head End Equipment	\$240,000	\$240,000	GF (Debt)
12(f)	Reconstruct and Equip Town Office Building Server Room	\$170,000	\$170,000	GF (Debt)
12(g)	Sidewalk Improvements and Easements	\$200,000	\$200,000	GF (Debt)
12(h)	Storm Drainage Improvements	\$260,000	\$260,000	GF (Debt)
12(i)	Marrett/Waltham Intersection Traffic Signal Poles	<i>None</i>	Approve	Indefinite Postponement
12(j)	Dam Repair	\$10,000	\$10,000	GF (Free Cash)
12(k)	Traffic Mitigation	\$50,000	\$50,000	GF (Free Cash)
12(l)	Hayden Avenue/Spring Street Traffic Master Plan	\$125,000	\$125,000	Traffic Mitigation SF
12(m)	Concord Avenue Sidewalk Preliminary Design	\$90,000	\$90,000	Traffic Mitigation SF
12(n)	Central Business District Sidewalks Master Plan/Engineering	\$50,000	\$50,000	GF (Free Cash)
12(o)	Hydrant Replacement Project	\$50,000	\$50,000	\$25,000 GF (Free Cash) + \$25,000 Water EF (RE)
12(p)	Pedestrian Signal Improvements	\$42,000	\$42,000	GF (Free Cash)
12(q)	Cary Library Material Handling and Workflow Study	\$25,000	\$25,000	GF (Free Cash)
12(r)	Fire Headquarters Alarm Receiver	\$30,000	\$30,000	GF (Free Cash)
12(s)	Replace Town Buildings Phone Systems (Phase I)	\$55,000	\$55,000	GF (Free Cash)
12(t)	MUNIS Upgrade	\$55,000	\$55,000	GF (Free Cash)
12(u)	Street Improvements and Easements	\$1,251,578	\$1,251,578	\$500,000 GF (Cash, FY2001 Override Set-aside) + \$51,578 GF (Cash) + \$700,000 Chapter 90 State Aid

Continued on inside of rear cover

Executive Summary

Over the past several months, the Capital Expenditures Committee (CEC) has reviewed proposals from the municipal departments and school administration as well as various citizens groups. We have fully vetted all the capital requests, except those listed as “pending” in the table on the inside front cover. Refinement and fine-tuning of these requests have taken place (e.g., by the Town staff, other boards and committees, and Article proponents), during this process; therefore, *Town Meeting will generally observe consensus among the boards and committees relative to capital articles.*

Lexington continues to maintain its Aaa bond rating. We commend the Town Manager and his staff for their diligence in maintaining this rating over the past several years. It is a certainty that given our appetite for large capital projects, which will necessarily require long-term bonding, this rating will help us as we work to achieve those goals by reducing the interest cost for that debt. Our most recent debt issue was at the favorable (average) rate of approximately 1.5%. (The interest on our short-term debt, using Bond Anticipation Notes [BANs], continues to be well under 1.0%.)

Community Preservation Act (CPA): We commend the Community Preservation Committee (CPC), Board of Selectmen, and Appropriation Committee for conducting discussions over the past several months regarding debt-versus-cash and reserve policies for the use of Lexington’s CPA funds. We are gratified to see that the Busa property (total cost \$4.197 million was financed on an aggressive, front-loaded, bond repayment schedule of 3 years.

Big-Ticket Projects: What “keeps us awake at night” is that the Town faces a large number of relatively unprioritized “big-ticket” (i.e., over \$1 million) projects, including (in no particular order):

- Roads and Sidewalks
- Stone Building (previously the East Lexington Library) renovation
- Police Station renovation
- Fire Headquarters renovation
- Town Office Building renovation
- Senior/Community Center
- “White House” Site (1557 Massachusetts Avenue; previously the Barnes property)
- Traffic Mitigation
- Community (Affordable) Housing
- Conservation/Open Space Land
- West Lexington Greenway
- Elementary & High Schools Renovation & Reconstruction
- School Administration space improvements at Old Harrington
- Minuteman Career & Technical High School renovation

Continued leadership and cooperation by the Board of Selectmen, School Committee, and Community Preservation Committee are needed to rationalize, refine, prioritize and schedule these projects for the next several years—with realistic numbers put forth in the 5-year projections—as it is certain that we cannot afford to do all of them within the foreseeable future. (Important: See Pages 15–17.)

Table of Contents

Summary of Warrant Article Recommendations	2
Executive Summary.....	3
The Mission of the Capital Expenditures Committee.....	8
How to Read This Report	8
Summary of FY2011 Capital-Budget Requests.....	9
Capital Budget.....	10
Big-Ticket Projects	10
The Community Preservation Act (CPA)	12
Enterprise-Fund Projects	13
Revolving-Fund Projects.....	14
Small-Ticket Projects	14
Five-Year Capital Plan.....	15
Programs.....	18
Conservation	18
Council on Aging/Community Center	18
Fire	19
Police	21
Library	22
Public Works.....	23
Public Facilities.....	27
Recreation.....	28
Schools	29
Information Technology (IT) Infrastructure (Town-wide)	30
Warrant Article Analysis and Recommendations	31
Article 7 (3 rd Fund Only): Continue and Approve Departmental Revolving Funds—DPW	
Compost Operations	31
Security Gate & Access Control System at Hartwell Ave Compost Facility.....	31
Article 8: Appropriate the FY2011 Community Preservation Committee Operating Budget	
and CPA Projects (Multiple Categories).....	32
(a) Minuteman Bikeway Preservation (Recreational Use & Open Space)	32
(b) Storm Water Mitigation—Old Reservoir/Marrett Road (Recreational Use)	32
(c) Center Playfields Drainage—Implementation Phase (Recreational Use).....	32
(d) Greeley Village Siding Replacement (Community Housing).....	33
(e) Vynebrook Village Drainage Project—Design Study (Community Housing)	33
(f) LexHAB Purchase of Two Affordable Housing Properties (Community Housing)	33
(g) Archives & Records Conservation and Preservation (Historic Resources).....	34
(h) Cary Library Preservation Project—Archives (Historic Resources)	34
(i) Cary Memorial Building Venue Improvements Study (Historic Resources).....	35
(j) Cary Memorial Building Signage (Historic Resources).....	35
(k) Municipal Building Envelope (Historic Resources).....	35
(l) Town Office Building Renovation (Historic Resources).....	36
(m) Cary Memorial Building & Town Office Building HVAC Controls Upgrade (Historic	
Resources).....	37

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

(n) Police Station Ventilation System (Historic Resources)	37
(o) Muzzey Senior Center Improvements Study (Historic Resources)	37
(p) White House Historic Structures Report (Historic Resources)	38
(q) Stone Building Exterior Stabilization (Historic Resources)	38
(r) Munroe Tavern Capital Improvements (Historic Resources)	38
(s) Comprehensive Cultural Resources Survey of Lexington—Supplemental Appropriation (Historic Resources)	39
(t) Battle Green Master Plan Study (Historic Resources)	40
(u) Busa Farm Debt Service (Potentially Multiple)	40
(v) Administrative Budget	41
Article 9: Land Purchase—Off Marrett Road (Open Space)	41
Article 10: Land Purchase—Off Farm Road (Unknown)	42
Article 11: Appropriate for Recreation Capital Projects	43
(a) Park Improvements—Athletic Fields	43
(b) Town Pool Renovation	43
Article 12: Appropriate for Municipal Capital Projects and Equipment	44
(a) Replace Self-Contained Breathing Apparatus	44
(b) Street Intersections Improvements and Easements	44
(c) Comprehensive Storm Management Watershed Study	45
(d) DPW Equipment Replacement	45
(e) Head End Equipment	46
(f) Reconstruct and Equip Town Office Building Server Room	46
(g) Sidewalk Improvements and Easements	47
(h) Storm Drainage Improvements	47
(i) Marrett/Waltham Intersection Traffic Signal Poles	47
(j) Dam Repair (Inspection)	48
(k) Traffic Mitigation	48
(l) Hayden Ave./Spring St. Traffic Master Plan	48
(m) Concord Avenue Sidewalk Design and Engineering	49
(n) Central Business District Sidewalks Master Plan/ Engineering	49
(o) Hydrant Replacement Project	49
(p) Pedestrian Signal Improvements	49
(q) Cary Library Material Handling and Workflow Study	50
(r) Fire Headquarters Alarm Receiver	50
(s) Replace Town-Wide Phone Systems (Phase I)	50
(t) MUNIS Upgrade	51
(u) Street Improvements and Easements	51
Article 13: Appropriate for Water System Improvements	51
(a) Water Distribution System Improvements	51
(b) Standpipe Rehab Program	51
(c) Automatic Water-Meter Reading System (Phase I)	52
Article 14: Appropriate for Sewer Improvements	52
Pump Station Upgrades	52
Article 15: Appropriate for School Capital Projects and Equipment	53
(a) School Technology	53
(b) Food Service Equipment and Software	53
(c) Time Clock/Time Reporting System	54
(d) Classroom Furniture	54
Article 16: Appropriate for Public Facilities Capital Projects	54
(a) School Building Roofing Program	54
(b) Clarke Middle School Auditorium Safety and Technology Upgrade	55
(c) Bridge & Bowman Schools Renovation Design, Development and Engineering	55
(d) School Improvement Projects	55
(e) School Building Envelope Program	56
(f) Cary Library Energy Management Systems	57
(g) School Grounds Improvement Projects	57
(h) Municipal Building Envelope	57

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

Article 17: Approve Minuteman Regional Vocational Technical School District Borrowing.....	57
Article 19: Rescind Prior Borrowing Authorizations	58
Article 20 (One Fund Only): Establish And Appropriate To Specified Stabilization Funds	59
Article 21: Appropriate to Stabilization Fund	59
Article 22: Appropriate from Debt Service Stabilization Fund	59
Article 25: Appropriate for Authorized Capital Improvements.....	60
Article 28: Amend Bylaw—Town Meeting Procedure (Citizen Article)	60
Article 29: Adoption of Stretch Energy Code.....	61
Article 31: Support and Petition for Municipal Utility Act	62
Article 34: Resolution on TMO-1 District Plan.....	62
Appendix: Community Preservation Fund Cash for FY2011	63
Summary of Warrant Article Recommendations (<i>continued</i>)	65

The Mission of the Capital Expenditures Committee

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

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

From the Code of the Town of Lexington (§29-26):

...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.

Summary of FY2011 Capital-Budget Requests

	Requests							
	Debt	Tax Levy Cash*	Enterprise Funds	Set-asides & Chapter 90(Roads)	Revolving Fund & Other	Total	CEC Recommended	
Public Works								
Security at Compost Facility					\$82,000	\$82,000	\$82,000	
Water Distribution Improvements			\$1,060,000			\$1,060,000	\$1,060,000	
DPW Equipment	\$308,955	\$91,429	\$102,420			\$502,804	\$502,804	
Sanitary Sewer Improvements			\$100,000			\$100,000	\$100,000	
Hydrant Replacement		\$25,000	\$25,000			\$50,000	\$50,000	
Sidewalk Improvements	\$200,000	\$50,000			\$90,000	\$340,000	\$340,000	
Street Improvements				\$1,251,578		\$1,251,578	\$1,251,578	
Storm Drain Improvements	\$260,000					\$260,000	\$260,000	
Traffic Mitigation	\$125,000	\$50,000			\$125,000	\$300,000	\$300,000	
Comprehensive Storm Mgmt Watershed Study	\$110,000					\$110,000	\$110,000	
Dam Repair		\$10,000				\$10,000	\$10,000	
Pedestrian Signal Improvements		\$42,000				\$42,000	\$42,000	
Minuteman Bikeway		\$320,000				\$320,000	\$320,000	
Economic Development								
Battle Green Master Plan		\$25,000				\$25,000	\$25,000	
Police/Fire								
Replace Breathing Apparatus	\$260,000					\$260,000	\$260,000	
Fire HQ Alarm Receiver		\$30,000				\$30,000	\$30,000	
Recreation								
Town Pool Renovation			\$25,000			\$25,000	\$25,000	
Stormwater Mitigation at Old Reservoir		\$190,047				\$190,047	\$190,047	
Park Improvements-athletic fields		\$50,000				\$50,000	\$50,000	
Center Playfield Drainage		\$875,173				\$875,173	\$875,173	
Miscellaneous Municipal								
Library Material Handling		\$25,000				\$25,000	\$25,000	
Library Preservation Project		\$100,000				\$100,000	\$100,000	
Cary Memorial Building Signage		\$25,000				\$25,000	\$25,000	
Town Clerk Records Management		\$150,000				\$150,000	\$150,000	
Replace Town Wide Phone Sys.		\$55,000				\$55,000	\$55,000	
Replace Head End Equipment	\$240,000					\$240,000	\$240,000	
Town Hall Server Room Improve	\$170,000					\$170,000	\$170,000	
MUNIS Upgrades		\$55,000				\$55,000	\$55,000	
Schools								
Technology	\$696,000					\$696,000	\$696,000	
Classroom Furniture		\$58,571				\$58,571	\$58,571	
Kitchen Equipment	\$99,500					\$99,500	\$99,500	
Timeclock/Time ReportingSys	\$97,000					\$97,000	\$97,000	
Facilities								
White House Historic Structures Report		\$18,000				\$18,000	\$18,000	
Muzzey Senior Ctr Imp Study		\$45,100				\$45,100	\$45,100	
School Bldgs Roofing Program	\$147,400					\$147,400	\$147,400	
Police Station Vent System		\$31,700				\$31,700	\$31,700	
Cary Mem. Bldg/TOB HVAC Controls Upgrade		\$35,000				\$35,000	\$35,000	
Cary Memorial Library Energy Mgmt Sys		\$50,000				\$50,000	\$50,000	
Stone Building Stabilization		\$202,933				\$202,933	\$202,933	
School Bldgs Envelope		\$125,000				\$125,000	\$125,000	
Municipal Bldgs Envelope		\$234,534				\$234,534	\$234,534	
Hastings School Modular Classroom Upgrade		\$75,000				\$75,000	\$75,000	
Hastings Cabinetry Replacement		\$38,000				\$38,000	\$38,000	
Hasting Parking Area Improvements		\$50,000				\$50,000	\$50,000	
School Accessibility Improve		\$30,000				\$30,000	\$30,000	
Town Office Building Renovation	\$325,000	\$1,500,000				\$1,825,000	\$1,825,000	
Remove Modulars School Admin area		\$30,000				\$30,000	\$30,000	
Clark Auditorium Safety and Tech Upgrade	\$174,000					\$174,000	\$174,000	
Cary Memorial Bldg Venue Improvement		\$60,000				\$60,000	\$60,000	
Bridge and Bowman Renovation DD&E	\$750,000					\$750,000	\$750,000	
School Bldg Flooring Program		\$100,000				\$100,000	\$100,000	
LHS LP Program		\$75,000				\$75,000	\$75,000	
Diamond Boiler Controls		\$30,000				\$30,000	\$30,000	
Estabrook Playground Replace		\$125,000				\$125,000	\$125,000	
Community-Wide (CPA Funded)**								
Greeley Village Roof Replacement		\$386,129				\$386,129	\$386,129	
Munroe Tavern Historic Improvements		\$400,000				\$400,000	\$400,000	
Purchase 2 Affordable Housing Properties		\$695,000				\$695,000	\$695,000	
Comp. Cultural Resources Survey-Supplement		\$5,300				\$5,300	\$5,300	
Vynebrook Village Drainage		\$10,000				\$10,000	\$10,000	
Totals	\$3,962,855	\$6,578,916	\$1,312,420	\$1,251,578	\$297,000	\$13,402,769	\$13,402,769	
* All types; see the Summary on the inside of the covers or the Warrant Article Analysis for the specific types. (Set-asides include cash.)								
**Not shown are \$150,000 for the CPC's Administrative Budget and \$2,562,100 for the 1st-year debt service on the bond for the FY2010 purchase of the Busa-Farm land								

Capital Budget

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

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

The Capital Expenditures Committee:

- Assesses capital needs brought forward by each department (municipal and schools) as well as the Community Preservation Committee (CPC) through the annual budgeting process;
- Works with those departments and the CPC to identify 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 our 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 the most uncertain. They are subject to refinement as projects are designed, bid, and built. Even relatively near-term work is subject to cost uncertainties until projects are bid and contracts signed as materiel, labor, and contract-management costs are often highly variable—even over a period of just a few months.
- The scope of future projects is often highly uncertain. Accordingly, project budgets are subject to significant revision as the work is defined through the political and budgeting processes.
- Dates for appropriations and taxpayer impact of financing projects are given in fiscal years, beginning July 1, unless otherwise specified.

Big-Ticket Projects

Big-ticket capital projects typically cost 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 Town Manager and Selectmen's capital policy has generally maintained that such big-ticket projects (but not necessarily including those proposed for funding under the CPA) 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 Memorial 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. And the authorization at last-year's May Special Town Meeting to purchase the Busa property (total cost \$4.197 million) did not require a debt-exclusion vote as it uses CPA funds. (This year, the Town Office Building Renovation is currently estimated at about \$1.8 million of which \$1.5 million is proposed for funding under the CPA.) It is important to bear these cases in mind in thinking about major capital investments. Thus, not every big-ticket project, or element of an existing project, is subjected to a debt-exclusion vote. When they are not—with the exception of those using CPA funds—the costs are absorbed within the operating budget, which has significant implications for the financing of other Town needs.

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. At last year's Annual Town Meeting, you approved the purchase of the Busa property using debt. Subsequently, the CPC, Board of Selectmen, CEC, Appropriation Committee, and Town staff held discussions regarding CPAF reserve and debt-versus-cash financing policies and concluded that reserves of \$2 million in the CPAF are appropriate. Further discussions recommended short-term bonding for the Busa property, consistent with those policies. This Committee endorsed the policies and the specific bonding for the Busa property.

The Projects Agenda

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

- 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, under normal circumstances it will need considerable attention in the near future. (For the time being, we are presuming that a total demolition would not be allowed by the Town's Historic District Commission and that sale or lease of the property to a commercial entity is not planned.) The property is under control of the Board of Selectmen. This year, a CPA request for \$18,000 is being made to fund a Historic Structures Report, with a request for stabilization funds anticipated in FY2012. (See Article 8(p))
- Renovation or replacement of the four elementary schools and renovation at the high school. (See Article 16(c) regarding two of the elementary schools)
- Renovation of the Stone Building at 735 Massachusetts Avenue (previously used as the East Lexington Library), is proceeding with a request for exterior stabilization money this year. (See Article 8(q))
- Land purchases for one or more of the conservation, open-space, community-housing, & recreation uses (through CPA funding). (See Articles 9 & 10)
- Reconstruction of several major arterial roads. There are several arterial roads 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 8(n) for a stop-gap measure to resolve one high-priority deficiency.)
- Fire station headquarters redesign and renovations.
- 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 8(l))
- Traffic Mitigation.

Project Status and Needs

This past summer, members of the School Committee, Permanent Building Committee, and Department of Public Facilities—with a member of this Committee in a liaison role—met to prioritize the recommendations of the Lexington Public Schools PK–12 Master Plan (March 12, 2009, revised March 18, 2009). This 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 Lexington 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. That ad hoc committee recommended that renovation of the Bridge and Bowman proceed in parallel with a submission to the Massachusetts School Building Authority (MSBA) for the LHS project. This year's Warrant includes a request for Design and Engineering money (\$750,000) for the former project. A request for design-and-engineering money for the Lexington High School project has been deferred pending a positive response from the MSBA to the Statement Of Interest (SOI) that Lexington submitted to them on October 29, 2009.

