

Section XI: Capital Investment



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INTRODUCTION

Everything the Town does, from providing services to its residents and citizens, to equipping employees to effectively perform their jobs, requires certain basic physical assets. These assets include streets, water mains, parks, buildings, large equipment and technology. They must be purchased, maintained and replaced on a timely basis or their usefulness in providing public services will diminish. The Town's five-year Capital Improvements Program and annual Capital Budget are developed to ensure adequate capital investment in the Town's assets.

DEFINITION OF CAPITAL PROJECTS

Lexington has defined a capital project as a major, non-recurring expenditure that generally meets the following criteria:

- Massachusetts General Laws permit the Town to issue bonds to finance the expenditure;
- The expenditure is \$25,000 or more for a single item, or five times this threshold (\$125,000) for a capital project consisting of multiple units costing less than \$25,000 each;
- An infrastructure project that has a useful life of 10 years or more for buildings or building components. Planning, engineering, or design services may be considered capital when such services are integral to a construction, renewal, or replacement project that meets the criteria for a capital expenditure; or
- Vehicles and equipment that have a useful life of five years or more.

CAPITAL POLICY FRAMEWORK

The FY2010 Capital Budget was developed within the capital policy framework initially adopted by the Board of Selectmen in 1991, and subsequently amended, to ensure adequate planning and funding for capital investment. This capital investment strategy includes the following major elements:

- Multi-year planning for capital investment;
- Debt exclusions for major capital projects; and
- Ensuring sufficient operating budget resources for maintaining capital assets.

FIVE-YEAR CAPITAL PROGRAM

Five-year capital improvement planning has been part of Lexington's budget development process for many years. Multi-year planning allows proper staging and sequencing of capital projects to even out capital expenditures and make funding needs more predictable.

The five-year Capital Improvement Program includes all capital projects identified by school, facility and municipal departments over the next five years.

The following are potential funding sources for financing the Town's capital investments:

- **Available Funds (Cash Capital)** – The Town regularly appropriates monies from the general fund and enterprise funds to finance small capital investment projects. Examples of available funds are free cash and enterprise fund retained earnings.
- **Debt Service** – The Town has traditionally financed large capital projects with debt. Debt can be appropriated under the General Fund Tax Levy (either within the levy limit or from a voter approved Proposition 2 ½ debt exclusion) or from Enterprise Funds.
- **Other Sources** – The Town uses dedicated State aid and grant funding to finance capital investment when these funds are available.
- **Community Preservation Act (CPA) Funds** – The use of this fund is restricted to financing the purchase of open space, protection of historic resources, support of affordable housing and addition or protection of recreation land. The source of this fund is the Community Preservation Act property tax surcharge plus the annual State matching funds.

FY 2010 CAPITAL FINANCING STRATEGY

The proposed financing plan for the recommended FY2010 capital budget is shown in the table below. The proposal reflects a level funding in the use of cash to fund capital projects compared to the amount used in FY2009.

Capital Requests Summary				
	Cash/Tax Levy	Other Financing Sources	Debt	Total
General Fund (a)	\$ 1,545,719	\$ -	3,126,223	\$ 4,671,942
Chapter 90/Other State Funding	\$ 1,800,000	\$ -	\$ -	\$ 1,800,000
Water Enterprise	\$ 71,600	\$ -	1,019,000	\$1,090,600
Sewer Enterprise	\$ 39,400	\$ -	1,563,500	\$1,602,900
Recreation Enterprise	\$ -		\$ -	\$ -
Community Preservation Act	\$ 2,658,688		\$ -	\$2,658,688
Total (all Funds)	\$ 6,115,407	\$ -	\$ 5,708,723	\$11,824,130

(a) Cash/Tax Levy Includes \$500,000 for street resurfacing from an FY2001 override and \$150,000 for maintenance of municipal building envelopes from a FY2007 override. These amounts have been increased annually to mirror the statutory growth in the levy limit allowed under Proposition 2 1/2. It is proposed that this 2.5% increase occur on an annual basis.

Notwithstanding this fact, it should be noted that the a portion of the funding of \$850,000 general fund cash capital is free cash (\$822,450), a portion of which has been identified as non-recurring and therefore may not be available in subsequent years to sustain the FY2010 level of cash-financed capital. The remaining portion is \$27,550 in proceeds from the sale of real estate.

The table on the next page lists all FY2010 recommended projects and their estimated cost by program area and funding source. The Capital Expenditures Committee has also been evaluating these requests and will issue its report to Town Meeting.

FY 2010 Recommended Capital Budget

Dept.	Item	FY 2010 Cost	Funding Source
Lexington Public Schools			
Schools	Classroom Furniture Replacement	\$ 50,000	Tax Levy
Schools	Replacement of Kitchen Equipment	\$ 75,000	Tax Levy
Schools	Technology Plan	\$ 600,000	Tax Levy
Total Education		\$ 725,000	
DPW			
Public Works	Brook Restoration	\$ 110,000	Tax Levy
Public Works	Water Distribution System Improvement	\$ 900,000	Water Enterprise
Public Works	Equipment replacement	\$ 903,423	Tax Levy/Water & Sewer Enterprise
Public Works	Sanitary Sewer System Improvement	\$ 1,200,000	Sewer Enterprise
Public Works	GIS Implementation plan	\$ 120,000	Tax Levy
Public Works	Hydrant Replacement Program	\$ 50,000	Levy, Water Enterprise
Public Works	Pump Station Upgrade	\$ 100,000	Sewer Enterprise
Public Works	Automatic Meter Reading System	\$ 50,000	Water Enterprise
Public Works	Street Improvements	\$ 1,238,125	Tax Levy/State Aid
Public Works	Storm Drainage Improvement	\$ 160,000	Tax Levy
Public Works	Traffic Mitigation	\$ 50,000	Tax Levy
Public Works	Intersection Improvements	\$ 1,100,000	State Aid
Public Works	Street Acceptance	\$ 125,000	Tax Levy
Total DPW		\$ 6,106,548	
Department of Public Facilities			
Public Facilities	Lexington Police Station Space Needs Study	\$ 45,000	CPA Funds
Public Facilities	Fire HQ Renovations & Redesign	\$ 100,000	Tax Levy/CPA Funds
Public Facilities	Relocate Old Harrington Playground structures	\$ 40,000	Tax Levy
Public Facilities	Relocation/Addition of Sprinkler Heads: Clarke School	\$ 85,000	Tax Levy
Public Facilities	Bowman Play Area Improvement	\$ 80,000	Tax Levy
Public Facilities	LHS Elevator Piston Replacement	\$ 40,000	Tax Levy
Public Facilities	LHS Gillespie Auditorium Renovation	\$ 305,000	Tax Levy
Public Facilities	LHS Heating Systems Upgrade	\$ 350,000	Tax Levy
Public Facilities	School Accessibility Improvement	\$ 50,000	Tax Levy
Public Facilities	School Building Envelope Program	\$ 125,000	Tax Levy
Public Facilities	School Building Roofing Program	\$ 201,500	Tax Levy
Public Facilities	East Lexington Fire Station Kitchen Upgrade	\$ 75,000	Tax Levy
Public Facilities	Building Envelope	\$ 157,594	Tax Levy
Public Facilities	Town Office Building Renovations	\$ 30,000	CPA Funds
Total Joint Facilities Department		\$ 1,684,094	
Public Safety			
Fire	Replacement of Engine 3	\$ 500,000	Tax Levy
Total Public Safety		\$ 500,000	
Culture/Recreation			
Library	Stone Building Renovation	\$ 271,660	CPA Funds
Recreation	Storm water Mitigation Marrett Road/Old Res.	\$ 569,000	CPA Funds
Recreation	Pine Meadows Improvements	\$ 200,000	CPA Funds
Recreation	Park Improvement- Athletic Fields	\$ 200,000	Rec. Enterprise/CPA Funds
Total Culture/Recreation		\$ 1,240,660	
Community Development			
Community Development	Open Space Acquisition Planning	\$ 50,000	CPA Funds
Community Development	Land Acquisition	TBD	CPA Funds
Total Community Development		\$ 50,000	
General Government			
MIS	Head End Equipment	\$ 154,500	Tax Levy
Town Clerk	Cary Vault Climate Control- Supplemental Approp.	\$ 45,000	CPA Funds
Town Clerk	Archives & Records Management/Conservation	\$ 150,000	CPA Funds
Total General Government		\$ 349,500	