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/Community Center. (See further discussion under *Council on Aging/Community Center* on page 18.)

A land purchase off Marrett Rd (Cataldo's Cotton Farm) may be presented to this Annual Town Meeting (see Article 9). The purchase of the Goldinger property off Farm Road (Article 10) is expected to be indefinitely postponed.

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 within the categories of Community Housing, Historic Resources, Open Space, and Recreational Use. (There are limitations in the Act regarding which projects within those categories can be funded under the Act.) According to the CPC, as of July 1, 2009, it had recommended, and Town Meeting approved, \$14,542,865. Of that, \$2,557,468 (17.6%) was for Community Housing, \$3,556,645 (24.5%) for Historic Resources, \$7,322,117 (50.3%) for Open Space, and \$1,106,635 (7.6%) for Recreational Use. Also, a yearly amount (now \$150,000) is for the Administrative Budget—with unneeded funds returned, yearly.

Funds are eligible for State matching—which is always based on each town's prior-fiscal-year's property-tax surcharges—although the matching level is not guaranteed. 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 2nd, and potentially 3rd, calculation to determine the final match.

As the matches are funded by fees on property transactions at the Registries of Deeds, 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 future State-matching funds. A bill is pending in the State Legislation which, along with addressing other changes to the CPA, would set a minimum annual trust fund match of 75%; however there is no assurance of if and when it would be passed and signed by the Governor.

This has been the history, and FY2011 projection, for the matching done by the State for Lexington:

Year in which match received	State Matching Percentage (rounded to 1 decimal place)				Total Match Amount
	1st Round	2nd Round	3rd Round	Total	
FY2008 (Actual)	100.0%	N/A	N/A	100.0%	\$2,556,362
FY2009 (Actual)	67.6%	1.8%	N/A	69.4%	\$1,927,708
FY2010 (Actual)	34.8%	0.9%	0.5%	36.2%	\$1,060,390
FY2011 (Projected)	31.0%	TBD	TBD	TBD	≥\$926,356 [†]

[†]Based on a 98.69% collection rate of the billed FY2010 Surcharge

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

So while the match level has fallen substantially, we emphasize that even at the projected 31% level, as shown above, our Town still receives a significant contribution toward the cost of our CPA-funded projects to supplement the direct funding from the surcharge that is part of our tax levy.

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 8–10)

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 distribution, sanitary sewers [wastewater], 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 (which is expected to continue until February 1, 2018, when that debt will be retired). Unlike property-tax revenues, enterprise-fund fees are *not* subject to a limit under Proposition 2½.

Coming before this Town Meeting is one Recreation Enterprise-funded project (see Article 11(b)), and two Recreation projects proposed for CPF funding (see Article 8(b) & (c)) and one for GF funding (Article 11(a)). There are three projects funded entirely with Water or Sewer Enterprise funds (see Articles 13(a) & (b) and 14) and a project partially funded by the Water Enterprise Fund (see Articles 12 (o)). In addition, Water and Sewer Enterprise Funds are sometimes used to buy heavy trucks and equipment. (See Article 12(d))

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.

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

Water Enterprise-Fund Budget

	FY2011 Requested	FY2012	FY2013	FY2014	FY2015
		Projected			
Water Distribution Improvements	\$900,000	\$900,000	\$575,000	\$575,000	\$575,000
Hydrant Replacement Program	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Automatic Water-Meter Reading System		\$353,625	\$273,000	\$274,000	
Equipment Replacement	\$57,420				
Rehabilitate Standpipes	\$160,000				
Totals	\$1,142,420	\$1,278,625	\$873,000	\$874,000	\$600,000

Sewer Enterprise-Fund Budget

	FY2011 Requested	FY2012	FY2013	FY2014	FY2015
		Projected			
Wastewater System Improvements		\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000
Pump Station Upgrades	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
Equipment Replacement	\$45,000				
Automatic Water-Meter Reading System		\$353,625	\$273,000	\$274,000	
Totals	\$145,000	\$1,653,625	\$1,573,000	\$1,574,000	\$1,300,000

Recreation Enterprise-Fund Budget

	FY2011 Requested	FY2012	FY2013	FY2014	FY2015
		Projected			
Center Complex Additional Lights		\$261,620		\$445,990	
Pine Meadows Improvements—Equipment		\$28,737			
Pond and Drainage Improvements to Preserve			\$252,000		
Pine Meadows Golf Course [†]					
Town Pool Renovations	\$25,000	\$150,000			
Park Improvement—Hard-Court Resurfacing			\$100,000	\$65,000	
Totals	\$25,000	\$440,357	\$352,000	\$510,990	

Note: Does not include recreation-related projects for which other funding (e.g., CPF or GF) would be requested nor the on-going \$100,000/year contribution to the Lincoln Fields debt service that will continue until FY2018.

[†]Candidate for CPF, but not yet vetted for that funding.

Revolving-Fund Projects

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

Revolving funds are usually expended to cover non-capital costs and, therefore, this Committee normally doesn't report on their annual authorizations. However, as in FY2011, the Town Manager is planning to expend up to \$82,000 under the DPW Compost Facility Revolving Fund for what qualifies as a Capital project, we are including it in this report. (See Article 7(c))

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. 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 were also pleased to see that a parallel “set-aside” for the Schools buildings in FY2010. 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 Plan

The table on the next two pages summarizes the Town's five-year capital plan. It reflects the FY2011 amounts whose appropriation we expect to be requested at the 2010 ATM—as addressed in this report—and the contemplated FY2012–FY2015 requests as shown in the Brown Book, Page XI-24. Those requests have been updated based on any later information we received and we have made numerous, additional, TBD (To Be Determined) entries in the out years where this Committee feels funding might well be requested based on earlier studies or design & engineering work, but where, to our knowledge, there is, as of yet, no formal position taken by the Town. In that vein, **there are important caveats to that table:**

- That page in the Brown Book also cites this project as being deferred from the FY2011 requests:

Capital Project with Funding Deferred from FY2011	
Project	Amount
Lexington High School Project, Feasibility and Design	\$1,131,000

At the time of writing this report, this Committee expects that funding either to be requested at a 2010 Special Town Meeting (STM) later in this year—if the Statement of Interest has been returned approved by the MSBA in time for any such STM (presumably being scheduled also for other purposes)—or if no such STM, then at the 2011 ATM for FY2012 (at an amount adjusted to reflect the 1-year delay). The \$36,569,000 now shown in FY2012 for the balance of the design, & engineering and for the Town's portion of the construction could conceivably be presented as early as at a 2011 STM or to the 2012 ATM as an FY2013 request (also adjusted for the delay)—with both amounts contingent on State approval of the project for partial State funding. (See the earlier discussion under Project Status and Needs, Page 12.)

- **As noted earlier in the Executive Summary, there are a very-large number of Big-Ticket Projects facing this Town in the near future—whether for funding by the GF (either within levy or more likely via excluded debt, if approved by the voters) or the CPF—and few of them are shown in the out-years of this five-year plan, including additions and renovations to existing school facilities or construction of new school(s). Even without the values of the TBD entries—which will inevitably total many millions of dollars once determined—the total of the now-cited out-year items in the table is \$83.4 million. That total for those 4 years is, on average, 56% more than the FY2011 request. Even with some successful debt-exclusion referendums, that will likely require major reprogramming of those out-year projects. While this Committee appreciates the Town's concern about citing a very-preliminary estimate for a project whose scope and timing are not at all well defined at this point in time—such that any such number or timing may become contentious when later, better-defined, dollar values, execution dates, and planned funding sources are developed—this Committee finds the current approach untenable when there's a prescribed need to present, evaluate, and make recommendations on the Town's five year capital needs. We continue to urge the Town to present a prioritized and time-phased list of such Big-Ticket Projects and indicate the plan for funding of its current best-guess of the likely costs.**

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

FIVE-YEAR CAPITAL PLAN (FY2011 to FY2015)						
Capital Project Requests (by managing department)	FY2011 Request	FY2012 Plan	FY2013 Plan	FY2014 Plan	FY2015 Plan	Total
Finance						
Replace Town-Wide Phone Systems	\$55,000	\$750,000				\$805,000
Subtotal—Finance	\$55,000	\$750,000				\$805,000
Fire						
Replacement of Ambulance ^a			\$240,000		\$250,000	\$490,000
Fire HQ Alarm Receiver	\$30,000					\$30,000
Replace Breathing Apparatus	\$260,000					\$260,000
Replacement of Ladder Truck				\$1,000,000		\$1,000,000
Subtotal—Fire	\$290,000		\$240,000	\$1,000,000	\$250,000	\$1,780,000
Management Information Systems (MIS)						
III	\$240,000		\$60,000	\$125,000	\$250,000	\$675,000
Town Hall Server Room Improvement	\$170,000	\$220,000	\$120,000		\$64,000	\$574,000
MUNIS upgrades	\$55,000	\$2,000	\$20,000	\$2,000	\$57,500	\$136,500
Subtotal—MIS	\$465,000	\$222,000	\$200,000	\$127,000	\$371,500	\$1,385,500
Police						
Software (Police & Fire/EMS)				\$10,000	\$400,000	\$410,000
Subtotal—Police				\$10,000	\$400,000	\$410,000
Public Facilities						
Renovate/Expand Fire Headquarters—D&E and Construction			TBD			TBD
Lexington Police Station Renovation (D&E and Construction)			TBD			TBD
Municipal Building Envelope	\$234,534	\$165,572	\$169,711	\$173,954	\$178,302	\$922,073
School Improvement Projects (excluding Flooring Program)	\$278,000					\$278,000
School Building Flooring Program	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
School Building Roofing Program	\$147,400	\$532,507	\$527,882	\$570,500	\$550,000	\$2,328,289
School Building Envelope Program	\$125,000	\$125,000	\$125,000	\$125,000	\$132,000	\$632,000
Muzzey Senior Center Improvements	\$45,100	\$251,600				\$296,700
Cary Memorial Building and Town Office Building HVAC Controls Upgrade	\$35,000					\$35,000
Police Station Ventilation System	\$31,700					\$31,700
Cary Memorial Library Energy Management System	\$50,000					\$50,000
Cary Memorial Library Preservation Project—Archives	\$100,000					\$100,000
Stone Building: FY2011 Stabilization (Phase II); Out Years Unknown	\$202,933		TBD			TBD
White House—FY2011 Assessment; Out Years Unknown	\$18,000		TBD			TBD
Hastings School—Parking Improvement	\$50,000					\$50,000
Town Office Building Renovation	\$1,825,000					\$1,825,000
Clarke Auditorium Safety and Technology Upgrade	\$174,000	\$152,500	\$110,000	\$80,000		\$516,500
Cary Memorial Building Venue Improvements	\$60,000	TBD				TBD
Bridge & Bowman Renovation: FY2011 Design Development and Engineering; FY2012 Construction	\$750,000	\$12,325,000				\$13,075,000
Estabrook Playground Replacement	\$125,000					\$125,000
Lexington High School Project, Feasibility and Design		\$36,569,000				\$36,569,000
Subtotal—Public Facilities	\$4,351,667	TBD	TBD	TBD	TBD	TBD
Public Works						
Pedestrian Signal Improvements	\$42,000	\$42,000	\$220,000	\$180,000	\$180,000	\$664,000
Security Gate and Access Control at Hartwell Avenue Compost Facility	\$82,000					\$82,000
Minuteman Bikeway Preservation	\$320,000					\$320,000
Massachusetts Avenue—Three Intersections Improvement	\$125,000	\$275,000				\$400,000
Water Distribution System Improvements	\$900,000	\$900,000	\$575,000	\$575,000	\$575,000	\$3,525,000
Standpipe Rehabilitation Program	\$160,000					\$160,000
Comprehensive Watershed Storm Water Management Study	\$110,000	\$110,000				\$220,000
Marrett/Waltham Intersection Ornamental Signals						
Sanitary Sewer System Improvements		\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$4,800,000
Continued on next page						

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

FIVE-YEAR CAPITAL PLAN (FY2011 to FY2015) (Continued)						
Capital Project Requests (by managing department)	FY2011 Request	FY2012 Plan	FY2013 Plan	FY2014 Plan	FY2015 Plan	Total
Public Works (continued)						
Equipment Replacement	\$502,804	\$453,700	\$533,700	\$531,000	\$427,000	\$2,448,204
Hydrant Replacement Program	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Pump Station Upgrades	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Street Improvements	\$1,251,578 ^a	\$1,265,368	\$1,279,502	\$1,293,989	\$1,308,839	\$6,399,276
Automatic Water-Meter Reading System		\$707,250	\$546,000	\$546,000		\$1,799,250
Dam Repair	\$10,000	TBD		\$10,000	TBD	TBD
CBD Sidewalks	\$50,000	\$400,000	\$400,000			\$850,000
Traffic Mitigation	\$175,000		TBD			\$175,000
Sidewalk Improvement	\$290,000	\$200,000	\$300,000	\$400,000	\$400,000	\$1,590,000
Storm Drainage Improvements	\$260,000	\$210,000	\$210,000	\$210,000	\$210,000	\$1,100,000
Subtotal—Public Works	\$4,428,382	TBD	TBD	TBD	TBD	TBD
Library						
Project—Material Handling and Workflow	\$25,000	TBD	TBD			TBD
Subtotal—Library	\$25,000	TBD	TBD			TBD
Recreation						
Town Pool Renovation	\$25,000	\$150,000				\$175,000
Park Improvements—Athletic Fields	\$50,000	\$50,000	\$160,000	\$200,000	\$210,000	\$670,000
Center Playfields Drainage - Implementation Phase	\$875,173	\$575,612	\$605,718			\$2,056,503
Stormwater Mitigation—Marrett Road/Old Reservoir	\$190,047					\$190,047
Athletic Facility Lighting		\$261,620		\$445,990		\$707,610
Pine Meadows Golf Course—Equipment		\$28,737				\$28,737
Pine Meadows Golf Course—Improvements			\$252,000			\$252,000
Park Improvements—Hard Court Resurfacing			\$100,000	\$65,000		\$165,000
Park and Playground Improvements			\$60,000	\$60,000		\$120,000
ADA Accessibility Study					\$50,000	\$50,000
Subtotal—Recreation	\$1,140,220	\$1,065,969	\$1,177,718	\$770,990	\$260,000	\$4,414,897
Schools						
Technology Capital Request	\$696,000	\$700,000	\$700,000	\$600,000	\$600,000	\$3,296,000
Classroom Furniture	\$58,571	\$83,243	\$17,049	\$100,000	\$100,000	\$358,863
Time Clock/Time Reporting System	\$97,000					\$97,000
Food Service Equipment and Software	\$99,500	\$40,300	\$30,500	\$100,000	\$100,000	\$370,300
Subtotal—Schools	\$951,071	\$823,543	\$747,549	\$800,000	\$800,000	\$4,122,163
Town Clerk						
Archives & Records Management/Records Conservation & Preservation	\$150,000	\$150,000	\$150,000	\$10,000	\$10,000	\$470,000
Subtotal—Town Clerk	\$150,000	\$150,000	\$150,000	\$10,000	\$10,000	\$470,000
Town Manager						
Cary Memorial Building Signage	\$25,000					\$25,000
Subtotal—Town Manager	\$25,000					\$25,000
Economic Development						
Battle Green Master Plan	\$25,000		TBD			TBD
Subtotal—Economic Development	\$25,000	TBD	TBD	TBD	TBD	TBD
CPA Other^e & Non-Governmental Projects						
Greeley Village Siding	\$386,129					\$386,129
Munroe Tavern Capital Improvements	\$400,000					\$400,000
LexHAB—FY2011 Purchase 2 Properties; Out Years Leary-Land Houses + ?	\$695,000		TBD			TBD
Comprehensive Cultural Resources Survey—Supplement	\$5,300					\$5,300
Vynebrook Village Drainage Project Design	\$10,000	TBD				TBD
Subtotal—CPA Other & Non-Governmental Projects	\$1,496,429		TBD			TBD
Totals	\$13,402,769	TBD	TBD	TBD	TBD	TBD
^a FY2012 funding moved to FY2013 and FY2015 funding added based on later information.						
^b \$1,131,000 was deferred, but not included in the subsequent years of this plan.						
^c \$100,000 was originally requested; but Article is expected to be indefinitely postponed as capital funds are no longer needed for those ornamental signals.						
^d Article is expected to be indefinitely postponed as the engineering study has not been fully vetted, so—tentatively—all funding has been slipped one year.						
^e Does not include in FY2011–2015 the annual \$150,000 for the CPC's Administrative Budget; in FY2011–2013, the \$2,562,100, \$974,600, and \$930,300, respectively, for the debt service on the bond for the FY2010 purchase of the Busa-Farm land; or any future, new, debt service.						

Programs

Conservation

Under the CPA, which Lexington adopted in March 2006, at least 10% of each year's CPA-surcharge revenue must be devoted to Open Space (along with the same allocations to Historic Resources and Community [Affordable] Housing) and additional funds from the Unbudgeted Reserve and the Undesignated Fund Balance can be used for Open Space purchases. At the Annual Town Meeting in April 2009 (Article 12), a \$2,763,100 Community Preservation Fund (CPF) cash appropriation was approved to purchase a 14.2-acre parcel of land on Vine Street (the "Leary Land")—which purchase closed August 11, 2009. The parcel will be conservation land except for 0.7 acre that is planned to be used for affordable housing. At the Special Town Meeting (Article 6) in May 2009, a \$4,295,000 appropriation (also from the CPF) was approved to purchase a 7.93-acre parcel off of Lowell Street (the "Busa Farm")—which purchase then closed on December 4, 2009. As specified in the purchase, the land was then leased back to the prior owner for continued use as a farm through April 1, 2011 (unless mutually extended) while the Town determines how best to use that land. Its use will be decided by a future Town Meeting after a Selectmen-appointed committee makes recommendations. (At the time of this writing, the Board of Selectmen is in the process of defining that committee and its charge from the Board.)

At this Annual Town Meeting, we may have the opportunity to purchase land off of Marrett Road (Cataldo/Cotton Farm) for about \$3.8 million. (See Article 9) At the time of this writing, the CPC has not voted on whether to advance that purchase. Should it be presented to Town Meeting, this Committee will issue a supplemental report. Land adjacent to the 2009 Busa Farm purchase is also listed on the Warrant (Article 10, "Goldinger property"), but that Article is expected to be Indefinitely Postponed.

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 8(v))

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; previously 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.

The White House site contains 76,000 sq ft of land (1.74 acres) 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 had custody of the building since it was transferred from the School Department in 2007. The Historic Districts Commission wishes the Town to 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 has been vacant since July 2009 when the temporary occupancy by some of the DPW staff ended with their move to the new Samuel Hadley Public Services Building at 201 Bedford Street—the site of the old DPW facility.)

The architectural firm of Bargmann Hendrie + Archetype, Inc. (BH+A) was hired on January 21, 2008, to do a feasibility study of a Senior Center. 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 a third story were added, 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. *[Note: Since that study, the Adult Day Care Program was closed, effective June 23 2009, due to insufficient demand by Lexington residents and increasing program costs. All the Lexington participants had a successful transition into other adult day-care programs, the Town no longer rents that space in Lincoln, and currently there is no plan to re-instate the program.]*

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 of the 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.