The following pages include tables that show the recommended FY2010 capital projects by financing source: general fund debt, water fund debt, wastewater fund debt, and cash capital (i.e., current revenue). Each table depicting projects to be funded with debt includes the projected debt service impact of recommended projects, actual debt service on debt authorized and issued, and projected debt service on debt authorized and unissued. Finally, each table is accompanied by a written description of each recommended project.

FY2010 RECOMMENDED PROJECTS - GENERAL FUND DEBT (Table I)

Town of Lexington - FY 2010 Budget FY 2010 Manager's Recommended Budget: Capital Projects										
TABLE I: FY2010 RECOMMENDED PROJECTS - GENERAL FUND DEBT										
		AMOUNT FINANCED	DEBT SERV. YEARS	EST. BOND INT. RATE	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014
MUNICIPAL PROJECTS										
1	Replacement of Engine 3	\$ 500,000	5	4.5%		\$ 11,250	\$ 122,500	\$ 118,000	\$ 113,500	\$ 109,000
2	Head End Equipment (\$154,500 total; \$71,000 from cash capital)	\$ 83,500	5	4.5%		\$ 1,879	\$ 20,458	\$ 19,706	\$ 18,955	\$ 18,203
3	Comprehensive Storm Management Watershed Study (\$300,000)	\$ 110,000	5	4.5%		\$ 2,475	\$ 26,950	\$ 25,960	\$ 24,970	\$ 23,980
4	DPW Equipment (\$903,423 total; balance from enterprise fund debt)	\$ 520,923	5	4.5%		\$ 11,721	\$ 127,626	\$ 122,938	\$ 118,250	\$ 113,561
5	Storm Drainage Improvement (\$460,000)	\$ 160,000	10	4.5%		\$ 3,600	\$ 23,200	\$ 22,480	\$ 21,760	\$ 21,040
6	Street Acceptance	\$ 125,000	5	4.5%		\$ 2,813	\$ 30,625	\$ 29,500	\$ 28,375	\$ 27,250
7	Park Improvement- Athletic Fields	\$ 100,000	5	4.5%		\$ 2,250	\$ 24,500	\$ 23,800	\$ 22,700	\$ 21,800
FACILITIES PROJECTS										
1	LHS Gillespie Auditorium Renovation	\$ 305,000	5	4.5%		\$ 6,863	\$ 74,725	\$ 71,980	\$ 69,235	\$ 66,490
2	LHS Heating Systems Upgrade (\$950,000)	\$ 350,000	10	4.5%		\$ 7,875	\$ 50,750	\$ 49,175	\$ 47,600	\$ 46,025
3	School Building Roofing Program	\$ 201,500	5	4.5%		\$ 4,534	\$ 49,368	\$ 47,554	\$ 45,741	\$ 43,927
4	Fire HQ Renovations & Redesign (\$100,000; balance from CPA funds)	\$ 70,300	5	4.5%		\$ 1,582	\$ 17,224	\$ 16,591	\$ 15,958	\$ 15,325
SCHOOL PROJECTS										
1	Systemwide LPS Technology Plan	\$ 800,000	5	4.5%		\$ 13,500	\$ 147,000	\$ 141,600	\$ 136,200	\$ 130,800
	NEW LEVY SUPPORTED DEBT SERVICE	\$ 3,126,223				\$ 70,340	\$ 714,925	\$ 689,084	\$ 663,243	\$ 637,402
AUTHORIZED LEVY SUPPORTED DEBT SERVICE					FY2009	FY2010	FY2011	FY2012	FY2013	FY2014
A	Subtotal - Approved and Issued Levy Supported Debt Service					\$ 2,993,664	\$ 2,507,400	\$ 2,061,009	\$ 1,534,029	\$ 1,271,248
B	Subtotal - Estimated Debt Service - Approved and Unissued Levy Supported Debt Service (short and long-term debt)					\$ 1,363,574	\$ 1,325,844	\$ 1,276,478	\$ 1,227,312	\$ 1,178,146
C	Summary - Debt Service on authorized debt					\$ 4,357,237	\$ 3,833,044	\$ 3,337,486	\$ 2,761,340	\$ 2,449,393
D	Subtotal - Projected New Levy Supported Debt Service					\$ 70,340	\$ 714,925	\$ 689,084	\$ 663,243	\$ 637,402
E	Subtotal - Other Debt-related costs					\$ 43,855	\$ 45,171	\$ 46,526	\$ 47,921	\$ 49,359
F	TOTAL - PROJECTED LEVY SUPPORTED DEBT SERVICE				\$ 4,017,541	\$ 4,471,432	\$ 4,593,139	\$ 4,073,096	\$ 3,472,505	\$ 3,136,154

Municipal Projects

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

Head End Equipment - \$154,500 (\$83,500 in General Fund Debt, \$43,450 from Free Cash and \$27,550 for the proceeds of the Sale of Assets): This request is Phase II of a project to relocate, replace, and upgrade central equipment for the wide area network. In 2000, the Town of Lexington, with the help of RCN, embarked on a project to connect all Town and School buildings with a high-speed data network. Critical Town and School department operations are heavily dependent on access to information technology through the wide area network. This network collapses into a "head end" consisting of firewalls, routers and switching devices that are currently located offsite in the Liberty Mutual Building.