In our report to the 2009 Annual Town Meeting, this Committee stated that it believed 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 believed any funding request ought to have been presented to the CPC for their consideration. However, this Committee has now been convinced by our DPF that, notwithstanding the absence of a decision on use of the site, we have a responsibility to better understand both the historic elements of the building and its condition—as a first step to considering any stabilization of the building. Therefore, at this Town Meeting, we are supporting the CPC-advanced request for an Historic Structures Report. (See Article 8(p))

We reaffirm this Committee's position that any envisioned building, wherever it may be sited, needs to address the wider community services—including family and youth services as well as services for seniors—under the Town's new Human Services Department.

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 medic (rescue-ambulances) trucks are partially custom-made and equipped, require very detailed specifications, and typically require many months between placing the order and the delivery.

The mission of the Fire Department in the 21st century has shifted beyond traditional firefighting to emergency services, homeland security, and community education—with our firefighters now being trained for Emergency Medical Services 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. While the Fire Department's long-term equipment-replacement schedule has no request for FY2011 (or FY2012); see the table below showing the forecasted need for requests in each of FY2013–2015 & FY2017–2021 for their current inventory of major, capital equipment, vehicles. The Department does, however, have a need to replace their 34 units of the self-contained breathing apparatus (SCBA) used by the firefighters (see Article 12(a)) and to add the capability also to monitor Fire Alarm Radio Boxes at its Headquarters (see Article 12(r)).

At last-year's ATM, \$100,000 was appropriated (part GF under Article 19(e); part CPF under Article 11(i)) to continue the feasibility study funded at the 2008 ATM (Article 19(k)) 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. Under a professional-services contract awarded on February 19, 2010, to Donham & Sweeney Architects, that firm has been retained for the continued study and development of the Fire Headquarters project. (That contract included \$57,528 for the scope related to the Fire Headquarters work along with work on the Police Station Space Preservation and Needs Study. See the Police section on Page 21 for a discussion of that portion of the contract.) The continued work is meant to review the previous feasibility study (December 3, 2008; done by the Maguire Group Inc.) and to develop plans & cost estimates that will more clearly define the available design options. While the current work will include a review of the already completed space-needs program and building analysis, the emphasis on this stage of the project will be exploring site development options for the property with respect to future building development and Schematic Design Options, with appropriate cost models. In addition to the exploration of complete building renovation, an assessment will be completed to define any immediate concerns that should be addressed under "best management practice" if it is determined that more broadly encompassing renovations would be delayed. An opportunity to vet these design options—including with the Town government (including boards and committees) and the public—is planned during contract performance (likely in late July or August of this year) and the final deliverable is expect to be within a few months, thereafter. (The balance of the appropriation is be held for additional project needs related to the scope [e.g., surveys, etc.], if proven to be truly needed as well as any further design or evaluation work found to be needed to aid in the formulation of a decision of how to move forward.)

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, the 2008 ATM, under Article 9(q), appropriated \$579,550 from the CPF 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. We reported last year that, under the direction of DPF, a contract was executed in March, 2009 (*actually the underlying contract was signed February 2, 2009; the purchase order issued February 4, 2009; with substantial work beginning in March, 2009*), for \$297,000 and with performance to be completed by mid-September, 2009. The project was substantially completed in September, 2009, with—following clearing of the "punch list"—final payment having been made on February 5, 2010. After including change orders and other incidental costs, the final cost was \$345,324.65.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

Major Capital Equipment

This is the inventory of the Fire Department's major, capital-equipment, vehicles^{1,2}—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
FY2010 (approved) ³	E-3	Pumper Truck (E-One, Cyclone)	1997	Sep 1998	13-14	\$310,300
FY2013 (projected)	M-3	Ambulance/Rescue (International, CL-3-PL Custom)	2002	Oct 2002	10	\$159,050
FY2014 (projected)	L-1	Ladder Truck (E-One, Cyclone)	2000	Jun 2000	15	\$588,000
FY2015 (projected)	M-2	Ambulance/Rescue (Chevrolet, CL-3-Lifeline)	2006	Apr 2006	10	\$165,000
FY2017 (projected)	E-4	Pumper Truck (Ferrara/International)	2003	Jul 2003	13-14	\$210,000
FY2018 (projected)	M-1	Ambulance/Rescue (Chevrolet, CL-3-Lifeline)	2009	Jul 2009	10	\$204,000
FY2019 (projected)	E-2	Pumper Truck (E-One, Typhoon)	2005	Jan 2005	13-14	\$345,000
FY2020 (projected)	F-1	Forestry Truck (Chevrolet, 550/C&S)	2008	Oct 2008	10-12	\$80,000
FY2021 (projected)	E-1	Pumper Truck (Ferrara, Intruder II)	2007	Apr 2008	13-14	\$389,000

¹ Includes ID series "E" (pumpers), "F" (Forestry), "L" (ladder), & "M" (Medic) with one exception: F-2 is a skid unit that is an operating-budget item and, therefore, is not included in the capital-replacement schedule. (F-2 is used in conjunction with the F-1 truck.) Not included are ID series "C" (cars), "H" (trailer), "S" (service vehicles, including trailer), and a light unit as they are funded from the operating budget with one exception: C-6 is a capital-equipment item, but see footnote 2 for why it is not in the capital-replacement schedule.

² Another piece of capital-equipment vehicle in the inventory has ID C-6. It is a Bucket Truck (International, Model Year 1988) and it was put in service about Nov 1988. (Original cost was not readily known.) It is used to service the remaining wired fire-alarm circuits. It is not included in the replacement schedule as the Department is in the process of decommissioning (and removing) those wired circuits. When that is completed—which is hoped to be within this calendar year—C-6 will be removed from service, sold following the surplus-equipment procedures, and not replaced.

³ Delivery scheduled for Jul 2010; cost \$499,034 (which is net of \$45,000 trade-in for old E-3)

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

	FY2006	FY2007	FY2008	FY2009	FY2010
Fire Trucks		\$380,000	\$80,000		\$500,000
Rescue-Ambulances	\$165,000			\$200,000	
Fire-Department HQ ¹			\$35,000	\$40,000	\$100,000
Fire-Hydrant Replacement ²			\$50,000	\$50,000	
East Lexington Fire Station ³				\$47,500	
Wireless Fire Alarms			\$142,000		
Munroe Center Evaluation			\$35,000		
Munroe Fire-Protection System ³				\$579,550	
Fire-Monitoring of Historic Houses ³			\$18,120		
Police & Fire/EMS Mobile Computerization ⁴				\$156,000	
Totals	\$165,000	\$380,000	\$360,120	\$1,073,050	\$600,000

Notes

¹ Women's Shower (FY2008); Redesign Study (FY2009 & 2010 [includes \$29,700 CPF])

² Includes \$25,000 each year from Water Enterprise Fund

³ CPF

⁴ 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

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

(completed by November, 2007), there is need for a renovation of the entire facility so that it can meet its 21st century responsibilities.

At last-year's ATM, \$45,000 was appropriated (CPF under Article 11(g)) to conduct a space-needs study of how better to preserve and renovate the Police Department Headquarters in the light of how it is staffed today and the Department's current mission requirements. Under a professional-services contract awarded on February 19, 2010, to Donham & Sweeney Architects, that firm has been retained to do the study. (That contract included \$37,740 for the scope related to the Police Department work along with work to continue the feasibility study on the Fire Headquarters Preservation and Renovation. See the Fire section on Page 19 for a discussion of that portion of the contract.) The study will develop space-needs programming, existing building analysis, and site data. It will be exploring site development options for the property with respect to future building development and Schematic Design Options, with appropriate cost models. In addition to the exploration of complete building renovation, an assessment will be completed to define any immediate concerns that should be addressed under "best management practice" if it is determined that more broadly encompassing renovations would be delayed. An opportunity to vet these design options—including with the Town government (including boards and committees) and the public—is planned during contract performance (likely in late July or August of this year) and the final deliverable is expect to be within a few months, thereafter. (The balance of the appropriation is be held for additional project needs related to the scope [e.g., surveys, etc.], if proven to be truly needed as well as any further design or evaluation work found to be needed to aid in the formulation of a decision of how to move forward.)

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

	FY2006	FY2007	FY2008	FY2009	FY2010
Dispatch Room Renovation ¹		\$842,000			
Police Station Space Preservation & Needs Study					\$45,000
Police & Fire/EMS Mobile Computerization ²				\$156,000	

Notes

¹ Includes \$100,000 from Community Preservation Funds

² Joint with Fire (shown in both departments)

Library

Main Library

The renovated Main Library continues to prosper with increased circulation and use making it a victim of its own success when it comes to Capital needs: There is a request for a multi-year project to review and improve its overall workflow. (See Article 12(q)) Also, the Library is trying again to create a vault within which it can properly store the historic materials owned by the library. (See Article 8(h))

Stone Building (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 March 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 October 2, 2008. On January 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 now-named Heritage Collaborative and use of the Stone Building is an on-going partnership effort, led by the Town Clerk. Collaboration is including Town, neighborhood, and community groups such as the Lexington Historical Commission, Tourism Committee, Economic Development Office, Cary Memorial Library (including its Trustees as advisors to the process), 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—to name many of those to be involved in the process. (On the Cary Memorial Library website there is a page addressing “East Lexington Branch/Stone Building > Its Future” (<http://www.caryllibrary.org/eastbranch/future.html>) where more information can be found.)

The 2009 Annual Town Meeting (Article 11(h)) approved CPA funds to carry out an Historic Structures Report and some level of stabilization, as deemed essential. That work being completed in Fall 2009. This Annual Town Meeting will consider additional stabilization funds for the building as the Town proceeds on the road to renovation and reuse of the building. (See Article 8(q))

Public Works

The Department of Public Works (DPW) is the maintenance agent for all Town facilities with the exception of buildings which are assigned to the Department of Public Facilities (DPF), and is responsible for the execution (i.e., design, bidding, construction, and project management) of related DPW projects. To accomplish its mission, the DPW is organized around seven elements: Administration and Engineering, Highway Division, Public Grounds Division, Environmental Services Division, Transportation Services Office, Water Division, and Sewer Division.

Major components of DPW’s FY2011–FY2015 capital projects include:

- Trucks and heavy equipment necessary to accomplish DPW missions,
- Road and sidewalk construction,
- Water- and sewer-system improvements,
- Traffic control and mitigation,
- Storm water control and management, and
- Minuteman Bikeway improvements

Almost all construction projects that are for the sanitary (wastewater) sewers-system- and water-distribution-system services, and some recreational facilities projects sponsored by the Recreation Department, are normally funded from Enterprise Funds. Likewise, large trucks and heavy equipment used in support of the sewer and water systems are funded by 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. That total consists 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—all numbers approximate. Lexington's DPW maintains about 126 miles of roadway; 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. (Note: This Committee would have preferred—and has suggested—that the DPW had updated the database for the previously funded pavement-condition-index software so that there would be a quantitative basis, Town-wide, to assist with that determination.) 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 12(u))

Traffic Mitigation

Traffic Mitigation is the phrase applied to projects designed to improve traffic safety, traffic flow—and reduce impacts on neighbors—through accumulation of traffic data, and the design and construction of new infrastructure and improvements.

There is an FY2011 request for the fourth of four annual requests for studies in support of the Traffic Mitigation Committee to correct identified problems. The reported strategies will undoubtedly include future capital projects. (See Article 12(k))

In response to previous reports on traffic problems, there is an FY2011 request to fund the redesign of Massachusetts Avenue intersections at Pleasant Street, Maple Street, and Marrett Road in order to control traffic flows and increase safety. (See Article 12(b))

As contemplated when the contributions were made to the Traffic Mitigation SF by developers in that general area, there is an FY2011 request to fund a traffic master plan for the Hayden Avenue/Spring Street area to correct or improve existing deficiencies and diminish potential future problems. (See Article 12(l))

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. That committee's overall policy is to develop a prioritized sidewalk construction plan focusing on school and other high-pedestrian-traffic routes and high-walking-hazard streets. There is an FY2011 funding request for accomplishing work under that plan. (See Article 12(g))

There are also two FY2011 funding requests for specific locations: For the preliminary design of sidewalks along Concord Avenue (to be funded with developer contributions to the Traffic Mitigation SF) and for the first of a three-phase program to develop a master plan for replacing the existing brick sidewalks on the north side of Massachusetts Avenue between Depot Square and the Town Office Building. (See Articles 12(m) & (n))

Minuteman Bikeway

The 11-mile Minuteman Bikeway, which was opened in 1993, runs from the Alewife MBTA Station to the railroad Freight House in Bedford. About half the total length of the Bikeway, or 5.5 miles, lies in Lexington. The Lexington segment is maintained by the DPW's Public Grounds Division. Over the years, areas along the bikeway have deteriorated due to erosion, root penetration, and improper drainage. The proposed FY2011 project will reverse these conditions to preserve the Bikeway through the installation of root barriers, drainage repairs, and swale restoration. (See Article 8(a))

Water Distribution System

Many of the Town's water mains were installed in the early 1900s and need to be replaced or cleaned and lined. 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. That near-term effort will continue over the next five years. There is a request to do the FY2011 phase of the work on the water mains and one to do rehabilitation on the Town's two water standpipes in order to meet new US EPA standards. (See Articles 13(a) & (b))

To improve meter-reading efficiencies, the Town is considering installing an Automatic Water-Meter Reading System based on the results of a study funded by the 2009 Annual Town Meeting (described there under Articles 16(b) & 17(c); funded there under Article 5). Funding for Phase 1, of a 3-phase plan, was to be included in the FY2011 capital budget, but as that study has not been fully vetted, the Town Manager advises that request will be presented to be Indefinitely Postponed. (See Article 13(c))

Fire Hydrant System

The Town of Lexington has approximately 1,500 hydrants in its fire-protection system. To maintain an effective system, approximately 25 hydrants must be replaced every year. Costs are divided evenly between Tax Levy funds and Water Enterprise Funds. (See Article 12(o))

Dam Repair

The State Department of Conservation and Recreation mandates inspection every three years of dams that are rated significant hazard dams. The Butterfield Dam on Lowell Street is one such dam. The inspection in FY 2011 may well lead to a capital project in some future year. (See Article 12(j))

Pedestrian Signal Improvements

Many of the Town's pedestrian signals at street crossings are outdated and, sometimes, malfunctioning. In FY2011, an annual program will be established to correct these deficiencies. The two locations where improvements will be made in FY2011 are the bikeway crossing on Hartwell Avenue and on Massachusetts Avenue near the Stone Building. (See Article 12(p))

Storm Drainage

Storm drains which line the Town's streets occasionally fail due to heavy loads passing over them and/or loss of supporting soil around them, creating holes in the street. In addition, as streets are repaired and repaved, it is frequently discovered that the storm-drainage system is seriously deteriorated. Concurrent drainage system repairs are required to prevent further deterioration 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. The FY2011 request addresses such repairs and also work toward compliance with new Stormwater Phase II regulations, which require increased monitoring and testing of storm water. (See Article 12(h))

Storm Water Management

State Department of Environmental Protection (DEP) regulations require the Town to maintain its 18 brooks, three watersheds, 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 12(c))

Sanitary Sewer System

The sanitary (wastewater)-sewer system, like the water-distribution system, has sections that date back to the early 1900s. Due to age-related deterioration, some sections are susceptible to storm-water infiltration and with deficient pumping causing overloading of parts of the system. There is an ongoing program of replacing and repairing sections of the system. However, because of a backlog of work not yet designed and bid, there are no funds being requested in FY2011. Improvements to, and rehabilitation of, Pump Stations are programmed for all five years at an annual cost of \$100,000. (See Article 14)

Because sewer costs are related to water consumption, the Sewer Department would be sharing the cost of an Automatic Water-Meter Reading System; however, as noted above under Water Distribution System, that project is being delayed while the study report is vetted. (See Article 13(c))

DPW Equipment

DPW equipment has approximately 160 pieces of equipment with an estimated replacement cost of \$10 million, in 2007 dollars. DPW has developed a well-conceived program of replacing the older, less fuel-efficient and high-maintenance-cost equipment with standard, off-the-shelf vehicles and equipment that will last longer and cost less to maintain and operate. 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. Equipment with acquisition costs under \$25,000 is funded with operating funds. The current 5-year equipment-replacement schedule projects annual costs of about \$500,000 per year, in 2011 dollars. The FY2011 program is consistent with that schedule. In addition to replacing four existing pieces of equipment, it includes a track-mounted Jet-Vac for cleaning sewer lines and a box truck to serve as an emergency response truck for the Water Division. The Jet-Vac and box truck, whose need has been identified in previous five-year equipment plans, will be added to the inventory. (See Article 12(d))

Public Services Building

Construction of a new DPW Facility at 201 Bedford Street was authorized on June 5, 2007, by a favorable vote on a debt-exclusion referendum. The originally intended design was modified slightly to accommodate the newly formed Department of Public Facilities (DPF). The building was completed in Spring 2009 and was dedicated and occupied in the summer of 2009. As both the DPW and the DPF are housed in the building, it is a public-services building and is named after Samuel Hadley—which continues the Town's tradition of honoring heroes of the Revolutionary War. (Samuel Hadley having been one of those 8 killed on April 9, 1775, when the British Army Regulars and the American Colonial Militia exchanged gunfire on the Town's Green at the start of that War.)

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

	FY2006	FY2007	FY2008	FY2009	FY2010
Capital from Tax Levy & Chapter 90 Funds[†]					
DPW Equipment	\$485,000	\$485,000	\$523,300	\$510,000	\$520,923
DPW Facility	\$720,000	\$1,300,000	\$25,480,000		
Street resurfacing & reconstruction	\$960,000	\$960,000	\$1,320,000	\$1,925,000	\$1,238,125
Street light/traffic mitigation	\$100,000		\$50,000	\$50,000	\$50,000
Drains/dams/brook cleaning		\$160,000	\$460,000	\$160,000	\$160,000
Town Building Envelope	\$150,000	\$90,000	\$150,000		
Sidewalk/bikeway improvements	\$50,000	\$300,000	\$350,000	\$275,000	
Geographic Information System					\$84,000
Street Acceptance—Pitcairn Place					\$125,000
Comprehensive Watershed Study					\$110,000
Hydrant Replacement			\$25,000	\$25,000	\$25,000
Totals	\$2,465,000	\$3,295,000	\$28,358,300	\$2,945,000	\$2,313,048

[†]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 & FY2010 appropriations—which includes items for the Municipal & School facilities.

Capital from Enterprise Funds**Sewer**

Sewer System		\$300,000	\$1,300,000	\$1,200,000	\$1,200,000
DPW Equipment					\$263,500
Geographic Information System			\$102,300	\$22,122	\$14,400
Automatic Water-Meter Reading System					\$25,000
Pump station upgrades			\$100,000	\$100,000	\$100,000
Sewer Totals		\$300,000	\$1,502,300	\$1,322,122	\$1,602,900

Water

Water Mains Relining		\$900,000	\$1,800,000	\$1,800,000	\$900,000
DPW Equipment					\$119,000
Water Meters ^{††}		\$500,000			\$25,000
Geographic Information System			\$31,210	\$33,183	\$21,600
Hydrant Replacement			\$25,000	\$25,000	\$25,000
Water Totals	\$0	\$1,400,000	\$1,856,210	\$1,858,183	\$1,090,600

^{††}The first expense funded the at-site remote-reading of water meters; the second, the half-funding of the study for remote, automatic reading of water meters. (See the above table for the Sewer EF which funded the other half of the study.)

Public Facilities

The Department of Public Facilities (DPF) is responsible for the coordination and care of all Town-owned buildings inclusive of those under the control of the Board of Selectmen, Town Manager, Library Trustees and School Committee. Costs associated with the staffing, maintenance, custodial services, 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.