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

Comprehensive Storm Management Watershed Study - \$110,000: DPW, Engineering and Conservation are collaborating to address drainage and management issues related to the 18 brooks in Lexington. Sediment buildup in brooks and wetlands has reduced the volume of water that can be handled by the drainage system in Lexington. In some cases the drain system outlets into the brooks have been completely filled with sediment. This request is to fund Phase 1 of a three-year comprehensive, detailed study on each of Lexington's three watersheds (Charles River, Mystic River and Shawsheen River) that can be used to develop and prioritize brook restoration and drainage improvement plans. Future implementation of these projects is expected to include prevention of damage to private property and Town infrastructure caused by flooding due to poor drainage.

DPW Equipment Replacement - \$520,923 (total including water and sewer = \$903,423): The Department of Public Works annually reviews its inventory of 146 vehicles and pieces of specialized equipment to determine replacement requirements and identify any new equipment needs for the next five years. Factors considered include mechanical condition and repair history, changing work requirements, replacement cost, and recommended replacement time interval. Recommendations are made by the Road Machinery Division staff and all Division Superintendents, and reviewed by the Manager of Operations and the Director of Public Works. The operations of the Department rely heavily on regular and specialized vehicles to mow parks, plow snow, repair streets and complete a variety of other projects. The objective of the replacement program is to maintain an efficient and cost effective fleet of vehicles and equipment.

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

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

Storm Drainage Improvements - \$160,000: This request will provide \$160,000 to be used to repair/replace drainage structures that are part of road resurfacing projects and other structures for damaged or requiring repair.

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

Park Improvement – Athletic Fields - \$200,000: (\$100,000 from General Fund Debt and \$100,000 CPA Funds): This is part of an ongoing capital program for Lexington’s athletic fields to provide adequate, safe, and easily maintained field space for youth, adult, recreation, and school programs. This project provides for the renovation of athletic field space at the Center Playfields/school athletic fields, specifically the area between the 90-foot varsity baseball field and the main varsity softball field. Besides use as the outfield areas for baseball and softball, this area is also used for soccer, gym classes, recreation programs, and the Lions Club July 4th carnival. The area has not been significantly upgraded in the last 20 years and is now a safety concern for both the Recreation Department and the Public Works Department due to uneven surface, poor drainage, and inadequate turf cover. The area will be stripped and laser graded to accommodate new turf and will have proper drainage installed. This project is subject to resolving the issue of the location of the annual July 4th Lions Club carnival. (Note: \$100,000 was requested from CPA funds in conjunction with the drainage study of the center playfields. The CPC has approved the request, but subsequent to the CPC hearing on the project additional information regarding project scope came to light that has triggered additional review by staff, which may result in a revised request at town meeting.)

Department of Public Facilities Projects

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

LHS Heating System Upgrade - \$350,000: Current conditions of the HVAC systems at Lexington High School and unreliable pneumatic controls are resulting in poor temperature control, noisy classrooms, and the potential for indoor air quality issues. The Department of Public Facilities recommends spending \$1,415,000 for engineering and construction to replace Math, Science, and World Language buildings univents and add digital controls (DDC) to all univents, variable air volume (VAV) boxes, and roof top units to be funded from the combination of available funds from prior appropriations and this capital request. Future improvements to the HVAC system will be included as part of the ongoing School Master Plan recommendations.

School Building Roofing Program System-Wide - \$201,500: This project requests an investment in roof replacement of approximately \$4,000,000 over 10 years. Because of an excessive number of roof leaks, a comprehensive roofing assessment of all 10 school buildings was conducted in May of 2008. The resulting inventory of 806,000 square feet of school building roofs, valued at \$12,000,000, includes roof type and square footage of each roofing area. In the past year roof leaks have caused classrooms to be closed and students relocated into other spaces while repairs and clean up is conducted. Water infiltration causes damage to

building components and furnishings, and the resulting moisture, if not dried within 24 - 48 hours, can create an environment for mold growth.


Fire Headquarters Renovation Design – (\$70,300 General Fund Debt and \$29,700 CPA Funds for a Total of \$100,000): This request is to continue the feasibility study funded at the 2008 Annual Town Meeting. These funds will provide the Permanent Building Committee with a conceptual design for two options related to the renovation/expansion of the main Fire Station. The existing building was designed in the middle of the last century. Though meeting the basic needs of emergency response, it does not accommodate the administrative and service demands of the Fire/EMS Department of the 21st Century.

School Projects

System-Wide Lexington Public Schools Technology Plan - \$600,000: This request focuses on core, critical computing services and building a stable and reliable backbone to support the School Department's mission and long range technology capital plan. FY2010 projects are intended to achieve the following:

- Replace some of the oldest computers and related equipment, moving the district forward towards a four year planned replacement cycle;
 - Maintain and update the school's LAN network to provide a reliable and stable framework;
 - Provide improved management tools; and
 - Provide more classroom instructional projectors to support teaching.
1. Desktop Computing - \$500,000: There are currently 2,100 plus desktop, laptop and server computers used daily by students, instructional staff, support staff and administrators. Despite accelerated replacement efforts initiated in FY 08, some computers still in daily service are five to eight years old and are no longer capable of running current versions of instructional software, or providing adequate access to required networked resources or online software tools; they are also no longer cost effective to repair.
 2. Network Equipment - \$8,000: Minor planned network upgrades will leverage our investment in the network equipment purchased with previous years' funds. Upgrades of the LAN network cabinet switches and service throughout all school buildings will be completed in 2009, including the expansion of our existing managed wireless network and some WAN services upgrades specific to school requirements.
 3. LCD/DLP Projection Equipment - \$50,000: Additional LCD projectors will be installed as appropriate in classrooms throughout the district; locations to be determined.
 4. Information Delivery Systems - \$27,000: Funds are requested to continue to maintain and support server infrastructure including additional storage capacity, archive systems, web services and security. In previous years we have addressed interoperability and compatibility between administrative data systems, completed upgrade of all school file servers, and extended overall data storage capacity to support administrative needs. The district is converting its core student management system to a unified flexible database information system with web-based access. FY2010 funds will upgrade the Firstclass communication server, provide a radius server for LAN management, and *start* to replace aging file servers currently in use.
 5. Printers/Peripherals - \$15,000: To purchase new and replace old shared printers throughout the district as building needs arise. Printers have many moving parts that wear out and break and are not always cost effective to repair.