The DPF was responsible for managing the construction of the new Public Services Building (PSB) at 201 Bedford Street, site of the former DPW facility. (See additional discussion of the PSB under DPW on the previous page.) Although there are still actions on-going to clear the "punch list" (i.e., items identified by the Town and its commissioning agent as still requiring further attention by the contractor), it appears the project will come in at approximately \$2 million under the \$27,500,000 budget—and it is pending being certified as meeting the Leadership in Energy and Environmental Design (LEED) Green Building Rating System™ Silver standards for environmental, economic, and occupant-oriented performance. DPF is co-located at this facility with the DPW.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

DPF is responsible for 26 buildings: Town Office Building, Cary Hall, Police Station, Fire Department Headquarters, East Lexington Fire Station, PSB, Stone Building (previously used as the East Lexington Library; see discussion under the Library section on Page 21), Cary Memorial Library, Visitors Center, Council on Aging Facility (Senior Center in the Muzzey Condominiums, 1475 Massachusetts Avenue), Westview Cemetery, the “White House”, 13 buildings at the 9 schools (the Lexington High School complex has 5 buildings), and the Schools Central Office (the old Harrington School).

DPF has taken a systematic approach to solving problems that affect both Municipal and School buildings, including roofs, flooring, and building envelope. Funding for such Capital repairs is contained in the 5-year Capital Expenditures program.

The Schools PK–12 Master Plan, completed in 2009, provides a broad review of the Schools’ facility needs and was the basis for the funds requested for Bridge and Bowman School Renovation, Development and Engineering documents.

The FY2011 General Fund program provides for repair, maintenance, design and/or construction under 8 sub-articles for Town buildings. (See Article 16) In addition, 10 projects funded with Community Preservation Funds would be executed by the DPF. (See Articles 8(h)–(q))

Public Facilities 5-Year Capital Appropriation History (General Fund Sources)[†]

Program	FY2006	FY2007	FY2008	FY2009	FY2010
Municipal					
Building Envelope				\$153,750	\$157,594
Munroe School Fire Protection				\$579,550	
Fire HQ Design Engineering/Study				\$40,000	\$70,300
East Lexington Fire Station Kitchen Upgrade					\$75,000
Schools					
Building Envelope				\$265,000	\$376,500
Mechanical/Elec/Plumbing				\$1,340,000	\$390,000
Landscaping/Paving				\$65,000	\$120,000
Interior Renovations				\$365,000	\$305,000
Totals	N/A	N/A	N/A	\$2,808,300	\$1,494,394

[†]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’s Recreation projects are being proposed for funding under Community Preservation Fund (CPF), General Fund (GF), and Recreation Enterprise Fund (EF) monies. All projects have been in Recreation’s long-range plans.

CPF funds are being requested for:

- Phase II of the Storm Water Mitigation project at the Old Reservoir. (See Article 8(b)) An application for EPA grant money was submitted for this project last year and rejected. It will be resubmitted this year.
- Implementing the first phase of the recommendations from the drainage study of the entire Center Playfields complex that was funded by last-year’s Annual Town Meeting with both CPF and GF. Drainage improvements would be made to the baseball, softball, and multi-purpose fields. (See Article 8(c)) The second phase (FY2012, \$575,612) will address the football area, and the third phase (FY2012, \$605,718) will address the little league field, practice field, and parking area.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

GF funds are being requested for:

- Turf, drainage, and backstop upgrades to the Hastings School ballfield. (See Article 11(a)) This is an ongoing maintenance program and future GF requests are likely to address Estabrook School ballfield (\$50,000 FY2012), Adams Playfields (\$50,000, FY2013), Franklin Ballfield and Lincoln Field #1 (FY2014, \$160,000), the Football Field and Lincoln Field #2 (\$200,000 FY2015), and the Center Track Area and Lincoln Field #3 (\$210,000, FY2016).

EF funds are being requested for:

- At the Town Pool Complex—now named the Irving H. Mabee Pool Complex—replacement of the hot water heater, ventilation and exhaust systems, and improving on high-priority compliance and safety issues. (See Article 11(b)) That facility has not had a complete renovation since 1980 though many minor improvements have kept it in operation. This is the first of three phases, based on a 2008 consultant's report, with Phase II expected to be \$150,000 (interior repairs and renovations, FY2012) and Phase III (enlarging the building and replacing the filtration system) anticipated to be more than \$1 million in FY2016 or later—all from the EF.

The Pine Meadows Golf Course needs a spraying machine and that is expected to be a \$28,737 EF request in FY2012. Far more significant is the drainage work needed on the 1st, 2nd, and 8th fairways as part of the work specified by the 2006 engineering report. A request for \$252,000 is expected to be made in FY2013 for this and in FY2016 for a third phase (approximately \$336,000) for removing 6500 cubic yards of material from the Kiln Brook/Tophet Swamp area—both from the EF.

Also expected in FY2012 will be a request for the first phase of renewed energy-efficient athletic-field lighting for the Center Basketball Courts (\$93,730 GF) and for Gallagher tennis courts (\$167,690 EF). Phase II in FY2014 for the Softball field is \$167,890 and Center Baseball Field energy-efficient lights are \$278,100—both GF. Adding in Design & Engineering and contingency fees, the total request is expected to be \$445,990 in 2010 dollars.

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 (the exact cost-sharing with the Waldorf School is yet to be determined) and, in the following year, those at Munroe and Franklin for \$115,000. All playfields have been exclusively GF for many years, except for the EF's annual \$100,000 payment toward the debt service for the Lincoln Park complex. The heavily used center track will need resurfacing in FY2013 at a GF cost of \$100,000 and the center and Clarke tennis courts in FY2014 at an EF cost of \$65,000.

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

Program	FY2006	FY2007	FY2008	FY2009	FY2010
Athletic Fields			\$50,000	\$177,000	\$70,000
Playgrounds & Tot Lots	\$35,000	\$225,000		\$75,000	
Golf Course	\$50,000	\$25,000			\$200,000
Swimming (Old Res & Center) [†]		\$50,000		\$60,000	\$569,000
Tennis & Basketball	\$30,000		\$235,000	\$60,000	
Totals	\$115,000	\$300,000	\$285,000	\$372,000	\$839,000

[†]\$20,000 of the FY2009 appropriation was not used as the FY2010 appropriation incorporated that same scope.

Schools

Overview

The Lexington Public Schools provide educational, athletic, and club activities for 6,131 students in grades K–12. Pre-school programs are also offered at the elementary schools. Enrollment figures are those as of October 1st as required by the State's Department of Elementary and Secondary Education for each academic year. For October 1, 2009, in the six elementary schools there were 2,675 students, in the two middle schools the total was 1,486, and the high-school number was 1,970.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

In addition to the six elementary-school buildings, and two middle-school buildings, the high school is a complex of four, free-standing, academic buildings and a field house. Central Office personnel and services are located in what had been the old Harrington School. These fourteen buildings are overseen by the DPF.

School Technology Program

This year the long-term plan to update technology includes replacing some of the oldest computers, printers/peripherals, projection systems, and related equipment, as well as network head-end equipment, and wireless network-delivery systems. (See Article 15(a)) A system-wide project will introduce time clocks for all buildings to improve record keeping, provide a more-efficient process for employees, and assist in complying with statutory requirements. (See Article 15(c))

Equipment

Furnishings in buildings that are not new or renovated are updated on a revolving basis as part of an annual request. The FY2011 requests will provide desks and chairs for students and teachers and cafeteria tables where replacement is most required.

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 provides for safe distribution. The food-service operations are contracted to a private vendor, but the purchase of equipment is the responsibility of the school system.

Requests this year include classroom furniture (see Article 15(d)), kitchen equipment including refrigerators and freezers, and a portion of general kitchen replacement planned for the next five years (see Article 15(b)).

School 5-Year Capital Appropriation History (All Funding Sources)[†]

Program	FY2006	FY2007	FY2008	FY2009	FY2010
Technology	\$270,000	\$400,000	\$400,000	\$600,000	\$600,000
Classroom Furniture			\$50,000	\$25,000	\$50,000
Miscellaneous	\$1,307,000	\$1,656,000	\$230,000		
Pre-K–12 Master Plan				\$155,000	
Food Service Equipment				\$55,000	\$75,000
Secondary Schools			\$1,885,000		
Elementary Schools		\$200,000	\$445,000		
Totals	\$1,577,000	\$2,256,000	\$3,010,000	\$835,000	\$725,000

[†] 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 & FY2010 appropriations—which includes items for the Municipal & Schools facilities.

Information Technology (IT) Infrastructure (Town-wide)

That IT infrastructure—which supports Municipal and Schools functions—includes both physical and software elements, and is absolutely crucial to the everyday operations of the Town. There are four requests for capital upgrades to that infrastructure. (See Articles 12(e), (f), (s), & (t))

Warrant Article Analysis and Recommendations

The cites to the “Brown Book” refer to the “Town of Lexington Fiscal Year 2011 Recommended Budget & Financing Plan”, March 1, 2010

Article 7 (3rd Fund Only): Continue and Approve Departmental Revolving Funds— DPW Compost Operations	Fund Authorization Requested	Funding Source	Committee Recommends
	\$397,000	DPW Compost Operations RF	Approval as conditioned below (5–0)

Project Description(CPA Category)	Authorization Amount Requested	Funding Source	Committee Recommends
<i>Security Gate & Access Control System at Hartwell Ave Compost Facility</i>	\$82,000	DPW Compost Operations RF	Approval as conditioned below (5–0)

“This request is part of the long-range business plan for the Hartwell Avenue Compost Facility. This facility needs an up-to-date security system that will allow access for town employees 24 hours a day while maintaining a secure environment to protect the site in general and equipment and supplies that are stored there. The proposal is to install IP-based CCTV and Access Control gates at the entrance to insure that access during off-hours is restricted.” [Brown Book, Page X-15]

As this annual Article only provides the required authorization for revolving funds, this Committee normally would not comment on it; however, as the Town intends to pay for a capital project from a revolving fund, we believe this project should be handled like other capital projects—which includes our review and recommendation to Town Meeting—and be subject to explicit Town Meeting review and approval.

The Town Manager advises that the Town is in the process of agreeing to hosting a regional equipment cache at the Hartwell facility for the Northeast Homeland Security Advisory Council (“NERAC”). While NERAC had previously agreed to provide surveillance cameras for a Lexington cache, it had also indicated that if further enhancements to the cache facility are necessary, NERAC is open to considering funding the need. While the Town Manager advised that the additional security afforded by the requested project is needed whether or not the NERAC equipment cache is sited at the Hartwell facility, a request has been made to NERAC to contribute toward the cost of this project and it is anticipated that NERAC will provide \$65,000 (which would include covering the cost of the previously agreed-to surveillance cameras for the cache building itself). As a final decision on that contribution is not expected before this Town Meeting addresses this Article, the Fund authorization request is expected to remain at \$397,000.

While this Committee supports the proposed project, for the reason explained above, we recommend this project be explicitly described to Town Meeting so, if needed, it can be discussed before a vote is taken—either on the whole Article or on this one RF, if separated-out.

<i>Article 8: Appropriate the FY2011 Community Preservation Committee Operating Budget and CPA Projects (Multiple Categories)</i>	Funds Requested	Funding Source	Committee Recommends
	\$8,183,363	\$7,859,482 CPF (Cash) + \$323,881 GF (Cash)	(See below)

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Minuteman Bikeway Preservation (Recreational Use & Open Space)	\$320,000	CPF (Cash)	Approval (5–0)

“The Minuteman Bikeway is an important feature in Lexington, widely used for walking, cycling, and rollerblading. Over the last 16 years since it opened in 1993, the bikeway has deteriorated in numerous locations as a result of improper drainage, root penetration, and erosion. This project will address this deterioration and extend the useful life of the bikeway through the installation of root barriers and additional drainage, measures that were not included in the original design of the Bikeway.” [Brown Book, Page XI-20].

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Storm Water Mitigation—Old Reservoir/Marrett Road (Recreational Use)	\$190,047	CPF (Cash)	Approval (5–0)

“In 2007, the Town hired a consultant to undertake a water quality study at the Old Reservoir on Marrett Road. The Old Reservoir is located in the watershed of the Vine Brook, which is part of the watershed for the Shawsheen River. The study identified the storm water system as the main source of bacteria entering the reservoir...The Phase II request in FY2011 is to create a second water quality structure to capture water in the southwest corner of the facility from one outfall along Marrett Road. Originally, built as the water supply to the Town of Lexington, the Old Reservoir is now an important natural resource used for both active and passive recreational purposes.” [Brown Book, Page XI-20].

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Center Playfields Drainage— Implementation Phase (Recreational Use)	\$875,173	CPF (Cash)	Approval (5–0)

“The Center Playfields Complex is the most heavily used recreation complex in Town. It is used by the schools, adult and youth leagues and the general public. The entire area (approximately 23 acres) has been seriously impacted by poor drainage conditions for years. This request is the first of three phases to install long-term drainage solutions to alleviate the standing water and wet field conditions that presently exist on the Center Playfields complex in order to preserve this valuable Town Recreation area and protect the fields from degradation. FY2011 funding is requested to implement Phase I of the work recommended by the consulting firm Stantec in a drainage study funded with FY 2010 CPA funds. Phase I work, requested from CPA funds under the preservation of a recreation resource and a continuation of an ongoing project, will be used to implement the drainage improvements on the baseball/softball/multi-purpose field areas. The work will involve installing new drain systems and grading in an effort to move water off of the fields and collect it so that flooding and standing water conditions do not occur. Future requests will

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

address the football field area, the little league field, the practice field area and the parking area.” [Brown Book, Page XI-21].

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) Greeley Village Siding Replacement (Community Housing)	\$386,129	CPF (Cash)	Approval (5–0)

“The Lexington Housing Authority is requesting \$386,129 for replacement of the siding at Greeley Village, an elderly/handicapped low income public housing complex. This development of 100 bedrooms apartments was built in 1968 and has original siding on its exterior. Currently the siding has failed due to age and deterioration, resulting in water penetrating into the sheathing, which in turn has caused the sheathing and some sills to rot. Entrance ways have also been affected since snow and rain penetrate the siding, leak down through the sheathing and in through the door frames. In winter, when this water freezes, some doors cannot be properly closed....” [Brown Book, Page XI-22].

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) Vynebrook Village Drainage Project—Design Study (Community Housing)	\$10,000	CPF (Cash)	Approval (5–0)

“The Housing Authority requests \$10,000 in CPA funds for an engineering design for drainage solutions to water infiltration problems at Vynebrook Village, a 48-unit low income housing complex. At present, rain runoff infiltrates the crawl spaces of the housing units, causing unsafe conditions. While most of the units are equipped with sumps, the basements take on water throughout the year. Ponding of water occurs around the exterior of the building year round. This design study would determine the most effective way to direct surface drainage away from the units, thereby eliminating infiltration into the crawl spaces. The Authority has already contacted the Conservation Commission on this project, since there may be permitting requirements associated with the work. It is anticipated that the Authority will return to the CPC with a FY2012 request for funds for the drainage work.” [Brown Book, Page XI-23].

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) LexHAB Purchase of Two Affordable Housing Properties (Community Housing)	\$695,000	CPF (Cash)	Approval (5–0)

“LexHAB is requesting \$695,000 to complete the purchase of two (2) properties for rental units to families that qualify under the Sate Housing Inventory (SHI) requirements. LexHAB will cover the payments on the loans until the CPA funds are made available to complete the purchase. The first unit is located at 142 Emerson Gardens, and is a two-bedroom, one-bath 830-square foot apartment on two floors. It is located within walking distance of a MBTA bus stop at Massachusetts Avenue and Maple Street. The second unit is located at 454 Marrett Road and is a three-bedroom, one-bath, 1,186 square foot two story single family home on a .56 acre lot. It is located across the street from the “Old Res” and is on an MBTA bus route.” [Brown Book, Page XI-22]

In prior years, LexHAB has been requesting that the CPF fund 80% of its outstanding mortgage principle, along with some renovation costs, related to its purchase of new affordable housing units. This year, however, it is asking for 100% of its outstanding mortgage principle and is funding the renovation costs itself. (LexHAB pays all current debt service—which, initially, is interest only—along with condominium fees, where applicable.)

This request is based on a loan of \$295,000 for the 2-bedroom, 1-bath, unit at 142 Emerson Gardens and \$400,000 for the 3-bedrom, 1-bath, unit at 454 Marrett Road.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

This year's purchase for two units (sale price; CPA-only funding) averages \$347,500/unit—which is up from the case with last-year's 4-units at ~\$296,950/unit (\$1,187,800 consisting of Town-Meeting-approved CPA funding of \$830,000 + LexHAB's ~\$150,300 for construction of 1 unit + \$207,500 of LexHAB's 20% down payment). While we are pleased that, unlike last year, there isn't ~\$520,000 being spent for a single unit, we are still very concerned at this year's average cost/unit for the addition to affordable housing stock as that benefits just one family at a time. (For reference, currently in order for a 4-person family to qualify, its annual income cannot exceed \$54,120—which amount is based on 60% of the Area Median Income.)

This Committee is pleased to see that, as was true last year, the method for determining the renters of these two 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 continue to urge 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.

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

“CPA funding is requested for Year 3 of a projected 5-year project for conservation and preservation of historic municipal documents and records. The project will include conservation/preservation, equipment and supplies, microfilming and/or digitization, consulting services, computerization and data migration. It will continue to address the needs to protect and secure the large backlog of permanent and vital records created by municipal departments for proper retention, archiving and perpetual access. Recent changes in the Commonwealth's public records law are expected to increase the volume of records required to be retained permanently; many existing records exist only in hard copy form...Work to be completed during a 5-year project will provide the basis for a virtual exhibit of some of Lexington's history during 2013 when Lexington celebrates the 300th anniversary of its incorporation.” [Brown Book, Page XI-21]

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Cary Library Preservation Project—Archives (Historic Resources)	\$100,000	CPF (Cash)	Approval (5–0)

“This project would convert part of an existing storage room into a fireproof, climate-controlled room for valuable, irreplaceable historic materials owned by the Library. A temperature-controlled vault would allow proper storage of items that are housed in the Library's three historic rooms. Initial plans for the renovation of the Library included the construction of a vault in or near the historic Oval Room, but it was eliminated from the 2004 building renovation due to inadequate funding. The Library's central HVAC system controls temperature but does not control relative humidity. A recent preservation study indicates that temperature and humidity levels fluctuate significantly in the three historic rooms, and these conditions can damage the historic documents that are stored there.” [Brown Book, Page XI-18].

DPF will manage this project.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) Cary Memorial Building Venue Improvements Study (Historic Resources)	\$60,000	CPF (Cash)	Approval (5–0)

“This project would begin the process of enhancing and restoring the Cary Memorial Building for continued use as a public venue. Spaces originally designed in support of performances in the Cary Hall auditorium, shown in detailed drawings from 1927, have been converted to other non-performing arts uses. Stage lighting is inadequate, the restrooms need updating and mechanical systems interfere with the taping and broadcast of performances. This project would result in a plan and cost estimate that identifies enhancements and restoration opportunities to improve the functionality of the building for performers, increase enjoyment for the public, and improve accessibility.” [Brown Book, Page XI-20].

This project is unrelated to the previous study that was done to determine the feasibility of upgrading the building to be an expanded performance venue. The conclusion of that study was that such an upgrade would not produce a financially viable operation and no further action was taken with regard to such an upgrade.