FY2010 RECOMMENDED PROJECTS - WATER FUND DEBT (Table II)

 Town of Lexington - FY 2010 Budget FY 2010 Manager's Recommended Budget: Capital Projects										
TABLE II: FY2010 RECOMMENDED PROJECTS - WATER DEBT										
	PROJECT	AMOUNT FINANCED	DEBT SERV. YEARS	ESTIMATED INT. RATE	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014
1	Water Distribution Improvements	\$900,000	10	4.5%		\$ 20,250	\$ 130,500	\$ 126,450	\$ 122,400	\$ 118,350
2	Equipment replacement	\$ 119,000	5	4.5%		\$ 2,878	\$ 29,155	\$ 28,084	\$ 27,013	\$ 25,942
PROJ. REVENUE (WATER) SUPPORTED DEBT SERVICE		\$ 1,019,000				\$ 22,928	\$ 159,655	\$ 154,534	\$ 149,413	\$ 144,292
AUTHORIZED WATER DEBT SERVICE					FY2009	FY2010	FY2011	FY2012	FY2013	FY2014
A	Subtotal: Authorized and Issued Water Debt Service					\$ 752,586	\$ 758,233	\$ 740,425	\$ 674,832	\$ 434,126
B	Subtotal - Estimated Debt Service - Approved and Unissued Water Debt Service (short and long-term debt)					\$ 320,355	\$ 424,538	\$ 675,216	\$ 520,681	\$ 507,703
C	Summary: Debt Service on Authorized Debt					\$ 1,072,941	\$ 1,182,770	\$ 1,415,640	\$ 1,195,512	\$ 941,829
D	Subtotal: Projected Debt Service on Proposed Capital Projects					\$ 22,928	\$ 159,655	\$ 154,534	\$ 149,413	\$ 144,292
E	Subtotal - Other Debt-related costs					\$ 11,669	\$ 12,019	\$ 12,379	\$ 12,751	\$ 13,133
F	TOTAL: PROJECTED WATER DEBT SERVICE				\$ 850,350	\$ 1,107,537	\$ 1,354,444	\$ 1,582,554	\$ 1,357,676	\$ 1,099,255

Water Distribution Improvements - \$900,000: This request is to replace approximately 5,000 linear feet of unlined or inadequate water main and deteriorated service connections, and eliminate dead ends in water mains. Work will be done on portions of Waltham Street, Audubon Road, Hastings Road, Vaille Avenue and sections of other streets. Unlined water main corrodes continuously, and the resulting solid blisters on the inner pipe surface restrict flow and degrade the water. New pipe is lined to prevent this tuberculation and provide cleaner water. Fewer water line breaks will lead to less emergency construction funds. In addition, newer water infrastructure means less loss due to leakage. Dead end water mains limit the flow of water available at hydrants in the event of a fire. Part of funding may come from a MWRA loan.

Equipment Replacement - \$119,000: The following vehicle used by the Water Division is requested for FY2010:

- 6 Wheel Heavy Duty Dump

FY2010 RECOMMENDED PROJECTS - WASTEWATER FUND DEBT (Table III)

Town of Lexington - FY 2010 Budget										
Table III: FY 2010 Manager's Recommended Budget: Capital Projects										
PROJECT	AMOUNT FINANCED	DEBT SERV. YEARS	ESTIMATED INT. RATE	FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	
1	Wastewater System Improvements	\$1,200,000	10	4.5%		\$ 27,000	\$ 174,000	\$ 168,600	\$ 163,200	\$ 157,800
2	Pump Station Upgrades	\$100,000	5	4.5%		\$ 2,250	\$ 24,500	\$ 23,600	\$ 22,700	\$ 21,800
3	Equipment Replacement	263,500	5	4.5%		\$ 5,929	\$ 64,558	\$ 62,186	\$ 59,815	\$ 57,443
	PROJ. REVENUE (SEWER) SUPPORTED DEBT	1,563,500				\$ 35,179	\$ 263,058	\$ 254,386	\$ 245,715	\$ 237,043
AUTHORIZED SEWER DEBT SERV.				FY2009	FY2010	FY2011	FY2012	FY2013	FY2014	
A	Subtotal: Authorized and Issued Sewer Debt Service			\$ 569,971	\$ 487,095	\$ 347,736	\$ 320,462	\$ 222,212	\$ 165,787	
B	Subtotal - Estimated Debt Service - Approved and Unissued Sewer Debt Service (short and long-term debt)				\$ 92,932	\$ 444,047	\$ 429,880	\$ 359,667	\$ 347,742	
C	Summary: Debt Service on Authorized Debt			\$ 569,971	\$ 580,028	\$ 791,782	\$ 750,342	\$ 581,878	\$ 513,529	
D	Subtotal: Projected Debt Service on Proposed Capital Projects				\$ 35,179	\$ 263,058	\$ 254,386	\$ 245,715	\$ 237,043	
E	Subtotal - Other Debt-related costs				\$ 18,291	\$ 18,839	\$ 19,404	\$ 19,987	\$ 20,586	
F	TOTAL: PROJECTED SEWER DEBT SERVICE			\$ 569,971	\$ 633,497	\$ 1,073,679	\$ 1,024,132	\$ 847,579	\$ 771,158	

Wastewater System Improvements - \$1,200,000: This is part of the annual request for rehabilitation of sanitary sewer infrastructure at a projected pace of 4,900 linear feet per year. Engineering investigation and evaluation will be done on sewers in remote, inaccessible areas, such as along brook channels where poor soil conditions lead to storm water infiltration. Areas of focus in FY2010 include the Kiln Brook basin, Tophet Swamp and the area around the Town's recycling facility. Work will include replacement or repair of deteriorated sewers and manholes in easements. Sewage leaks and overflows present a direct danger to the health of the community through transmission of waterborne diseases. In addition, the Town payment to MWRA for sewage treatment is based on total flow through the meter at the Arlington town line, so excessive flow of stormwater in the sewer results in unnecessarily higher sewage bills. This project maybe eligible for MWRA grant loan program.

Pump Station Upgrades - \$100,000: Lexington has 10 Sewer pumping stations valued at over \$6 million dollars. This request is the third of a five-year program for upgrading, OSHA compliance, and equipment replacement. The pump stations are evaluated every year to ensure they are operating within design perimeters. As the system ages, motors and valves need to be replaced and entryways need to be brought up to current OSHA Standards. Pump failure result in sewer surcharging and overflows, which create a public health risk and environmental damage. FY2010 work will be at the Concord Ave Station and North Street Station.

Equipment Replacement - \$263,500: The following vehicle/equipment used by the Sewer Division is requested for FY2010:

- Sewer Vacuum Truck

FY2010 RECOMMENDED PROJECTS – CASH CAPITAL (Table V)

Town of Lexington - FY 2010 Budget FY 2010 Manager's Recommended Budget: Capital Projects									
TABLE V: FY2010 RECOMMENDED FUNDING FROM REVENUES (Cash by Source)									
	PROJECT	Free Cash	Tax Levy	Water Retained Earnings	Sewer Retained Earnings	Proceeds from the Sale of Real Estate	CPA	Chapter 90/Other state funding	Total
SCHOOL PROJECTS									
1	Classroom Furniture Replacement	\$ 50,000							\$ 50,000
2	Replacement of Kitchen Equipment	\$ 75,000							\$ 75,000
	SUBTOTAL	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 125,000
FACILITIES									
1	Relocate Old Harrington Playground structures	\$ 40,000							\$ 40,000
2	Relocation/Addition of Sprinkler Heads - Clarke School	\$ 85,000							\$ 85,000
3	Bowman Play Area Improvement	\$ 80,000							\$ 80,000
4	LHS Elevator Piston Replacement	\$ 40,000							\$ 40,000
5	School Building Envelope Program	\$ 125,000							\$ 125,000
6	Lexington Police Station Space Needs Study						\$ 45,000		\$ 45,000
7	Stone Building Renovation						\$ 271,660		\$ 271,660
8	Cary Vault Climate Control- Supplemental Approp.						\$ 45,000		\$ 45,000
9	East Lexington Fire Station Kitchen Upgrade	\$ 75,000							\$ 75,000
10	Fire Headquarters Renovation and Redesign (\$100,000; balance in General Fund Debt)						\$ 29,700		\$ 29,700
11	School Accessibility Improvement	\$ 50,000							\$ 50,000
12	Building Envelope		\$ 157,594						\$ 157,594
13	Town Office Building Renovation Design						\$30,000		\$ 30,000
	SUBTOTAL	\$ 495,000	\$ 157,594	\$ -	\$ -	\$ -	\$ 421,360	\$ -	\$ 1,073,954
MUNICIPAL PROJECTS									
1	Head End Equipment	\$ 43,450				\$27,550			\$ 71,000
2	Archives & Records Management/Conservation						\$ 150,000		\$ 150,000
3	Open Space Acquisition Planning						\$ 50,000		\$ 50,000
4	GIS Implementation plan	\$ 84,000		\$ 21,800	\$ 14,400				\$ 120,000
5	Hydrant Replacement Program	\$ 25,000		\$25,000					\$ 50,000
6	Automatic Meter Reading System - Assessment and Design			\$25,000	\$25,000				
7	Street Improvements		\$ 538,125					\$700,000	\$ 1,238,125
8	Traffic Mitigation	\$ 50,000							\$ 50,000
9	Intersection Improvements							\$1,100,000	\$ 1,100,000
10	Storm water Mitigation Marrett Road/Old Res.						\$ 569,000		\$ 569,000
11	Pine Meadows Improvements						\$ 200,000		\$ 200,000
12	Park Improvement- Athletic Fields (\$200,000 of which \$100,000 to be financed with GF debt)						\$ 100,000		\$ 100,000
	SUBTOTAL	\$ 202,450	\$ 538,125	\$ 71,600	\$ 39,400	\$ 27,550	\$ 1,069,000	\$ 1,800,000	\$ 3,698,125
Other CPA funded projects									
1	Greeley Village Roof Replacement						\$ 320,828		\$ 320,828
2	Munroe Tavern Historic Structures Report and Capital Needs						\$ 50,000		\$ 50,000
3	LexHab - Purchase of 3 properties						\$ 797,500		\$ 797,500
4	Land Acquisition						TBD		-
	SUBTOTAL	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,168,328	\$ -	\$ 1,168,328
	TOTAL	\$822,450	\$695,719	\$71,600	\$39,400	\$27,550	\$2,658,688	\$1,800,000	\$6,065,407

School Projects

Classroom Furniture Replacement - \$50,000 (Free Cash): School buildings that have not been renovated need to have classroom furnishings replaced, and there are additional limited needs at other schools. This is the second annual funding request. Last year the School Department used some of the funds to move donated furniture that had been stored both on site and off site into the schools, and to purchase a limited amount of new furniture. New replacement furniture is needed at Bowman, Bridge. Hastings, Estabrook, Clarke and Diamond (classroom furniture) schools and the High School labs.

Replacement of Kitchen Equipment - \$75,000 (Free Cash): This is the second annual request for upgrading food service equipment and software at all schools. Food Service is an in-house restaurant providing healthy and fresh lunch options for students and staff serving hundreds of meals a day, thousands of meals a year. Currently, some of the school kitchens are functioning with inappropriate and unsafe household grade equipment. In addition, much of the commercial grade equipment has survived well beyond its ten-year useful life and needs to be replaced. Two kitchens failed during FY07, requiring satellite operations to be put in place. Replacement is needed to comply with Board of Health regulations and to avoid equipment failure. FY2010 funds will be used at Clarke, Diamond, Hastings, and LHS.

Department of Public Facilities Projects

Relocate Old Harrington Playground Structures - \$40,000 (Free Cash): The play structure behind Old Harrington is no longer used. The equipment is in good condition and could be utilized at another location where maintenance and annual replacement of the woodfibre surface to maintain safe conditions are already being done. Both Bowman and Estabrook schools have requested additional playground structures be installed. Working with representatives of (new) Harrington, Estabrook, and Bowman schools, the Department of Public Facilities will develop a plan to utilize these components at the three schools.

Relocation/Addition of Sprinkler Heads: Clarke School - \$85,000 (Free Cash): In the process of renovating the heating system at the Clarke School in 2008, Fire Department staff observed that the previous replacement of ceiling-mounted univents from 2000 were obstructing the sprinkler system spray pattern at various locations in the building. It has been determined that this configuration of sprinkler heads does not meet code, including the code requirements for the new univents. Sprinkler coverage needs to be increased to reach beyond the univents. Adding and/or relocating sprinkler heads will accomplish this requirement. As this project was not identified until after the annual town meeting warrant was issued, it is proposed that funding be sought at the special town meeting to be held this Spring.

Bowman Play Area Improvement - \$80,000 (Free Cash): This project requests funds to replace approximately 20,000 square feet of pavement in the play area behind the Bowman school. The pavement is beyond its useful life, with weeds growing in cracks and the uneven surface causing frequent trips and spills for students during recess. The new pavement will complement the Bowman Shade Structure (funded through donations and grants) that will be constructed during the summer of 2009 to significantly improve the recess environment for students.

LHS Elevator Piston Replacement - \$40,000 (Free Cash): Funding is requested for replacement of the hydraulic cylinder in one of the Lexington High School elevators. The Commonwealth of Massachusetts Department of Public Safety has notified the Lexington Department of Public Facilities (DPF) that if it cannot provide proof that the hydraulic jack is double bottomed, the Town will be required to replace the jack. The Department of Public Facilities is currently researching the equipment to see if this replacement is required. If the elevator does meet State regulations, the funds will not be spent.