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(j) Cary Memorial Building Signage (Historic Resources)	\$25,000	CPF (Cash)	Approval (5–0)

“Funds are requested to install directional information signage inside the Cary Memorial Building and the exterior complex. Exterior signage will include a "campus" sign and identification signs on all three buildings: Police Station, Cary Memorial Building, and Town Office Building. Cary Hall interior signage will include directories on pillars in front lobbies, ADA-compliant room signs, hallway and stairway signs where needed, and miscellaneous regulatory signs. Exterior signage for the three brick buildings sharing the semicircular driveway is long overdue because at present the only identification on the buildings is gold lettering on the frieze at the top of the building facades. Public use of the historic Cary Memorial Building has increased significantly since its recent renovation, consistent with its historic function as community activity space. Performing groups frequently use the Main Hall, Recreation programs use the ground floor spaces, and boards and committees use the three accessible meeting rooms.” [Brown Book, Page XI-21]

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(k) Municipal Building Envelope (Historic Resources)	\$73,000 (out of \$234,534 total)	\$73,000 CPF (Cash) + \$161,534 GF (Free Cash) (Article 16(h))	Approval (5–0)

“This annual request funds top priority construction repair /replacement projects for the maintenance and upgrade of municipal buildings and systems that are vital to prevent deterioration and proactive in preventing safety hazards. FY2011 projects include:

- Cary Hall - Replace 1,350 square feet of built up roof (CPA funding);
- Town Office Building - Replace three copper valleys on slate roof (CPA funding);
- Cary Hall - Restore existing architectural detail above roofline and create replacement (CPA funding);
- Update Massachusetts Historical Commission Inventory Form "B" for Town Office Building and Cary Memorial Building (CPA funding);...
- Other projects to be identified (tax levy).

[Brown Book, Page XI-19 & XI 18]

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

Estimated costs for the above four, CPF-funded, elements of work are \$27,000, \$22,000, \$20,000, and \$4,000, respectively.

We expect the Motion addressing this sub-element to be for the total amount by also including the GF (Free Cash) amount.

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(1) Town Office Building Renovation (Historic Resources)	\$1,825,000	\$1,500,000 CPF (Cash) + \$325,000 GF (Debt)	Approval (3–2)

“This project is for limited renovations to the Town Office Building following the change in building use when DPW administration moved to its new facility at 201 Bedford Street. This process began at the 2008 Annual Town Meeting when funds were appropriated for the Town Office Use Study and Renovation Design. The architectural firm of Bargmann Hendrie and Archetype (BH+A) was engaged to conduct the architectural and engineering portion of this work. To date, the programming of space needs and building use evaluation work has been completed and staff has recommended a preferred design concept for consideration. It is anticipated that BH+A will complete 75% design by late February/early March at which time a more rigorous cost estimate will be completed. The Town Office Building was built in 1927 and has undergone one significant renovation in the last 80 years when the rear wing was added in 1971 to increase the building footprint and available office space. The relocation of the Department of Public Works/Engineering Division to the new facility represents the most significant shift of offices in the Town Hall in nearly 20 years. This renovation will correct code and ADA deficiencies, complete the fire suppression system and provide for the realignment of staff to improve efficiency and effectiveness for serving customers and staff, thus ensuring the building remains fully functional for its intended use.” [Brown Book, Page XI-20]

Based on an earlier estimate, the request had been \$1,933,947; however, that anticipated estimate at the 75%-design point has been received and it estimated the total cost at \$1,823,881—which includes a 15% construction contingency and a 10% “soft costs” contingency. The CPC has approved \$1,500,000 from the CPF leaving it up to the Town to fund the \$323,881 balance. As we understand the Town will fund that with debt—done in \$5,000 increments—that, and the total, have been rounded up. (As there is approximately \$49,000 remaining in the CPF from a prior appropriation for accessible bathrooms in the Town Office Building [part of the \$70,000 appropriation at the 2008 ATM under Article 9(m) for such bathrooms and signage], the net CPF share would be approximately \$1,451,000.)

While this Committee acknowledges that the work to be done in the Town Office Building is warranted—both from a building code/accessibility compliance perspective (estimated at \$1,185,523 [65% of the total estimated cost]) and an office renovation perspective (estimated at \$638,358 [35% of the total estimated cost])—and falls fully within the CPA-authorized uses, we do recognize that there are aspects of the project status that suggest this could be premature authority to proceed. Those aspects include, among others, the lack of a 100% design and cost estimate, lack of agreement by the Historic Districts Commission on the designed exterior changes, and concerns over whether the phasing/swing-space plan has been analyzed sufficiently. We are also sensitive to the “hit” this project has on the CPF—even if one just contemplates any already estimated-cost demands.

As we cited earlier in this report, this Committee’s mission is to make “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.” Therefore, based on the need for the project, the scope of work intended, the heavy emphasis on building-code compliance and accessibility, the reasonable cost estimate in hand, and the absence of a long-range plan for what might be higher-priority needs for use of the CPF—and notwithstanding the aspects cited above—a majority of this Committee (3–2) recommends approval of this project.

Please note that as advisors to Town Meeting, we do our best to make that advice as non-political as we can—leaving you, as our Town’s “legislature”, to add whatever you view as the political consideration.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(m) Cary Memorial Building & Town Office Building HVAC Controls Upgrade (Historic Resources)	\$35,000	CPF (Cash)	Approval (5–0)

“This project would upgrade the HVAC controls in Cary Hall and the Town Office Building. The two buildings share chilled water for cooling and steam boilers for heating. This project will add controls, valving, and integration to better coordinate the production of chilled water and steam to meet the needs of the spaces. The existing controls and valving cannot adequately zone the heat and air-conditioning in the Cary Memorial Building, nor can it provide zone set back in the Town Office Building. Installation of these controls will reduce energy use and meet occupants’ needs.” [Brown Book, Page XI-19]

This project is independent of, and not redundant to, the scope of the Cary Memorial Building Venue Improvements Study and of the Town Office Building Renovation. (See (i) & (l) above)

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(n) Police Station Ventilation System (Historic Resources)	\$31,700	CPF (Cash)	Approval (5–0)

“This project would replace the Police Station lower level ventilation unit with a higher rated fan and motor to achieve required ventilation. The existing unit is undersized and cannot deliver design airflows to adequately ventilate the lower level, including holding cells, resulting in insufficient fresh air and odor problems. Outside air is heated when necessary, but not cooled, so extremely high temperature outside air is pumped into the cell area when ventilation is needed during summer months. The new fan and motor will be rated to operate with the installed ductwork and achieve design airflow.” [Brown Book, Page XI-19]

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(o) Muzzey Senior Center Improvements Study (Historic Resources)	\$45,100	CPF (Cash)	Approval (5–0)

“This project is for critical renovations needed to address safety, accessibility and program space needs at the Lexington Senior Center, located at the Muzzey Condominium at 1475 Massachusetts Ave. The needs reflected in this capital request have been identified in two studies in 2008 - an Envelope and Systems Analysis by TBA Architects, Inc. in April, 2008; and a Muzzey Senior Center and White House Conceptual and Feasibility Study by Bargmann Hendrie + Archetype. The FY2011 request is for design development funds. Funds for building improvements will be requested in FY2012. The needed improvements include:

- Replace/relocate communicating staircase connecting the first floor of the senior center with the lower level;
- Install wheelchair lift inside of the Senior Center space;
- Replace inefficient and obsolete HVAC system;
- Expand program space, add lighting, and signage;
- Address regulatory requirements of the Massachusetts Architectural Access Board.

[Brown Book, Page XI-19]

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(p) White House Historic Structures Report (Historic Resources)	\$18,000	CPF (Cash)	Approval (5–0)

“This project requests Community Preservation Act funds to prepare a limited Historic Structures Report that details the history and significance of the “White House” at 1557 Massachusetts Avenue. The “White House” has not been maintained for many years and the building continues to deteriorate. At this time, funding for renovation is not being considered because new program requirements have not been determined. Information from the Historic Structures Report will be utilized to determine the maintenance and stabilization that is warranted, for which CPA funding will likely be requested in FY2012.” [Brown Book, Page XI-20]

While this Committee would much prefer that any funding on work at the White House could await a determination of its future, as the Town—and, specifically, the DPF—is responsible for the building and anything that might be done with it is dependent on discussions with the Town’s Historic Districts Commission. We, therefore, reluctantly, agree it is prudent to do the proposed limited Historic Structures Report to formally ascertain the building’s historic elements and their condition. At least the Town will, then, have current, factual, information regarding the building’s historic state.

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(q) Stone Building Exterior Stabilization (Historic Resources)	\$202,933	CPF (Cash)	Approval (5–0)

“Funding is requested for additional stabilization work to the Stone Building to be completed during the summer of 2010. Immediate stabilization work recommended in a Historic Structures Report was completed in the fall of 2009. The additional stabilization includes a new roof, gutters, removal of aluminum siding, repair and painting of wood siding, and reglazing of windows. This work could be deferred to FY2012 as part of a larger renovation project, but the schedule to renovate the Stone Building is unknown. Deferring the stabilization of the building increases the risk of damage from leaks in the building envelope and delays the opportunity to improve the aesthetics of the structure for the surrounding neighborhood.” [Brown Book, Page XI-19]

The \$2,000 increase over the amount shown on that page of the Brown Book, and also in the table on Page XI–3, is to fund the updating of the Massachusetts Historical Commission Inventory Form “B” for the building. (The correct total amount is shown on Brown Book Page C-3.)

Approximately \$127,900 of the appropriation made at the 2009 Annual Town Meeting under Article 11(h) for exterior repair and restoration was not used. Subject only to any final adjustment (and none is known to be necessary at this time), that amount will be returned to the CPF by the CPC. Thus, the effective, net, authority against the CPF for this work would be about \$75,000.

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(r) Munroe Tavern Capital Improvements (Historic Resources)	\$400,000	CPF (Cash)	Approval (5–0)

“The Lexington Historical Society requests \$400,000 for the restoration of the Munroe Tavern, the home of generations of the Munroe family, and the temporary field headquarters and hospital of the British on the afternoon of April 19, 1775. In 2009, the Society undertook an Historic Structures Report with the assistance of Community Preservation Funds. The work proposed in this project reflects the needs identified in that study. The restoration work and corresponding percentage of the \$400,000 requested budget are as follows: Repair and restoration of historic fabric, including restoration of the historic

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

Colonial fireplace (33%); Renovation of underutilized space to create a museum room and public bathrooms (11%); Handicapped accessibility to both the first and second floors and site work to replace deteriorated stairs, landings and railings (9%); Systems replacement including installation of heat in the museum, climate control to protect artifacts, complete re-wiring of the house and replacement of the 90-year-old sprinkler system (29%); and Curatorial storage improvements (18%). The requested \$400,000 from CPA funds represents a portion of the project cost of \$820,000. Additional sources to bridge the gap in funding include private individuals and the Historical Society itself.” [Brown Book, Page XI-22]

Based on later data (January 11, 2010), this is the breakout of the project’s cost estimate:

Estimated Project Cost Breakout					
Work Category	Grand Total	Historic		Historic Supplement	
		Amount	% of Subtotal/Totals	Amount	% of Subtotal/Totals
Repair/Restore Historic Fabric		\$212,238	30.9%		
Systems—Historic Structure		\$155,363	22.6%		
Systems—New Construction				\$55,684	8.1%
Handicapped Accessibility		\$50,224	7.3%		
Curatorial Storage—Historic Structure		\$35,109	5.1%		
Curatorial Storage—New Construction				\$71,885	10.5%
Museum Room/Program Area				\$105,551	15.4%
Work-Element Subtotal	\$686,054	\$452,934	66.0%	\$233,120	34.0%
Moving/Storage During Construction	\$5,000				
Design Fees: Bidding + Funding	\$15,000				
Construction Administration: Owner's Rep	\$24,000				
Construction Administration: Design Team	\$70,000				
Archeological Dig	\$20,000				
Owner Costs (Allocated by Subtotal %)	\$134,000	\$88,467		\$45,533	
Totals	\$820,054	\$541,401	66.0%	\$278,653	34.0%
Non-CPA-Requested Funding	\$420,054				
CPA-Requested Funding (Allocated by Totals %)	\$400,000	\$264,081		\$135,919	

This request, as with the previous requests by the Lexington Historical Society for work on the primary historical treasures of our Town, passes the higher bar this Committee believes is warranted for any use of the CPF on a private project.

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(s) Comprehensive Cultural Resources Survey of Lexington—Supplemental Appropriation (Historic Resources)	\$5,300	CPF (Cash)	Approval (5–0)

“The Lexington Historical Commission is requesting \$5,300 in supplemental funds to complete the final phase of its Comprehensive Cultural Resources Study of Lexington. The Study, approved at Town Meeting in 2007, completes, consolidates and organizes in a resident-friendly form, the architectural and historical information about Lexington’s important cultural resources. The final phase of this work will entail completion and submission of a nomination form requested by the Massachusetts Historical Commission (MHC) to list the Town’s Mid-Century Modern Neighborhoods and Houses on the National Register of Historic Places. The MHC has invited Lexington to apply for a \$15,000 grant to complete this nomination. This CPA grant of \$5,300 along with \$4,875 in unspent funds from the original appropriation will provide the 40% match needed to apply for the grant. (The other \$175 included in this request is to cover advertising costs for Request for Proposals in accordance with public bidding requirements.)” [Brown Book, Page XI-22]

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(t) Battle Green Master Plan Study (Historic Resources)	\$25,000	CPF (Cash)	Approval (5–0)

“The Selectmen authorized the Tourism Committee to conduct a master planning process for the Battle Green, a place of national historic importance, and community and tourist interest. The Battle Green working group for the project, after conducting significant work, has identified the need for assistance from a landscape architect. This proposal would fund the master plan document as well as enough design work to enable the Town to get credible cost estimates to implement recommended changes. There is community consensus on the need for design consistence in the Battle Green area, and failure to resolve issues such as parking, traffic pathways and appropriate site interpretation will allow further deterioration of both the Battle Green and its surrounding historic treasures. This master plan, with the help of the professional consultant who works on similar historically important landscapes, will develop a design that represents the expectation and needs of all stakeholders. It will also provide a suitable stewardship framework to oversee the Green’s future care.” [Brown Book, Page XI-18]

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(u) Busa Farm Debt Service (Potentially Multiple)	\$2,562,100	CPF (Cash)	Approval (5–0)

During the discussions following the \$4,197,000 purchase of the Busa-farm land that was authorized at the May 6, 2009 Special Town Meeting under Article 6 (Land Purchase—Off Lowell Street), and after careful consideration of the funds that had accumulated in the Town’s CPF, the projects pending for funding, likely needs for funding in the future, and other factors, this Committee endorsed the Town’s recommendation to use a 3-year, front-loaded, bond to pay for the purchase—as opposed to using cash, a longer-term bond, or some combination of cash and bonding. The purchase closed on December 4, 2009, and the initial funding was provided from the Town’s available cash (rather than through the use of an interest-only Bond Anticipation Note (BAN)).

On February 25, 2010, as part of the Town’s issuing of a total of \$10,447,000 in bonds, a 3-year bond was issued to cover the purchase of the land. The proceeds were credited to the Town’s available cash to replace the interim funding of the purchase and this request represents the first-year’s full principal (\$2,425,000) and full interest (\$137,100) payment on that bond. Payments of the debt service will be due, in accordance with the usual practice, semi-annually with the 1st being only part of the interest for the year and the 2nd being principal & the balance of the interest for the year. In this case, the 1st will be due on August 15, 2010; the 2nd, on February 15, 2011.

The \$98,000 appropriation for debt service on a BAN and related borrowing costs under that same Article 6 remained, even in the absence of a BAN, available to pay for the CPF’s proportional share of the bond-issuing cost; however, as the debt was part of the \$10,447,000 of bonds that were sold successfully at a \$608,123 net premium plus \$9,828 accrued interest (from February 15th to the 25th) (i.e., which rounded amounts are part of an additional cash payment to the Town, over and above the maturity value of the bonds), the Town will use part of that premium and accrued-interest payment to cover the bond-issuing costs in total. Therefore, once the CPC votes to declare that appropriation is no longer needed for its original purpose, that \$98,000 amount will become part of the Undesignated Fund Balance and, following the State’s certification of the balance at the end of the fiscal year in which the CPC made that declaration (which certification is usually available that same late summer/fall) become part of that Fund’s total available for appropriation.

It is expected there will be requests in the next two years for the \$974,600 (\$886,000 in principal and \$88,600 in interest) and \$930,300 (\$886,000) in principal and \$44,300 in interest) that will be required to be paid in the 2nd and 3rd year of the bond, respectively, in order to retire the bond on schedule on February 15, 2013. The current payment of \$2,562,100 plus those remaining two payments, total \$4,467,000. The \$270,000 difference from the \$4,197,000 principal amount of the debt is the total interest

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

paid on that debt over the 3 years—which represents 6.43% over those years. Unfortunately, the CPF cannot directly receive a share of the premium and accrued-interest payment after covering the bond-issuing expenses as the State’s General Laws require that all of that payment must go to the GF. Therefore, while the GF interest payments are, effectively, reduced by the total amount of that remaining amount, the CPF’s interest expense remains the full \$270,000. Although not the way the bond is written, by year the effective interest rates for each year’s interest on each year’s outstanding principal are 3.27%, 5.00%, and 5.00%.

The Town Manager recognizes the inequity of the CPF not benefiting from the net-after-issuing-expenses of that premium and from accrued-interest payments to the Town. He has indicated a preference to allocate what should be its share back to the CPF. (Those shares, rounded, are reported as \$213,339 of bond premium and \$3,948 of accrued interest). If that is accomplished, the net interest to the CPF would be only \$52,713. That would represent only 1.26% over the 3 years—and a very-much-lower annualized rate.

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

Of the request, \$50,000 is for the planning, legal, survey and appraisal work associated with the acquisition of open space. Such funds will enable the Conservation Commission to 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.

The remaining \$100,000 funds the administrative, legal, membership, and advertising expenses. Included are \$39,851 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 8 & 18, 2010, with the Administrative Assistant to 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 and, as explained above under (u) above, will eventually become part of that Fund’s total available for appropriation.

<i>Article 9: Land Purchase—Off Marrett Road (Open Space)</i>	<i>Funds Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
	\$3,800,000	CPF (TBD)	<i>Pending CPC Decision</i>

“... to purchase or otherwise acquire... all or any part of land shown as lots 90B and 60B on Assessors’ Property Map 31, now or formerly of Cataldo....” [Town of Lexington Warrant for 2010 Annual Town Meeting, Page 10]

“This project proposes acquisition of a portion of the 121 Marrett Road property known as the Cotton Farm by the Town to preserve open space. The acquisition cost is unknown at this time and discussions are on-going with the owners. The Cotton Farm is a very visible property of approximately 10.2 acres along Marrett Road that includes a mid-20th century house framed by an orchard to the south and wetlands and woodlands to the north, east and west. The property is listed in Lexington’s Reconnaissance Report of 2006 as a Priority Heritage Landscape in that it reflects the history of the community, provides a sense of place, shows the natural ecology that influenced land use patterns and has scenic qualities.” [Brown Book, Page XI-21]

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

While the earlier announced purchase price was \$4,000,000, we learned the day before releasing this report that the price was last quoted as \$3,800,000.

At the time of writing this report, the Public Hearing on this proposed action is scheduled for April 8, 2010, and we expect the CPC will vote soon thereafter whether to advance this purchase to Town Meeting. If they should advance it, this Committee will prepare a recommendation for Town Meeting.