School Building Envelope Program - \$125,000 (Free Cash): Funds are requested annually for system-wide repairs to the building envelope that keeps moisture out of school

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

Lexington Police Station Space Needs Study - \$45,000 (CPA Funds): Funding is requested for a space needs study of the Police Station that would include:

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

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

Stone Building Renovation - \$271,660 (CPA Funds): This project is requesting funds for the design and specifications necessary to renovate the Stone Building. Built in 1833 by Eli Robbins, the building hosted lectures by such dignitaries as Ralph Waldo Emerson. It has been used as a public space for most of its history and has been owned by the Town of Lexington since 1892 when it was first used as a Branch Library. The Stone Building, registered as a National Historic Landmark and well loved by the community, is in need of repair and renovation if it is to be used for any public purpose. The building is currently closed due to extensive flood damage that happened in late August 2007. A planned comprehensive study, approved as a CPA project by the Community Preservation Committee and approved for funding by Town Meeting, was completed in Fiscal Year 2008. The Trustees are recommending Option A, restoring the historic "ell" on the back of the building rather than developing access within the existing footprint of the building. The total cost estimate is \$2,700,000. The contemplated future use of this building is as a Lexington Historical Center. As an alternative to this request, the CPC has recommended that \$180,000 be appropriated to stabilize the structure.

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

East Lexington Fire Station Kitchen Upgrade - \$75,000 (Free Cash): This project requests funds to upgrade the East Lexington Fire Station kitchen. The inadequacy of the existing kitchen to support the Department's needs was identified in the 2004 Building Finance Advisory Committee report. The project includes replacement appliances, cabinets, and refinishing walls, floors, and ceilings.

Fire Headquarters Renovation Design – \$100,000 (\$70,300 General Fund Debt and \$29,700 CPA Funds): See project description under General Fund Debt above.

School Accessibility Improvement - \$50,000 (Free Cash): This funding request will provide improved accessibility at primary entrances to Lexington's school buildings. Students with physical challenges have experienced difficulty in entering even the newly constructed elementary schools, which are in compliance with accessibility codes. This project will install an automatic door opener at four of the ten school buildings plus the entrance of to the Lexington Children's Place. Funding for the other six school buildings will be requested next year. The Department of Public Facilities will work with school building administrators on the timing of the installations.

Building Envelope - \$157,594 (Tax Levy Funding): This annual request includes construction, repair and replacement projects for the maintenance and upgrade of municipal buildings and systems. Projects proposed for FY2010 include:

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

Town Office Building Renovation Design - \$30,000 (CPA Funds): This project is to complete the Town Office Building Use Study and Renovation Design funded at the 2008 Annual Town Meeting. With the DPW department relocating to the new facility at 201 Bedford Street, the time is appropriate to implement phased construction and renovation to better serve the customers and staff. The use study and renovation design conducted by Bargmann Hendrie and Archetype (BH+A) is expected to identify improvements in the following areas:

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

Municipal Projects

Head End Equipment Replacement - \$154,500 (\$83,500 in General Fund Debt, \$43,450 from Free Cash and \$27,550 for the proceeds of the Sale of Assets): See project description under General Fund Debt above.

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

Open Space Acquisition Planning - \$50,000 (CPA Funds): Of the \$150,000 that the Community Preservation has requested for administrative expenses in FY2010, \$50,000 is for the planning, legal, survey and appraisal work associated with the acquisition of open space. Such funds will enable the Conservation Commission to act in a timely fashion to complete the due diligence required to prepare for a land acquisition. While other Town projects use "study monies" to investigate the benefits of a particular project, the Conservation Commission does not have the advantage of this type of lead-time. It must often act quickly to evaluate a property through legal, survey and appraisal work. Without designating these funds for open space planning, the CPC's charge of allocating a third of its revenues to open space preservation would be hindered.

GIS Implementation Plan - \$120,000 (\$84,000 Free Cash, \$21,600 Water Retained Earnings, \$14,400 Sewer Retained Earnings): This request is for the third year of a three-year plan to implement the development of a GIS system for the Town of Lexington. Over the last 20 years, technology has progressed exponentially and the ability to integrate databases with graphical interfaces, maps, aerial photography and handheld devices has revolutionized the way both public and private enterprise works. The combined name for these various technologies is Geographic Information System (GIS). GIS has numerous benefits for the organization at every level. GIS allows departments to coordinate activities electronically, adjust mapping and parcel numbers automatically, provide easy to understand graphical explanations of Town-wide issues, assist in cataloging of properties throughout the community, coordinate activities of emergency services, and aid utility operations. The recommendations for the size, scope and cost of Lexington's system are the result of a GIS needs assessment and

cost study for hardware, software, map and data inventories done in 2006 by Applied Geographic, a GIS Consulting Firm. Funding in FY 2008 and FY 2009 provided the needs assessment and basic setup of the system. FY 2010 projects will be building the storm drain layer, document scanning, and web applications.

Hydrant Replacement Program - \$50,000 (\$25,000 Free Cash and \$25,000 Water Retained Earnings): The Town of Lexington has 1,500 Fire hydrants in its fire protection system. Maintaining this infrastructure requires periodic replacement of hydrants to ensure safety and provide adequate fire fighting capacity. \$25,000 to be funded from the water enterprise fund and \$25,000 to be funded from the tax levy will provide purchase and installation of 25 hydrants per year. This is the third request in the series. Last year's request purchased the same amount of hydrants via the same funding sources.

Automatic Meter Reading System - \$50,000 (\$25,000 Water Enterprise Fund Retained Earnings and \$25,000 Sewer Enterprise Fund Retained Earnings): This request will fund consulting/engineering services for the selection of an Automatic Water Meter Reading system. There are four major components that typically comprise a town-wide automated meter reading system: an endpoint of meter transmitters, optional repeaters, the base station receiver, and the data operations center (DOC). Completion of this type of network will provide the Town with the ability to read meters from a remote location. This type of system can also provide on-demand meter readings and immediate status alerts. It will enable the DPW to reassign some of the meter reading staff to other projects (backflow testing), allow increased billing frequency, and reduce or eliminate estimated readings. Funds will be requested in FY2011-13 for the phased installation of the equipment for this system.

Street Improvements - \$1,238,125 (\$538,125 Tax Levy Funding and \$700,000 Chapter 90 State Aid): This request is for the annual street resurfacing program. It is comprised of \$538,125 of Town funds from the 2001 override and \$700,000 of State Chapter 90 funds. Funds will be used for design, inspections, planning and construction of streets and maintenance and repair of existing sidewalks. A preliminary plan of the streets to be repaired in FY2010 includes sections of Burlington Street and North Street.

Traffic Mitigation - \$50,000 (Free Cash): This is the third of four requests planned in support of the Traffic Mitigation Group. These funds will be used to collect data, perform analyses, review proposals and make recommendations for traffic improvements town-wide. Projects will be developed and construction costs will be estimated for future capital requests. Traffic safety is an important component of the quality of life in town. Ensuring compliance with current standards and updating operational sequences to optimize efficiency will have a positive impact on safety and vehicle fuel usage. Determining the need, or lack thereof, for new signals will promote public safety by documenting the adequacy of intersections relative to present and anticipated usage. The funding approved in FY2009 is being used to study the Mass. Ave. corridor from Pleasant Street to Marrett Rd. Potential study areas for FY2010 are Waltham Street from the Waltham line to Hayden Avenue and/or Hartwell Avenue from Maguire Road to Bedford Street, as well as evaluation of traffic calming requests.

Intersection Improvements - \$1,100,000 (MORE State Grant): The Town includes the reconstruction of the Marrett Road, Spring Street and Bridge Street intersection. This intersection is currently failing and is a high accident location. The project includes the installation of a fully actuated traffic signal system, new pavement, sidewalks, curbing, signs

and pavement markings. A sidewalk will also be installed along Spring Street connecting the Marrett Road transit route to the Shire HGT site. These improvements will allow for better traffic flow and management as a result of the Shire HGT development of the Lexington Technology Park. Because this project is funded through a State grant, no further Town Meeting action is required.

Storm Water Mitigation - Marrett Rd/Old Reservoir - \$569,000 (CPA Funds): The Recreation Committee requests funding from the Community Preservation Fund to improve the water quality of storm runoff from the drainage areas entering the Old Reservoir, thus preserving the Old Reservoir and surrounding recreational and open space areas. Originally, built as the water supply to the Town of Lexington, the Old Reservoir is now surrounded by large trees creating a pleasant aesthetic setting for recreational activities such as swimming and hiking. During the school year, teachers from the Bridge School use the Old Reservoir as part of their science curriculum. The Old Reservoir is located in the watershed of the Vine Brook, which is part of the watershed for the Shawsheen River. A 2007 consulting study showed that the primary source of bacteria is stormwater, which enters the reservoir via four outfalls along Marrett Road. Two of these outfalls go directly into the reservoir while the other two first enter a detention basin that is connected to the Old Reservoir via a 4-foot diameter pipe. While the engineer is currently working with DEP, the proposed stormwater mitigation project will likely include the following:

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

The Town will apply for State DEP 319 Funding for the project (a 60/40 split.) A follow-up phase will request funding for a second water quality structure to capture water in the southwest corner of the facility.

Pine Meadows Improvements - \$200,000 (CPA Funds): The Recreation Committee requests Community Preservation funding (open space and recreation resource category) to preserve the ponds at the Pine Meadows Golf Course. Pine Meadows is a valuable open space and recreational resource used year round by Lexington residents to play golf, cross-country ski, sled and walk. A 2008 hydrology report recommended that the project be broken into 3 phases, with the following work proposed for FY2010: restoration of the Upper Control Pond Dam and the access path between the Upper Pond and the Kiln Brook, creation of an overflow system, and reconstruction of the existing pipe near the spillway. The scope of the work will include dredging approximately 2,000 cubic yards of material from the stream flowing into the Upper Pond, the stream from the Upper Pond to the Lower Pond, and Kiln Brook to Route 1-95/128 to provide a larger stormwater storage capacity. It will also include installation of a pre-cast reinforced concrete box culvert to eliminate the potentially dangerous conditions of the cart path to the left and right of the Upper Pond that washes out after heavy storms. The Town has done numerous temporary repairs, but these do not ensure the safety of the dam or adjacent paths. Phase II (FY2012) will include adding drainage to the 1st and 2nd holes, and Phase III (2015) will dredge material from the Kiln Brook/Tophet Swamp.

Park Improvements – Athletic Fields - \$200,000 (\$100,000 from General Fund Debt and \$100,000 CPA Funds): See project description under Debt Service projects above.

Land Acquisition – unspecified at this time. Costs will depend on the outcome of negotiations with landowners.

Other CPA-Funded Projects

Greeley Village Roof Replacement - \$320,828 (CPA Funds): The Lexington Housing Authority is requesting funding to replace the 26 - 40 year old roofs at Greeley Village with LEED (Leadership in Energy and Environmental Design), Green Building Rating shingles in order to reduce energy costs (\$197,952 last year) and stop water leaks in apartments. Greeley Village is an elderly/handicapped low-income public housing apartment complex with 100 units that were first occupied in 1968. Resident's annual gross income has been declining and was \$12,263 as of October 2008; at the same time the average resident's rent was \$281.00 including heat, hot water and electric. Rent income for this development is approximately \$337,200 annually.

Munroe Tavern Historic Structures Report & Capital Needs - \$50,000 (CPA Funds): The Lexington Historical Society wishes to undertake a study of Munroe Tavern to plan for capital improvements that will re-capture historic features of the structure, provide upgraded fire protection and climate control, permit accessibility for the handicapped, and provide expanded space for visiting school groups and tourists. Munroe Tavern, circa 1700, served as a temporary field headquarters and hospital for the British Redcoats during their retreat from Concord back to Boston on the afternoon of April 19, 1775. The Tavern and the land on which it sits were bequeathed to the Historical Society in 1911, and the building is on both the State and National Register of Historic Places. CPA funding is requested for a complete historic structures report and capital needs assessment. The budget for this project is based on the Society's experience with a similar study for the Hancock-Clarke restoration, as well as guidance from the Massachusetts Historical Commission regarding appropriate fees.

LexHab Purchase of Three Properties - \$797,500 (CPA Funds): LexHab is requesting CPA funding to complete the purchase of three properties for rental units to low and moderate-income. The Board of Selectmen unanimously approved LexHab's purchase of 11 Ross Road, 300 Woburn Street, and 104 Emerson Gardens Road. LexHab will provide the down payment and will cover the mortgage until Community Preservation Funds are made available to complete the combined purchase price of \$1,005,000. The Selectmen also agreed with the LexHAB board to redesign the method of advertising and selecting renters for these three properties to come into compliance with current state requirements for the units to count toward the 10% low and moderate housing available. In its early years LexHAB was able to build one- and two-family homes on tax title Town-owned lots and at greatly reduced building costs. At this time, however, LexHab has been unable to find additional buildable Town-owned lots and plans to continue purchasing condominium units and homes to supplement the houses it builds. Although LexHAB was chartered by the Town of Lexington, it has been self-supporting through its rents and does not receive tax dollars. In addition to the costs of building and maintaining housing units, LexHAB pays all its own office rent, legal fees, insurance and salary for a part-time office manager.

Deferred & FY 2011-2014 Capital Request The projects on page XI-19 include those that are not being recommended for funding in FY2010 as requested (deferred), and those that are being requested for funding in FY2011 through FY2014.