<i>Article 10: Land Purchase—Off Farm Road (Unknown)</i>	Funds Requested	Funding Source	Committee Recommends
	<i>None</i>	<i>None</i>	Indefinite Postponement (5–0)

“The Board of Selectmen is in discussion with the owner of a parcel of land at the end of Farm Road. This parcel was historically part of the Busa Farm site and is adjacent to a parcel the Town recently purchased. It is shown as lots 191 and 192 on Assessors Map 20 and encompasses approximately 2.41 acres. The 2.41 acres are presently undeveloped and acquiring them would add to the adjacent 7.9 acres the town recently purchased. A larger area of land affords the Town greater flexibility and options for the use of the land that would be comprised of the combined parcels. A cost estimate is not available at this time..” [Brown Book, Page XI-18]

No proposal was ready for this Town Meeting, so this Article will be moved for Indefinite Postponement.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

<i>Article 11: Appropriate for Recreation Capital Projects</i>	Funds Requested	Funding Source	Committee Recommends
	\$75,000	\$50,000 GF (Free Cash) + \$25,000 Recreation EF (RE)	Approval (5–0)

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Park Improvements— Athletic Fields	\$50,000	GF (Free Cash)	Approval (5–0)

“This is an ongoing capital program to address safety and playability concerns in order to provide adequate, safe field space for youth, adult, recreation, and school programs. The Town of Lexington’s athletic fields are in constant use and many, even with regular maintenance, are in need of major repairs. FY2011 funding is requested to address the ballfield area at the Hastings School. This site has not been significantly upgraded in the last 20 years and is now a safety concern. The renovations will include turf, drainage, irrigation (where applicable), and site amenities (benches, backstops, etc.). Future renovation projects are anticipated for the Estabrook School Ballfield, Adams Playfields, Franklin Ballfield, the Football Field and Center Track Area, and all three Fields at Lincoln Park.” [Brown Book, Page XI-17]

<i>Project Description(CPA Category)</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Town Pool Renovation	\$25,000	Recreation EF (RE)	Approval (5–0)

“This request is Phase 1 of a multi-phased program of renovations to the Town Pool Complex. Attendance at the Center Pool Complex averages over 85,000 people per summer. With each year, the efficiency and effectiveness of the filtration systems and chlorinators decreases and repairs become more frequent and costly. If immediate needs are not addressed, the pool may need to be closed for an extended period of time during the peak season, thus affecting the Town's customers and decreasing revenues. While the facility continues to operate safely, the infrastructure was last updated in 1980. An engineering study completed in FY2008 by Bargmann Hendrie and Archetype provided the Town with a detailed, prioritized list of recommended upgrades and repairs. Phase I work will include replacing the hot water heater, replacing the ventilation & exhaust system, and completing top priority projects to address compliance and safety concerns. Funding for Phase 2 will be requested in FY2012 to make interior repairs and renovations and provide energy and environmental efficiencies. Phase 3 of the project will include replacing the filtration systems which are beyond their life expectancy, and enlarging the building in order to accommodate four filters. The estimated cost of Phase 3, anticipated in FY2016, is \$1,000,000. Phases 1 and 2 will yield value even if Phase 3 is not funded.” [Brown Book, Page XI-17]

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

Article 12: Appropriate for Municipal Capital Projects and Equipment	Funds Requested	Funding Source	Committee Recommends
	\$3,701,382	\$1,673,955 GF (Debt) + \$985,007 GF (Free Cash) + \$57,420 Water EF (Debt) + \$25,000 Water EF (RE) + \$45,000 Sewer EF (RE) + \$215,000 Traffic Mitigation SF + \$700,000 Chap. 90 State Aid	See Below

Project Description	Amount Requested	Funding Source	Committee Recommends
(a) Replace Self-Contained Breathing Apparatus	\$260,000	GF (Debt)	Approval (5–0)

“Most of the department's existing self-contained breathing apparatus (SCBA) have been in service for more than 10 years and have reached their life expectancy. SCBA now in service do not meet current thermal protection requirements and most are not equipped with any connection for buddy breathing in an entrapment situation. SCBA units and air bottles are tested annually, recalibrated and repaired as needed. Repairs are increasingly costly and most of the units are not upgradeable. All 34 units of the self-contained breathing apparatus will be replaced with new apparatus compliant with NFPA standards. Each unit will be fitted with a firefighter tracking system, remote air supply monitoring system and a PASS [Personal Alert Safety Systems] alarm system.” [Brown Book, Page XI-5]

In our report last year, we advised that each set was then priced at \$5,400 and the plan for FY2011 was to buy 20 sets. It was later decided that it was better to replace all 34-sets to have full compatibility and have all be in compliance with the latest standards. The price is now estimated at \$7,647/unit as, most important, each unit would now include an electronic accountability system. In addition, each will include a buddy-breathing capability and the change of standards increases the cost due to increased testing requirements.

Project Description	Amount Requested	Funding Source	Committee Recommends
(b) Street Intersections Improvements and Easements	\$125,000	GF (Debt)	Approval (5–0)

“This project would redesign three major intersections with Massachusetts Avenue in East Lexington to control traffic flow and increase safety. The current configurations of these intersections at Pleasant Street, Maple Avenue, and Marrett Road create traffic congestion and traffic backup and pose safety concerns for vehicles, cyclists, and pedestrians. This project would entail the 25% permitting design of the intersections and ultimately the 100% design plans and bid specifications. The design would follow the Massachusetts Highway Department Transportation Improvement Program procedures with the goal of receiving State funding for the construction.” [Brown Book, Page XI-5]

The balance of the design costs, including for the bid specifications, would be requested from the State along with the construction funding.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

<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)

“The Department of Public Works and Community Development Department are collaborating to address drainage/brook management issues related to the 18 brooks in Lexington. Specifically, sediment buildup in brooks and wetlands has reduced the volume of water that the drainage system can handle. In some cases the drain system outlets into the brooks have been completely filled with sediment. This program will address flooding issues in a more comprehensive manner to prevent property damage and reduce liability to the Town. This capital request is for the 2nd phase of a 3-phase project to fund comprehensive detailed studies on Lexington’s three major watersheds that can be used to develop and prioritize brook restoration and drainage improvement plans. FY2010 funding is being used for a study of the Charles River watershed. The FY2011 request is for a Shawsheen River watershed study, and a future request will be made to study the Mystic River watershed.” [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	\$502,804	\$308,955 GF (Debt) + \$91,429 (GF (Free Cash) + \$57,420 Water EF (Debt) + \$45,000 Sewer EF (RE)	Approval (5-0)

“The Department of Public Works has an inventory of more than 140 pieces of motorized equipment including sedans, hybrid SUVs, construction vehicles, pumps, rollers, sprayers and mowers. DPW maintains a systematic replacement program that identifies what equipment is expected to need replacement during the next five years, with the intent of preventing any unexpected emergency purchases. Each year every piece of equipment is assessed for its mechanical condition and suitability for the work requirements. Items recommended for replacement in FY2011 that are proposed to be financed with general fund debt include a 6-wheel HD dump with plow/underscraper and SS sander body, a 6-wheel heavy duty dump truck with a plow/underscraper; a 3-5 ton asphalt roller with a trailer for transporting it, and a sidewalk tractor with snowblower and mower attachments. Water/Sewer funding is requested for a Jet Vac on tracks and an emergency response box truck.” [Brown Book, Page XI-6]

The Water EF funding is for an for an Emergency Response Box Truck. [Also Brown Book, Page XI-10]

The Sewer EF funding is for Trailer-Sized Jet-Vac Unit. [Also Brown Book, Page XI-16]

DPW FY2011 Capital Equipment List

21 Highway 6 Wheel Dump (To be replaced with like piece of Equipment)

This truck is a 1995 International Harvester used for plowing, salting, and sanding. It has reached its expected life and will require repairs that will be costly. The frame of this truck is rotting out from salting operations and will need extensive work to maintain its usefulness. This truck has 36,613 miles and 37,621 hours of plowing, salting, and sanding which causes extensive rot on the undercarriage. The existing stainless-steel sander body will be installed on the new chassis.

33 Highway 6 Wheel Dump (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 46,216 miles on it and has rot on the frame and undercarriage. This truck has been used for patching and hauling as well as for plowing, salting, and sanding. The existing stainless-steel sander body will be used on the new dump truck.

74 Galion Asphalt Roller (To be replaced with like piece of equipment)

This 1985 Galion Asphalt Roller is used almost on a daily basis by the Highway Department for patching potholes and large water & sewer trench repair. The roller has 3,421 hours of use, does not meet current safety standards for rollover protection, and needs extensive work to correct problems. The trailer used to haul the roller and the roller have outlived their useful life; both are beginning to incur high maintenance costs.

67 Holder Tractor (To be replaced with like piece of equipment)

This tractor is a multi-purpose machine used year round to mow grass, cut brush, sweep in the spring, summer, and fall, and to clear sidewalks in the winter. It has over 2000 hours of operation and is beginning to cost more to repair than it is worth. It will be traded in towards the purchase of the new tractor, which will be equipped with rough-cut mower, sidewalk broom, and sidewalk snow blower.

Trailer-size Jet-Vac unit (This is a new piece of equipment)

This Jet-Vac unit, because of its smaller size, will allow the Sewer Department to take it into sewer easements to flush and clean lines that are not accessible using the current-size vac-truck.

Emergency-Response Box Truck (This is a new piece of equipment)

This truck will be used for emergency response to water and sewer breaks. The truck will be equipped with all the required tools and repair clamps necessary to make safe a water break, sewer break, and to repair same. This equipment will decrease the Department's response time to emergency situations

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(e) Head End Equipment	\$240,000	GF (Debt)	Approval (5-0)

"This request is for phase III of a project to relocate, replace, and upgrade central equipment for the Town's Wide Area Network. Maintaining a reliable network is critical because municipal and school operations are heavily dependent on access to information technology. Replacing equipment will improve network dependability and allow the Town to take advantage of technology advances made since the existing equipment was installed 8 years ago. Previous requests have funded relocating the head end to the newly constructed Public Services Building and replacing most of the equipment. The FY2011 request will focus on improving the head end (the hub of the wide area network). New equipment will include a network admission control device, an e-mail archive appliance with backup, a bandwidth aggregator to allow for multiple sources of bandwidth to feed the head end, and a device for network analysis and reporting. In addition, the spam and virus filter appliance and the DNS server will be replaced. Future year requests will be made in 2013 through 2015 for continued replacement of head end equipment as they reach the end of their useful life." [Brown Book, Page XI-6]

This project is independent of, and not redundant to, the scope of the Town Office Building Renovation. (See Article 8(l) above)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) Reconstruct and Equip Town Office Building Server Room	\$170,000	GF (Debt)	Approval (5-0)

"This is the first year of a multi-phase project to upgrade equipment and systems in the server room in the Town Office Building. Requested FY2011 funding would replace server room air conditioning, install uninterruptible power supplies (UPSs), add 1 server rack and reconfigure existing server racks for more efficient use of cooling and space. The project includes electrical work to accommodate the new equipment (the removal of the existing air conditioning system and exterior restoration is included in the Town Office Building Renovation Project). The server room currently uses a 25+ year old AC unit that provides insufficient cooling capacity. The new AC system will provide a more stable environment, be easier and less expensive to maintain and more energy efficient. New UPS equipment will improve

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

technology systems uptime and protect servers and data from damage that has been experienced during past power outages and surge loads.” [Brown Book, Page XI-6]

This project is independent of, and not redundant to, the scope of the Town Office Building Renovation. (See Article 8(l) above)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) Sidewalk Improvements and Easements	\$200,000	GF (Debt)	Approval (5–0)

“This request is for continued funding of the Town’s effort to rebuild and/or repave existing asphalt sidewalks throughout town that are in poor condition, and to construct new bituminous sidewalks with granite or asphalt curbing. Improvements to existing sidewalks will support and enhance pedestrian safety and the Safe Routes to School Program, and also improve the Dept. of Public Works’ ability to clear snow from sidewalks during the winter season. Sidewalk projects will be chosen from the Selectmen’s Sidewalk Committee’s Master Plan and all work will be compliant with the requirements of the Americans with Disabilities Act.” [Brown Book, Page XI-7]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Storm Drainage Improvements	\$260,000	GF (Debt)	Approval (5–0)

“Requested funds will be used to replace and supplement existing drainage structures and to achieve compliance with USEPA and Massachusetts Department of Environmental Protection Phase II stormwater regulations. \$160,000 will be for the restoration of selected town drainage systems, either deteriorated structures uncovered during roadway construction activity or older drainage systems that are now inadequate to handle flows from the increased amounts of impermeable surface. To move toward compliance with the new Stormwater Phase II regulations, the remaining \$100,000 will be used for the development of Lexington’s second 5-year stormwater management plan. Work will include increased monitoring and testing that will help improve the water quality in Lexington’s streams and ponds.” [Brown Book, Page XI-7]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(i) Marrett/Waltham Intersection Traffic Signal Poles	<i>None</i>	<i>None</i>	Indefinite Postponement (5–0)

“This request is for funding to purchase ornamental mast arms for traffic signal poles to be installed at the Marrett/Waltham intersection. The Marrett/Waltham intersection is a state-funded project scheduled for construction as early as the 2010 construction season. MassDOT (formerly MassHighway) will allow the installation of the ornamental mast arms if the Town pays the cost difference between the standard mast arms and the ornamental mast arms.

“Funds are being requested for these ornamental mast arms which will be consistent with the mast arms currently in place at the Mass Ave/Waltham Street intersection and scheduled to be installed at the Spring Street/Marrett Road intersection. The Town will be required to have replacement equipment in stock in case of damage.”

[Brown Book, Page XI-7]

We understand from the Town Manager that the ornamental traffic light standard is what has been adopted for use in all of our commercial areas. The originally requested \$100,000 Capital cost—which

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

was possibly more than would have been required once the exact cost differential was known—is no longer needed as the Town Manager advises that MassDOT no longer requires the Town to pay the difference; therefore, the Town Manager advises this sub-element will be Indefinitely Postponed.

Although in the instant case there will not be an extra Capital Expense, this Committee would not support expending extra for any ornamental traffic signal standards and/or arm that are not in an Historic District. (We also respect that the Town's Operating Budget has to bear the extra expense for maintaining/replacing the more-expensive ornamental versions.)

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(j) Dam Repair (<i>Inspection</i>)	\$10,000	GF (Free Cash)	Approval (5–0)

“This project is for inspection of the Butterfield Dam on Lowell Street to comply with the Department of Conservation and Recreation’s requirement that we inspect significant hazard dams once every 3 years. After this dam was inspected in 2006, \$30,000 was appropriated in 2007 for minimal repairs. We believe the next inspection will lead to the design and construction of repairs to this dam in FY2012 to preserve its structural integrity. The Old Res Dam is on a different re-inspection interval as it is a low hazard dam.” [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 fourth of four annual requests planned in support of the Traffic Mitigation Group. Traffic safety is an important component of the quality of life in Lexington, and projects identified will have a positive impact on safety and vehicle fuel usage. 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. Projects performed with past funding include installation of compliant crosswalks and pedestrian ramps near various schools, completion of a traffic study along Hartwell Avenue for the design and implementation of a new pavement marking plan including bike lanes, and conducting a traffic study along the eastern Mass Ave corridor.” [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.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(l) Hayden Ave./Spring St. Traffic Master Plan	\$125,000	Traffic Mitigation SF	Approval (5–0)

“This request is to fund a Traffic Master Plan for the Hayden and Spring Street corridor, which will evaluate vehicular and pedestrian circulation and other modes of transport in the area. The plan will identify strategies to address existing deficiencies and potential issues created by future growth in traffic volumes and to implement traffic improvements as development proceeds. The funds for this traffic plan will be from payments made to the Town under provisions of Memoranda of Understanding between the Town and developers of certain properties that have been commercially re-zoned including Beal

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

Companies (\$35,000), Patriot Partners (\$65,000), and, Cubist Pharmaceuticals (\$25,000).” [Brown Book, Page XI-15]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(m) Concord Avenue Sidewalk Design and Engineering	\$90,000	Traffic Mitigation SF	Approval (5–0)

“This is a request to fund the schematic design plan for the Concord Avenue sidewalk. The project would entail a concept plan that identifies the major impacts such as wetlands, permitting, trees, right of way, walls, bicycle accommodations, etc. The work will involve initial survey to determine right-of-way and an engineered concept plan. The plan will provide a solid foundation for a future capital request for full engineering/specifications and construction funding.” [Brown Book, Page XI-15]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(n) Central Business District Sidewalks Master Plan/ Engineering	\$50,000	GF (Free Cash)	Approval (4–1)

“This project is a three phase plan to develop a master plan for replacing the existing brick along the north side of Massachusetts Avenue from Depot Square to the exit of Town Hall. In addition to the planned restoration of these areas to improve the walking surface, all of the existing pedestrian corridors and ramps will be brought into ADA compliance and the Bank of America alley may be closed. Requested funds will be used for survey, inspection, and design.” [Brown Book, Page XI-15]

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

“This is for funding of the fourth year of a program to replace hydrants throughout town. The Town of Lexington has 1,500 Fire hydrants in its fire protection system. This tax levy request will be combined with \$25,000 to be funded from the water enterprise fund to purchase and install 25 hydrants per year. The new, more efficient hydrants will be compliant with NFPA standards and increase firefighting capacity. The hydrants are “break-aways” which are less costly to replace.” [Brown Book, Page XI-16]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(p) Pedestrian Signal Improvements	\$42,000	GF (Free Cash)	Approval (5–0)

“The Town’s pedestrian signals at street crossings are outdated and have been malfunctioning. Funding for pedestrian signal improvement projects will be requested on an annual basis. FY2011 work will update the push button pedestrian signals at two locations in Town. High priority locations are the bikeway crossing on Hartwell Avenue and on Mass Ave near the Stone Building. Intended benefits are cost savings on maintenance and safer pedestrian crossings.” [Brown Book, Page XI-16]

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(q) Cary Library Material Handling and Workflow Study	\$25,000	GF (Free Cash)	Approval (5–0)

“This request is for an engineering study of how to reorganize the Library’s Circulation and Bibliographic Services workspace with the potential for automating bin sorting and processing. The current configuration is not designed to handle the volume of material that flows through the library daily. Library circulation increased 14% over the past year, from 668,313 to 762,718. Increased circulation creates an overflow of items that are returned through the exterior book drops and via Network Transfer Bins. Each day, 15-25 bins are delivered to the Circulation Department work area via a public elevator. Reorganization would improve the ergonomic and efficient handling of materials so that library users have faster access to items. There are also health and safety concerns for the employees who work in a location that is not ergonomically designed for warehouse-type work. Phase 1 of this project consists of a study of existing conditions with recommendations for solution. Phase 2 will be design of the solution (2012) and the Phase 3 request will be for installation and/or construction.” [Brown Book, Page XI-16]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(r) Fire Headquarters Alarm Receiver	\$30,000	GF (Free Cash)	Approval (5–0)

“Funds are to install an alarm receiver at Fire Headquarters capable of receiving radio boxes and telegraph input/output signal. The unit will allow for monitoring of Fire Alarm Radio Boxes for all municipal and the 100 fee-based subscribers from fire headquarters, providing flexibility and redundancy to the current installation that includes monitoring at the Public Safety Dispatch area. The receiver will allow the fire department command staff as well as fire prevention personnel the opportunity to readily decipher problem units and assist in reducing the human error factor during dispatch. The unit also will assist in maintaining Insurance Services Organizations standards, as well as the National Fire Prevention Association Standards in the event of a unit failure at our dispatch center.” [Brown Book, Page XI-16]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(s) Replace Town-Wide Phone Systems (<i>Phase I</i>)	\$55,000	GF (Free Cash)	Approval (5–0)

“This request is part of a multi-year project to replace the existing phone systems in all municipal and school buildings and complete an integrated phone system for all Town of Lexington operations. Funds are being requested in FY2011 to replace the phone system in the Town Office Building at the time of its proposed renovation. The existing telephone system is at least 10 years old, and is becoming increasingly unreliable and expensive to maintain. A new system with current technologies such as Voice over IP would be more reliable, less expensive to maintain and improve customer service. The proposed system will integrate with the newly installed system at 201 Bedford St. The town wide assessment funded by the 2008 Annual Town Meeting to assess phone needs for all municipal and school operations is underway. New phone technologies are expected to provide cost savings to the Town with regard to maintenance and service issues, and significantly reduce monthly line lease costs from Verizon.” [Brown Book, Page XI-17]

Although the transition to a new telephone system for the Town Office Building would be done concurrent with that building’s proposed renovation (see Article 8(1)), as that building has already been wired with CAT-5 cable, its telephone system could transition to a new one even if the renovation were not to be approved at this Town Meeting.