DEFERRED FY2010 CAPITAL REQUESTS AND FY2011 TO FY2014 CAPITAL REQUESTS						
Capital Project Requests	FY2010 Deferred	FY2011 Request	FY2012 Request	FY2013 Request	FY2014 Request	Total
SCHOOLS						
Classroom Furniture Replacement	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$200,000
Replacement of Kitchen Equipment	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$400,000
Technology Plan	\$0	\$600,000	\$600,000	\$600,000	\$600,000	\$2,400,000
Time Clocks for all Buildings	\$0	\$200,000	\$0	\$0	\$0	\$200,000
SUBTOTAL - SCHOOLS	\$ -	\$ 950,000	\$ 750,000	\$ 750,000	\$ 750,000	\$ 3,200,000
DEPARTMENT OF PUBLIC WORKS						
Pedestrian Signal Improvements	\$0	\$40,000	\$40,000	\$220,000	\$180,000	\$480,000
Security Gate and Access Control System at Hartwell	\$0	\$91,000	\$0	\$0	\$0	\$91,000
Brook Restoration	\$390,000	\$200,000	\$200,000	\$100,000	\$100,000	\$990,000
Water Distribution System Improvement	\$0	\$900,000	\$900,000	\$0	\$900,000	\$2,700,000
Equipment Replacement	\$0	\$587,400	\$336,700	\$520,000	\$417,000	\$1,861,100
Sanitary Sewer System Improvement	\$0	\$1,200,000	\$1,200,000	\$1,200,000	\$1,200,000	\$4,800,000
Hydrant Replacement Program	\$0	\$50,000	\$50,000	\$0	\$0	\$100,000
Pump Station Upgrade	\$0	\$100,000	\$100,000	\$0	\$0	\$200,000
Automatic Meter Reading System	\$732,250	\$546,000	\$546,000	\$0	\$0	\$1,824,250
Street Improvements	\$0	\$1,251,578	\$1,265,368	\$1,279,502	\$1,293,989	\$5,090,437
Dam repair	\$0	\$300,000	\$300,000	\$0	\$0	\$600,000
CBD Sidewalks	\$400,000	\$400,000	\$400,000	\$0	\$0	\$1,200,000
Sidewalk Improvement	\$200,000	\$200,000	\$300,000	\$400,000	\$400,000	\$1,500,000
Storm Drainage Improvement	\$300,000	\$460,000	\$460,000	\$460,000	\$0	\$1,680,000
Traffic Mitigation	\$0	\$50,000	TBD	TBD	TBD	\$50,000
Intersection Improvements	\$0	\$200,000	TBD	TBD	TBD	\$200,000
Hartwell Avenue Traffic Mitigation Improvements	\$0	TBD	TBD	TBD	TBD	TBD
SUBTOTAL - PUBLIC WORKS	\$2,022,250	\$6,575,978	\$6,098,068	\$4,179,502	\$4,490,989	\$23,366,787
Police						
Police Station Renovation Design/Construction	\$0	TBD	TBD	\$0	\$0	TBD
Software (Police & Fire/EMS)	\$0	\$0	\$10,000	\$400,000	\$0	\$410,000
SUBTOTAL - POLICE	\$0	\$0	\$10,000	\$400,000	\$0	\$410,000
Fire						
Fire Station Renovation Design/Construction	\$0	TBD	TBD	\$0	\$0	TBD
Replacement of Rescue Vehicle (ambulance)	\$0	\$0	\$240,000	\$0	\$0	\$240,000
Replacement of Ladder Truck	\$0	\$0	\$0	\$0	\$1,000,000	\$1,000,000
SUBTOTAL - FIRE	\$0	\$0	\$240,000	\$0	\$1,000,000	\$1,240,000
Facilities						
Hastings Oil Tank Removal and Boiler Replacement	\$135,000	\$0	\$0	\$135,000	\$0	\$270,000
LHS Elevator Piston Replacement	\$0	\$0	\$0	\$25,000	\$0	\$25,000
LHS Heating Systems Upgrade	\$600,000	\$1,650,000	\$1,000,000	\$0	\$0	\$3,250,000
School Accessibility Improvement	\$0	\$60,000	\$0	\$0	\$0	\$60,000
School Building Envelope Program	\$0	\$125,000	\$125,000	\$125,000	\$125,000	\$500,000
School Building Roofing Program	\$0	\$531,330	\$532,507	\$527,882	\$570,500	\$2,162,219
Visitor's Center Patio	\$0	\$12,000	\$0	\$0	\$0	\$12,000
East Lexington Fire Station Kitchen Upgrade	\$0	\$0	\$0	\$0	\$0	\$0
Building Envelope	\$0	\$161,534	\$165,572	\$169,711	\$173,954	\$670,771
Town Office Building Renovations	\$0	\$2,000,000	\$0	\$0	\$0	\$2,000,000
SUBTOTAL - FACILITIES	\$735,000	\$4,539,864	\$1,823,079	\$982,593	\$869,454	\$8,949,990
RECREATION						
Storm water Mitigation Marrett Road/Old Res.	\$0	\$190,047	\$0	\$0	\$0	\$190,047
Pine Meadows Improvements	\$0	\$0	\$248,900	\$0	\$0	\$248,900
Park Improvement- Athletic Fields	\$0	\$50,000	\$50,000	\$50,000	\$160,000	\$310,000
Town Pool Renovation	\$0	\$155,000	\$0	\$0	\$0	\$155,000
Pine Meadows Equipment	\$0	\$27,900	\$0	\$0	\$0	\$27,900
Athletic Facility Lighting	\$0	\$254,000	\$0	\$433,000	\$0	\$687,000
Park Improvements-Hard Court Resurfacing	\$0	\$0	\$100,000	\$65,000	\$0	\$165,000
Park and Playground Improvements	\$0	\$0	\$60,000	\$115,000	\$0	\$175,000
ADA Accessibility Study	\$0	\$0	\$0	\$0	\$50,000	\$50,000
SUBTOTAL - RECREATION	\$0	\$676,947	\$458,900	\$663,000	\$210,000	\$2,008,847
Community Development						
Land Acquisition	TBD	TBD	TBD	TBD	TBD	TBD
Open Space Acquisition Planning	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$200,000
SUBTOTAL - COMMUNITY DEVELOPMENT	\$0	\$50,000	\$50,000	\$50,000	\$50,000	\$200,000
Library						
Stone Building Renovation	\$0	\$2,376,403	\$0	\$0	\$0	\$2,376,403
SUBTOTAL - LIBRARY	\$0	\$2,376,403	\$0	\$0	\$0	\$2,376,403
GENERAL GOVERNMENT						
Head End Equipment	\$0	\$105,800	\$0	\$0	\$0	\$105,800
Town/School Telephone System Replacement	\$0	\$450,000	\$0	\$0	\$0	\$450,000
Archives & Records Management/Conservation	\$0	\$150,000	\$150,000	\$150,000	\$0	\$450,000
SUBTOTAL - GENERAL GOVERNMENT	\$0	\$705,800	\$150,000	\$150,000	\$0	\$1,005,800
TOTAL	\$ 2,757,250	\$ 15,874,992	\$ 9,580,047	\$ 7,175,095	\$ 7,370,443	\$ 42,757,827