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(t) MUNIS Upgrade	\$55,000	GF (Free Cash)	Approval (5-0)

“Tyler Technologies’ MUNIS system is the financial management program for all Town finances. The complete system includes the server, the server operating system, the MUNIS software and the database software. Funding is requested to migrate the system to a new, stable hardware platform and updated software. The existing system will not support the next release of software, and the current software version will be retired and become unsupported as of April 2011. This project includes the purchase of 2 new servers with the operating system and database software, and licensing for the new MUNIS version.” [Brown Book, Page XI-17]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(u) Street Improvements and Easements	\$1,251,578	\$500,000 GF (Cash, FY2001 Override Set-aside) + \$51,578 GF (Cash) + \$700,000 Chapter 90 State Aid	Approval (5-0)

“This request is for the annual street resurfacing program. It is comprised of \$551,578 of Town funds from the 2001 override and an estimated \$700,000 of Chapter 90 funds. Funds will be used for design, inspections, planning and construction of street improvements plus maintenance and repair of existing sidewalks. A preliminary list of the streets to be repaired under this article is currently under development.” [Brown Book, Page XI-18]

<i>Article 13: Appropriate for Water System Improvements</i>	<i>Funds Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
	\$1,060,000	\$1,060,000 Water EF (Debt)	See Below

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) Water Distribution System Improvements	\$900,000	Water EF (Debt)	Approval (5-0)

“This is an annual request for funding of an on-going program to replace unlined or inadequate water mains and deteriorated service connections, and to eliminate dead ends in water mains. Unlined water mains are subject to corrosion which results in restricted flow and degradation of drinking water quality. Dead end water mains limit the flow of water available at hydrants in the event of a fire. Approximately 5,800 linear feet of water main work is planned for FY2011. Possible locations of water main repair and replacement are portions of Lincoln Street, Downing Road, Vine Street, Forest Court, Manning Street, and Marrett Road. Part of these project costs are eligible for financing through an 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) Standpipe Rehab Program	\$160,000	Water EF (Debt)	Approval (5-0)

“The US Environmental Protection Agency is issuing a new “disinfection by-product” rule that will cover the quality of water stored in water storage tanks. Because of the switch from chlorine to chloramines (chlorine + ammonia) for water disinfection we will have to monitor more closely for nitrites caused by

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

ammonia-oxidizing bacteria. The goal is to eliminate the possibility of a boil order in the drinking water supply. The project will consist of:

- Draining the tanks and cleaning out sediment that has settled on the bottom;
- Power washing and sanitizing the inside of the tanks;
- Installing the mixer and associated wiring to keep the water in circulation throughout the tanks;
- Re-filling the tanks and bringing them back on line;
- Power washing the lower 50 feet of the outside of the tanks to remove the mildew deposited from the trees.

[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 (<i>Phase I</i>)	<i>None</i>	<i>None</i>	Indefinite Postponement (5–0)

“This funding request is for phase I of installation of automated water meter reading system throughout the Town. This phase will include the installation of meter transmitters in approximately one third of the Town’s meters (Section 1) and to install base stations required for the automated readings. Funding will be requested to install transmitters in Section 2 in FY2012, and in Section 3 in FY2013. Completion of this project will provide the Town with regular meter readings and immediate status alerts. It will enable the reassignment of some of the meter reading staff to income generating projects such as backflow testing, increase billing frequency, and reduce or eliminate estimated readings.” [Brown Book, Pages XI-10 & XI-11]

As reported last year in this Committee’s report regarding the \$50,000 request for consulting/engineering services to select such a system, we support the installation of automated water meters subject to a cost-benefit analysis which explicitly includes consideration of the disposition of the approximate two man-years of labor now expended to read meters on site. The study should address the issue of continuing to fund these two man-years of effort (for some other function) or to reduce labor costs by two man-years and thus reduce Water and Sewer rates.

The study has just been received by the Town, but has not yet been fully vetted to determine whether the cost-benefit analysis would project a positive return on investment for the proposed system, if installed, such that it warrants making a conversion at this time.

This Committee unanimously supports Indefinite Postponement.

<i>Article 14: Appropriate for Sewer Improvements</i>	Funds Requested	Funding Source	Committee Recommends
	\$100,000	Sewer EF (Debt)	Approval (5–0)

The DPW Director has indicated there is no request for additional funds in FY 2011 for sewer infrastructure because there is already sufficient authorized funding (\$3.2 million) for improvements to allow a smooth continuous improvement plan until additional funding is request in FY 2012.

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

“Lexington has ten sewer pumping stations valued at over \$6 million. This request is the fourth of a five-year program for upgrades of the stations including bringing them in compliance with federal (OSHA) regulations, and equipment replacement. The pump stations are evaluated every year to ensure they are

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

operating within design parameters. As the system ages, motors and valves need to be replaced and entryways need to be brought up to current OSHA Standards. Pump failure results in sewer surcharging and overflows, which create a public health risk and environmental damage. FY11 work will be at the Potter Pond Station.” [Brown Book, Page XI-10]

See Article 13(c) for the discussion of the Automatic Water-Meter Reading System and what would be the Sewer EF’s 50% contribution to the total cost.

Article 15: Appropriate for School Capital Projects and Equipment	Funds Requested	Funding Source	Committee Recommends
	\$951,071	\$892,500 GF (Debt) + \$58,571 GF (Free Cash)	Approval (5–0)

Project Description	Amount Requested	Funding Source	Committee Recommends
(a) School Technology	\$696,000	GF (Debt)	Approval (5–0)

“This is annual request to support the School District’s Strategic Goal for enhancing technology use as an instructional and administrative tool. FY2011 funds would augment or replace desktop and laptop computers, printers/peripherals, projection systems, network head-end equipment, and wireless network delivery systems. This article would provide the funding to:

- Replace the 460 oldest computers (6+ years);
- Increase the number of student workstations at the High School and certain areas of our elementary schools;
- Replace worn out printers and peripherals;
- Maintain and update the school’s LAN network with replacement servers;
- Provide additional classroom projectors; and
- Install a managed wireless network throughout the High School. The FY2011 request of \$91,000 is the first phase of providing managed wireless networks in each of the District’s schools. The high school wireless network, as proposed, will augment the school’s current wired network and provide wireless access points throughout the LHS campus. It will include a District Wide controller to manage and control the wireless access across all the schools. The second and third stages for FY12 and FY13 will also cost approximately \$90,000 each to provide wireless technology to the middle schools (phase 2) and the five elementary schools without building wireless (phase).”

[Brown Book, Page XI-8]

Project Description	Amount Requested	Funding Source	Committee Recommends
(b) Food Service Equipment and Software	\$99,500	GF (Debt)	Approval (5–0)

“Currently, some school kitchens are functioning with household grade equipment, which is unsafe and inappropriate for kitchens that are serving hundreds of meals a day. In addition, some of the commercial grade equipment has survived well beyond its useful life and needs to be replaced. During FY07, two kitchens failed and satellite operations needed to be put in place. This project will replace the walk-in refrigerator & freezer at the Bowman School and purchase a walk-in freezer for the High School. Eventually, the Food Service program will have a \$30,000 equipment budget built into the lunch fee.” [Brown Book, Page XI-8]

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

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.

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Time Clock/Time Reporting System	\$97,000	GF (Debt)	Approval (5–0)

“The School District will partner with municipal departments to implement the KRONOS Time Keeper System. KRONOS is a business partner with the Town’s accounting software vendor MUNIS, and provides an integrated technology system that would more precisely record and report time worked, overtime, and absences for the approximately 500 hourly school employees. This will meet the requirements of the Fair Labor Standards Act and provide a more respectful work environment. A side benefit is to replace a currently cumbersome paper process with an automated attendance and request-for-time system for approximately 1,000 school department faculty and staff. Goals for this project are: improved accuracy and decreasing payroll error rates; better control over labor costs through improved overtime management and consistent application of pay and work policies; and increased productivity of employees. The School Department’s preliminary estimate of cost avoidance resulting from the implementation of this system is approximately \$50,000 per year.” [Brown Book, Page XI-9]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) Classroom Furniture	\$58,571	GF (Free Cash)	Approval (5–0)

This is the third annual request for funds to replace classroom furnishings in school buildings that have not been renovated. FY2011 funding will be used for the following:

- Bowman - Classroom Furniture Replacement - all Classrooms;
- Clarke - Classroom Furniture Replacement - all Classrooms;
- Diamond - Classroom & Guidance Furniture Replacement, Cafeteria Tables, Speaker System;
- Estabrook - Classroom Furniture Replacement & Cafeteria Tables;
- Hastings - Classroom 5th Grade Furniture Replacement; and
- Lexington High School - First Phase of Library Redesign.

[Brown Book, Page XI-13]

<i>Article 16: Appropriate for Public Facilities Capital Projects</i>	<i>Funds Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
	\$1,960,934	\$1,071,400 GF (Debt) + \$889,534 GF (Free Cash)	See Below

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(a) School Building Roofing Program	\$147,400	GF (Debt)	Approval (5–0)

“Lexington’s [14] public school buildings have 806,000 square feet of roof at an estimated value of \$12,000,000. A comprehensive roofing assessment in May of 2008 inventoried roof type and condition,

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

and catalogued the many leaks that were impacting the educational environment. Water infiltration causes classrooms to be closed and students relocated into other spaces, damages furnishings, property, and building components, and creates indoor air quality issues due to mold growth. Annual roof replacement needs are expected to exceed \$400,000. FY2011 funds are intended for the replacement of the Lexington High School Auditorium roof and for design of prospective FY2012 projects. Other required roof replacements are included in projects at Lexington High School and the Bowman Elementary School. [Brown Book, Page XI-7]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(b) Clarke Middle School Auditorium Safety and Technology Upgrade	\$174,000	GF (Debt)	Approval (5–0)

“This multi-year project will increase the size of the stage at the Clarke Middle School auditorium and add the appropriate technology and lighting to fully utilize the space as designed. The auditorium is utilized by students, staff and parents throughout the school year. Town and community groups also reserve the auditorium for large-scale meetings and performances. FY2011 funds are requested to install a new stage lighting system to provide adequate lighting for performing groups. Currently, basic work lights illuminate the Clarke stage, as the previous stage lights have become inoperable. The drama teacher provides her own personal lighting system for productions. The new system will be operable by digital (DMX) connection from the back of the auditorium, the stage left wing, or the front of the auditorium. Future phases will include installing a Stage Sound System (Year 2), increasing the Stage Depth (Year 3), creating Backstage Storage Cages (Year 4), and installing a new Stage Curtains & Pulley System (Year 4). [Brown Book, Page XI-7]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(c) Bridge & Bowman Schools Renovation Design, Development and Engineering	\$750,000	GF (Debt)	Approval (5–0)

“Funds are requested for the costs of design, engineering and generation of construction documents for the renovation of the Bridge and the Bowman Elementary Schools to extend their useful lives. Both schools (constructed in the mid 1960's) still retain most of their original systems and suffer from significant deferred maintenance. The 2009 Lexington Public Schools pre-K to 12 Master Plan identified specific work to be done at each school, valued in 2009 dollars as \$6,490,573 (Bowman) and \$5,135,152 (Bridge). A Master Planning committee of volunteers appointed by the Board of Selectmen, the School Committee, and the Permanent Building Committee reviewed the plan and recommended renovations proceed as soon as funding can be made available. The renovations will include fire alarm replacement, heating and ventilation system replacement, building envelope upgrades, and architectural and accessibility improvements. This project is a likely candidate for financing as exempt debt, which would require a town wide referendum to exclude project financing from the limits of Proposition 2½.” [Brown Book, Page XI-8]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(d) School Improvement Projects	\$378,000	GF (Free Cash)	Approval (5–0)

(i) School Accessibility Improvements (\$30,000): “This project will complete accessibility improvements at primary entrances to school buildings. Students with physical challenges have experienced difficulty in entering even the newly constructed elementary schools, which are in compliance with accessibility codes. In August of 2009 door openers were installed at Lexington High School, the Diamond Middle School, and the Harrington, Fiske, and Bowman Elementary

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

Schools. This FY2011 project will install automatic door openers at the remaining five school buildings plus the entrance to Lexington Children's Place." [Brown Book, Page XI-13]

(ii) Removal or Relocation of Modular Classrooms from School Administration Building (\$30,000): "This request is for funds to remove the modular classrooms behind the School Administration Building. The modulares are an attractive nuisance and should be removed for safety and security reasons. Removing the modulares will also improve access to the ground level entrances for LABBB and print shop deliveries. The structures currently do not have electric power or smoke detectors but there are no current plans to utilize the modulares, so investing in electrical and fire alarms service is not justified at this time. Efforts will be made to recycle the modulares, perhaps at the DPW Hartwell Avenue site." [Brown Book, Page XI-13]

(iii) Hastings School Modular Classroom Upgrade (\$75,000): "The modular classrooms at Hastings are in need of repair. The roofing system drainage needs to be improved to prevent ponding, and selective demolition and repair will be required to extend the useful life of these classrooms. Ponding on the roof has allowed some water migration into the walls and flooring resulting in weakening of these components. Currently classrooms 41-44 are housed in modular additions that have been at Hastings for eight years. They were installed at Clarke Middle School prior to their use at Hastings. Classrooms 31-34 are twelve years old. Modulares of this design typically have an expected useful life of 10 years." [Brown Book, Page XI-13]

(iv) Hastings School Cabinetry Replacement (\$38,000): "This project would replace countertops, wooden cabinetry, sinks and faucets in all classrooms at Hastings School. The existing equipment is original to the school and is beyond repair. Water damage has occurred in the cabinets, causing the wood to split and create openings for additional water damage, and leading to environmental hazards such as rot and insect infestation." [Brown Book, Page XI-13]

(v) School Building Flooring Program (\$100,000): "This project would replace flooring systems (carpet, vinyl tile, ceramic tile) that have failed, are broken and/or are beyond their useful life. The Department of Public Facilities maintains approximately 1.25 million square feet of space in the school buildings, with flooring systems in various conditions. While the operating budget funds repairs of components in flooring systems, this program will replace entire systems when the work will exceed \$25,000. Flooring systems must be replaced periodically to insure the surfaces are safe and cleanable." [Brown Book, Page XI-14]

(vi) Diamond Boiler Controls (\$30,000): "This project requests funds to install sequencing controls for the boilers and pumps at Diamond Middle School. These sequencing controls will automatically monitor boiler and pump operation and shift operation to maintain even run hours on the equipment, which will prolong the useful life of the equipment. In the absence of automatic controls, the head custodian of the building currently does his best to manually sequence the equipment." [Brown Book, Page XI-14]

(vii) High School Independent Learning Program (ILP) (\$75,000): "This project would create a new ILP classroom at Lexington High School. This new space will be required due to students graduating from Middle School to the High School. The specific requirements are not known at this time." [Brown Book, Page XI-14]

With regard to (ii), if those classrooms are extremely deteriorated, they should be disposed of and not relocated. Procedures should be initiated to prevent extreme deterioration of other modular classrooms so that they can be reused as classrooms or for other purposes.

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

"This is an annual project request for prioritized school building envelope repairs. FY 2011 work may include making repairs to the Hastings School building envelope. In addition, recent EPA

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

communications have indicated that building caulk used before 1978 contain PCBs, so funds will be used to mitigate potential safety and health issues from caulk if the risks are confirmed. Ongoing investment in the building envelope will include repair of damaged panels and siding, recaulking and weatherproofing windows and doors, and repainting the wood exterior. Without continual maintenance the exterior of the buildings will deteriorate, allowing moisture to become entrapped and propagate cracks through the freeze thaw cycle.” [Brown Book, Page XI-14]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(f) Cary Library Energy Management Systems	\$50,000	GF (Free Cash)	Approval (5–0)

“The existing environmental controls at the Cary Library for the chiller, boiler and air handlers are not integrated. This proposed project is for the integration of these controls under a common energy management system. The new controls will improve comfort, improve systems’ reliability and reduce energy.” [Brown Book, Page XI-14]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(g) School Grounds Improvement Projects	\$175,000	GF (Free Cash)	Approval (5–0)

(i) Hastings School Parking Area Improvements (\$50,000): “The Hastings School is in need of grounds maintenance for the parking area that extends behind the school. The edges of the paved area are all broken, leaving rutted areas and ponding water and ice. This project will improve the parking area and create a safer environment.” [Brown Book, Page XI-14]

(ii) Estabrook Playground Replacement (\$125,000): “Funding is requested to install a new playground at the Estabrook School. The existing playground is made from pressure treated wood, is splintering, and has reached the end of its useful life. When the new playground is installed, the layout of the structures within the green space will be modified to make better use of the space for health programs.” [Brown Book, Page XI-14]

<i>Project Description</i>	<i>Amount Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
(h) Municipal Building Envelope	\$161,534 (out of \$234,534 total)	\$161,534 GF (Free Cash) + \$73,000 CPF (Cash) (Article 8(k))	Indefinite Postponement (5–0)

“Other projects to be identified.” [Brown Book, Page XI-18]

We expect this to be Indefinitely Postponed as its funds are expected to be included in the Motion addressing Article 8(k).

<i>Article 17: Approve Minuteman Regional Vocational Technical School District Borrowing</i>	<i>Funds Requested</i>	<i>Funding Source</i>	<i>Committee Recommends</i>
	<i>Authority to Fund Feasibility Study</i>	<i>GF (Cash) in Future Fiscal Year</i>	<i>Approval (5–0)</i>

“To see if the Town will vote to approve the sum of \$1,100,000, or any other sum of debt authorized by the Minuteman Regional Vocational Technical School District for the purpose of paying costs of a

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

Feasibility Study to consider options for making improvements to the District's High School Building located at 758 Marrett Road, Lexington, Massachusetts, which options shall include but not be limited to renovating, reconstructing, expanding, remodeling and adding to the District High School, or any combination of the foregoing, said sum to be expended at the direction of the School Building Committee, for which Feasibility Study the Minuteman Regional Vocational Technical School District may be eligible for a grant from the Massachusetts School Building Authority (MSBA). The MSBA's grant program is a non-entitlement, discretionary program based on need, as determined by the MSBA, and any costs the Minuteman Regional Vocational Technical School District incurs in connection with the feasibility study in excess of any grant approved by and received from the MSBA shall be the sole responsibility of the Minuteman Regional Vocational Technical School District; or act in any other manner in relation thereto.

“DESCRIPTION: The Minuteman Regional Vocational Technical School District has notified the sixteen member towns of their intention to borrow for planning for needed capital improvements to the school building. Pursuant to G.L. c 71 §16(d), this article would allow the Town to express its disapproval of the amount of debt authorized by the District’s School Committee.” [Town of Lexington Warrant for 2010 Annual Town Meeting, Page 19]

The Minuteman Regional Vocational Technical School District (MMRTSD)—which operates the Minuteman Career & Technical High School—is proposing to undertake a major renovation to their physical plant under the auspices of the Massachusetts School Building Authority (MSBA). This is a two-phase project and a portion of the Design and Engineering (D&E) funds are being requested this year with the balance of the D&E and the construction funds to be requested in a subsequent year. This article allows the Town Meeting to disapprove of this request. If any of the 16 member towns disapprove, then the appropriation cannot be made by the MMRTSD.

Conversations with Superintendent Edward Bouquillon (CEC Meeting, January 19, 2010) & Discussion, March 4, 2010, with David Horton, Lexington’s member on the MMRTSD School Committee, indicate that the actual amount is more likely to be about \$725,000. MSBA reimbursement is assumed to be 40% making the net amount about \$435,000. Lexington's current pro-rata share is 16.8%, or just over \$73,000.

While this appropriation would be debt-funded, Lexington would not be the bonding authority (nor would any of the other 15 member towns). Rather, the MMRTSD would issue the bond and assess each of the member towns for the pro-rated amount of debt service—the earliest being in the assessment for FY2012.

If the request fails (i.e., one or more of the 16 member towns disapproves), MMRTSD may have other means by which they can fund the project’s D&E. One way is to include it in their operating budget, as the debt service is a relatively small amount.

This Committee believes that the project has merit and should be approved. An estimate of the constructions costs will be made as part of the study. We feel the Town would be neglecting its duties to the Lexington students who attend that High School—of which there are 73 at this time—if we don’t support at least finding out, with the Feasibility Study, what would be required to provide them with a more-appropriate educational environment.

<i>Article 19: Rescind Prior Borrowing Authorizations</i>	Amount for Rescission	Original Funding Source	Committee Recommends
	<i>Unknown</i>	Debt	<i>Pending</i>

“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 2010 Annual Town Meeting, Page 20]

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

At the time of writing this report, 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.

Article 20 (One Fund Only): Establish And Appropriate To Specified Stabilization Funds	Funds Requested	Funding Source	Committee Recommends
	\$955	Traffic Mitigation SF	Approval (5–0)

“To see if the Town will vote to create and/or appropriate sums of money to Stabilization Funds in accordance with Section 5B of Chapter 40 of the Massachusetts General Laws for the purposes of:...(b) Traffic Mitigation ...

“DESCRIPTION: This article proposes to establish and/or fund Stabilization funds for specific purposes. Money in those funds may be invested and the interest may then become a part of the particular fund. The use of these funds may be appropriated for the specific designated purpose by a two-thirds vote of Town Meeting.”

[Town of Lexington Warrant for the 2010 Annual Town Meeting, Page 20]

This is the residual balance of a payment that should have been transferred at the Fall 2009 Special Town Meeting.

Article 21: Appropriate to Stabilization Fund	Funds Requested	Funding Source	Committee Recommends
	None	None	Indefinite Postponement (5–0)

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

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

[Town of Lexington Warrant for the 2010 Annual Town Meeting, Page 20]

At the time of writing this report, this Committee is not aware of any planned action under this Article.

Article 22: Appropriate from Debt Service Stabilization Fund	Funds Requested	Funding Source	Committee Recommends
	\$124,057	Debt Service SF	Approval (5–0)

“To see if the Town will vote to appropriate a sum of money from the Debt Service Stabilization Fund to offset the FY2011 debt service of the bond dated February 1, 2003 issued for additions and renovations to the Lexington High School, Clarke Middle School and Diamond Middle School...

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

[Town of Lexington Warrant for 2010 Annual Town Meeting, Page 20]

In August 2006, the Town received over \$14 million from the Massachusetts School Building Authority as reimbursement toward the Town’s secondary-schools renovation project. After using over \$11-million

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

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 held a balance of \$1,739,894 which was placed in the Debt Service Stabilization fund under the 2009 Annual Town Meeting Article 26.

This year's Article seeks to appropriate \$124,057 from the Debt Service Stabilization Fund to be used to pay the debt service for FY2011. (The decline from the \$130,260 per year cited in our report last year is due to recalculation in the debt service. The new schedule has been reviewed by Bond Counsel.)

Article 25: Appropriate for Authorized Capital Improvements	Funds Requested	Funding Source	Committee Recommends
	<i>None</i>	<i>None</i>	Indefinite Postponement (5–0)

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

“DESCRIPTION: This is an annual article to request funds for capital improvement project expenditures that exceed the level of appropriation.”

[Town of Lexington Warrant for 2010 Annual Town Meeting, Page 21]

At the time of writing this report, this Committee is not aware of any planned action under this Article.

Article 28: Amend Bylaw—Town Meeting Procedure (Citizen Article)	Funds Requested	Funding Source	Committee Recommends
	<i>None</i>	<i>Not Applicable</i>	Approve (5–0)

“To amend §118-14 of the Code of Lexington as follows:

(X-1) by deleting part A, and replacing it with the following:

“A. An article or a portion or amendment thereof shall be reconsidered upon a vote to that effect, if approved (1) by a two-thirds vote, providing a notice of the motion was given at a session at least 40 hours earlier; or (2) by at least 80% of the members present; and any member may make a motion to reconsider or give notice thereof.”...

DESCRIPTION: This article would simplify the procedure at Town Meeting regarding reconsideration....
[Town of Lexington Warrant for 2010 Annual Town Meeting, Page 22]

The above quote has been abbreviated as the latest-known Motion is as follows—now proposing the only change be this new replacement for Part A—with the new language **bolded** (just to highlight it):

To amend § 118-14 of the Code of Lexington by deleting part A and replacing it with the following:

A. No vote shall be reconsidered except upon a motion to that effect or upon a notice of such motion, **provided such motion is made or such notice is** given at the same session of the meeting and within 30 minutes after the result of such vote has been declared, **or upon a motion**

to that effect providing notice of such motion is given at least 40 hours in advance and two thirds of those present approve the motion to reconsider; and any member may make a motion to reconsider or give notice thereof.

[Eph Weiss e-mail, March 22, 2010, 15:18 -0400]

While this Committee's only position on the proposed change is its impact on Capital-related financial Articles, as there is no longer a proposal to change to a super-majority vote for reconsideration and the current practice of serving Notice of Reconsideration is preserved, we see no lessening of Town Meeting ability efficiently to fulfill its fiduciary obligation to create a balanced budget. Further, we welcome the addition which confirms the current practice that the 30-minute limit applies to both a Motion to Reconsider and a Notice of Reconsideration and such that the related Motion only requires a simple majority to prevail.

However, to preserve both the timing flexibility and lower voting quorum provided under the current practice of a Notice within 30 minutes of a vote, this Committee feels obligated to continue to issue its individual Notices within that limit. We believe the time spent doing so is insignificant and something to which Town Meeting Members readily adapt. At the same time, we would welcome a subsequent, further, amendment to the Code which preserves the timing flexibility and lower voting quorum for financial Articles so we could dispense with our individual Notices.

And with regard to the second change that adds an alternate path to Reconsideration, we welcome it as it provides us with a means for Reconsideration—albeit at the high voting quorum—in case we should have failed to provide the individual Notice within the 30-minute limit.

Therefore, this Committee unanimously support both parts of the amendment under this Motion.

<i>Article 29: Adoption of Stretch Energy Code</i>	Funds Requested	Funding Source	Committee Recommends
	<i>None</i>	<i>Not Applicable</i>	Approval (5–0)

“To see if the Town will vote to accept or to enact as a bylaw the “Stretch Energy Code,” 780 CMR Appendix 120AA; or act in any other manner in relation thereto...

“DESCRIPTION: Municipalities are authorized to adopt the Stretch Energy Code as an alternative to certain provisions of the base building code. The Stretch Energy Code requires approximately 20 percent greater building energy efficiency than base energy efficiency requirements. Most new residential construction, including additions and substantial renovations, would be covered, but historic buildings are exempt from stretch code requirements. Most new commercial construction would be covered, but new commercial buildings under 5,000 square feet and specialty buildings under 40,000 square feet with unique energy requirements, such as supermarkets, laboratories and warehouses, are exempt from stretch code requirements.

[Town of Lexington Warrant for 2010 Annual Town Meeting, Page 23]

While this Committee does not normally concern itself with the Town Building Code, this Article is of interest to us for two reasons—both of which are limited to the Municipal & School impact; not to the residential or commercial activities in Town.

First, if passed, it would satisfy one of the requirements for becoming a qualified community under the Massachusetts Green Communities Act. The monies provided by that Act could be on the order of hundreds of thousands of dollars for future capital projects in Lexington.

Second, although the Board of Selectmen has an existing policy on Sustainable Design (approved September 19, 2005) that all new municipal buildings in Lexington should be built to the LEED Silver standard, adoption of the Stretch Energy Code would make mandatory quantified energy-related performance that supports the objectives of the policy. Because buildings which meet the Stretch Code have lower energy usage, we believe this is an important step in terms of reducing the overall operating

CAPITAL EXPENDITURES COMMITTEE REPORT TO 2010 ATM

costs of new construction. The difference in cost for a building being built to LEED Silver and meeting the Stretch Code should be insignificant.

Article 31: Support and Petition for Municipal Utility Act	Funds Requested	Funding Source	Committee Recommends
	<i>None</i>	<i>Not Applicable</i>	Approval (5–0)

“To see if the Town will vote to approve a resolution supporting Bills H3087 and S1527, “An Act relative to the Establishment of Municipal Lighting Authorities”; and authorize the Selectmen to petition the General Court for an act substantially similar to Bill H4192 for the 2011-2012 legislative session; or to act in any other manner in relation thereto...

“DESCRIPTION: The 2008 Annual Town Meeting adopted under article 41 a resolution supporting legislation to allow new municipal electric utilities in Massachusetts, and asking the Selectmen and Lexington's Representatives in the General Court to refile the legislation for the 2009-2010 session (Bills H3087 and S1527; home rule petition H4192). This Article allows Town Meeting to hear reports on the status of these bills, and if necessary to renew its support for the legislation and ask that it be refiled for the new 2011-2012 legislative session.”

[Town of Lexington Warrant for 2010 Annual Town Meeting, Page 24]

While this Committee in no way takes a stand nor intends to imply one, at this point, on whether it would support the establishment of a municipal utility in Lexington, we do support this Article as we would wish for Lexington to have the maximum flexibility in dealing with its utility service and expenses.

Article 34: Resolution on TMO-1 District Plan	Funds Requested	Funding Source	Committee Recommends
	<i>None</i>	<i>Not Applicable</i>	Indefinite Postponement (5–0)

“To see if the Town will adopt a resolution expressing its recommendations on the TMO-1 District Plan to the Planning Board; or act in any other manner in relation thereto...

“DESCRIPTION: The consolidated motion passed under Articles 44, 45 and 46 of the warrant for the 2009 Annual Town Meeting authorized the creation of a [Transportation] Management Overlay District for the Hartwell Avenue area. The motion requested the Board of Selectmen to make it possible for the town meeting to comment on the plan after it is adopted by the Planning Board. At press time the plan had not been adopted by the Planning Board.”

[Town of Lexington Warrant for 2010 Annual Town Meeting, Page 25]

The Committee maintains an interest in Traffic-Mitigation-related issues—many of which will be driven by the requirements established in the TMO Plan—because those issues relate to Traffic Mitigation funds and they are typically appropriated for capital projects.

As the TMO Plan is not yet ready, this will be moved for Indefinite Postponement.

Appendix: Community Preservation Fund Cash for FY2011

Note: Where we use collected amounts, there will be relatively small differences from those line items in sources.

Items	Amount (\$)	Can Expend in		Comment
		FY2010	FY2011	
From FY2010 Budget—Unappropriated Balances				
Open Space Reserve	397,207	Yes	Yes	
Historic Resources Reserve	141,194	Yes	Yes	
Community Housing Reserve	7,289	Yes	Yes	
Unbudgeted Reserve	935,336	Yes	Yes	FY2010 Revenues less FY2010 Appropriations Net of other Reserves
Subtotal for FY2010	1,481,026	Yes	Yes	
Undesignated Fund Balance (exclusive of State Match received in FY2010)	4,103,488	Yes	Yes	Prior FYs' Unbudgeted Reserves plus Booked Investment Income
Estimated State Match received in FY2010 on FY2009 Surcharge	869,162	Yes	Yes	Based on being 29.73% of the \$2,961,858 committed FY2009 Property Surcharge and a 98.69% collection rate. (See below for true-up to 36.2% actual match.)
Subtotal of Undesignated Fund Balance	4,972,650	Yes	Yes	
Total from all Prior FYs (excluding State Match "True-Up")	6,453,676	Yes	Yes	Without any returns of unused appropriations for completed projects and unbooked Investment Income
State Match True-Up	191,228	No	Has a Qualification	Additional 6.5%, over the above estimated match, to fully fund the \$1,060,390 actual match. Can only be used after FY2010 closes and has been certified by the State Department of Revenue—typically in the September time frame.
Total from all Prior FYs	6,644,904			Without any returns of unused appropriations for completed projects and unbooked Investment Income
From FY2011 Budget				
Revenues				
Property Surcharge (Estimated)	3,111,416	No	Yes	~98.68% collection against committed \$3,153,000
State Match on FY2010 Surcharge (Estimated)	941,700	No	Yes	In 1st round, estimate 31.00% of committed FY2010 Property Surcharge (\$3,078,358) after applying collection rate of ~98.68%.
Investment Income (Estimated)	50,000	No	Yes	
Total FY2011 Revenue	4,103,116	No	Yes	Basis for 10% allocations
Total Available to CPC (Prior Year+FY2011)	10,748,020			Without any returns of unused appropriations for completed projects and unbooked Investment Income
Proposed Appropriations				
Open Space	160,000			Article 8(a) (50%); Article 9 (pending)
Historic Resources	2,671,033			Articles 8(g) \$150,000; (h) \$100,000; (i) \$60,000; (j) \$25,000; (k) \$73,000; (l) \$1,500,000; (m) \$35,000; (n) \$31,700; (o) \$45,100; (p) \$18,000; (q) \$202,933; (r) \$400,000; (s) \$5,300; & (t) \$25,000
Community Housing	1,091,129			Articles 8(d) \$386,129; (e) \$10,000; & (f) \$695,000
Recreational Use	1,225,220			Articles 8(a) (50%) \$160,000; (b) \$190,047; & (c) \$875,173
Administrative Budget	150,000			Article 8(v)
Subtotal of Proposed Projects	5,297,382			
Busa-Farm Land Debt Service	2,562,100			First of 3 payments
Subtotal of Proposed Projects & Debt Service	7,859,482			
Mandatory Allocations to Reserves Based on \$410,312		Ending Balance		That allocation basis is 10% of FY2011 Revenue
Open Space	250,312		487,519	These three allocations are using a minimum allocation
Historic Resources	0		0	approach while the Town uses an alternative of
Community Housing	0		0	allocations, as needed, to match the proposed
Subtotal of Allocations to Specific Reserves	250,312		487,519	appropriations in each category.
Total New Uses (including to Reserves)	8,109,794			
Balance for Only FY2011 Revenue/Expenses	-4,006,677			
Cumulative Balance (including Reserves)	2,888,538			
Partial Balance Available to CPC for Next Full-Cycle of Projects (See comments for qualifiers)				
Total Remaining Available to CPC (including Reserves)	2,888,538			Also doesn't include adjustment to final State Match in FY2011 or unbooked investment income.
Returned Prior-Projects Residual Balances	TBD			Final, unused, amounts from previously funded projects
FY2012 Surcharge Revenue (Estimated)	3,220,316			3.5% increase over FY2011 collected. Doesn't include State Match in FY2012 or estimated investment income in FY2012
Busa-Farm Land Debt Service	-974,600			Second of 3 payments
Partial Bal Available for Next Full Cycle ≥	5,134,254			Per above comments; expected to be a minimum

Summary of Warrant Article Recommendations (continued)

*Abbreviations: RF = Revolving Fund; CPF = Community Preservation Fund;
EF = Enterprise Fund; RE = Retained Earnings; GF = General Fund;
SF = Stabilization Fund; TBD = To Be Determined; ATM = Annual Town Meeting*

Continued from inside of front cover

Art.	Description	Request	CEC Recommended	Funding Source
13	Water System Improvements			
13(a)	Water Distribution Mains	\$900,000	\$900,000	Water EF (Debt)
13(b)	Rehabilitate Standpipes	\$160,000	\$160,000	Water EF (Debt)
13(c)	Automatic Water-Meter Reading System	None	Approve	Indefinite Postponement
14	Sewer System Improvements–Pump Station Upgrades	\$100,000	\$100,000	Sewer EF (Debt)
15	School Capital Projects and Equipment			
15(a)	School Technology	\$696,000	\$696,000	GF (Debt)
15(b)	Food Service Equipment and Software	\$99,500	\$99,500	GF (Debt)
15(c)	Time Clock/Time Reporting System	\$97,000	\$97,000	GF (Debt)
15(d)	Classroom Furniture	\$58,571	\$58,571	GF (Free Cash)
16	Public Facilities Capital Projects			
16(a)	School Building Roofing Program	\$147,400	\$147,400	GF (Debt)
16(b)	Clarke Middle School Auditorium Safety and Technology Upgrade	\$174,000	\$174,000	GF (Debt)
16(c)	Bridge and Bowman Schools Renovation Design, Development and Engineering	\$750,000	\$750,000	GF (Debt)
16(d)	School Improvement Projects	\$378,000	\$378,000	GF (Free Cash)
16(e)	School Building Envelope Program	\$125,000	\$125,000	GF (Free Cash)
16(f)	Cary Library Energy Management Systems	\$50,000	\$50,000	GF (Free Cash)
16(g)	School Grounds Improvement Projects	\$175,000	\$175,000	GF (Free Cash)
16(h)	Municipal Building Envelope Program	\$161,534	\$161,534	GF (Free Cash) [See Article 8(k) for balance of the \$234,534 total.]
17	Minuteman Regional Vocational Technical School District Borrowing	Authority to Fund Feasibility Study	Approval	GF (Cash) in Future Fiscal Year
19	Rescind Prior Borrowing Authorizations	Unknown	Pending	Debt
20	Establish and Appropriate to Specified Stabilization Funds	\$955	\$955	Traffic Mitigation SF
21	Appropriate to Stabilization Fund	None	Approve	Indefinite Postponement
22	Appropriate from Debt Service Stabilization Fund	\$124,057	\$124,057	State Reimbursement in Hand
25	Appropriate for Authorized Capital Improvements	None	Approve	Indefinite Postponement
28	Amend Bylaw - Town Meeting Procedure (Citizen Article)	None	Approve	Not Applicable
29	Adoption of Stretch Energy Code	None	Approve	Not Applicable
31	Support and Petition for Municipal Utility Act	None	Approve	Not Applicable
34	Resolution on TMO-1 District Plan	None	Approve	Indefinite Postponement