



Town of Lexington

Community Preservation Committee

Report to

Special Town Meeting 2022 -3

Article 5: Community Preservation Committee,
Community Preservation Act Project

Submitted by:

Marilyn Fenollosa, Chair
Jeanne Krieger, Vice-Chair
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Approved October 20, 2022

ARTICLE 5

Project:	Center Recreation Complex Bathrooms & Maintenance Building Renovation – Supplemental Funding
CPA Category:	Recreation
Amount Requested:	\$400,000
Amount Recommended:	\$400,000
CPC Vote:	(9 - 0)

Project Description:

This FY 23 supplemental funding request will fund the construction and renovation of the Center Recreation Complex bathrooms and DPW Maintenance building. 2022 Annual Town Meeting originally authorized \$680,000 under Article 10(e) for the construction phase of this project; however, economic conditions have increased all associated construction materials and labor costs, causing all submitted bids to exceed the original estimated cost of the project. These increased construction costs, coupled with the associated “soft costs” of contingencies, construction testing, network infrastructure, legal, RCN services and architects’ fees, will cause the total project cost to equal approximately \$1,080,000.

The main areas of this renovation will focus on increasing safety through a modified layout, converting two large communal bathrooms into six individual restrooms and improving DPW maintenance needs for the entire property. Of the six renovated bathrooms, two will be family facilities that are fully accessible. This project includes repairs to the plumbing system and installation of all new fixtures, installation of new and improved lighting and the replacement of the existing roof as well as additional repairs and improvements to the maintenance building.

Project Goals and Objectives:

- Increase safety through a modified layout;
- Install new and improved lighting to address safety concerns;
- Provide a safe and accessible facility for all users; and
- Prevent further deterioration.

Project Benefit:

The renovations will provide the community with accessible restrooms and maintenance space to create more efficiencies in maintaining the park. The renovation will support the Town goals for increased Diversity, Equity and Inclusion by providing six individual restrooms, two of which will be accessible. Additionally, it will increase access to public restrooms, which is a Town deficiency throughout the park system and community overall.

Funding Request: The FY23 supplemental request is \$400,000.

APPROPRIATED TO DATE

(by category as of November 1, 2022)

CATEGORY

COMMUNITY HOUSING	\$11,969,302
HISTORIC RESOURCES	\$33,987,301
OPEN SPACE	\$18,784,441
RECREATIONAL RESOURCES	\$22,218,239
TOTAL	\$86,959,143

ADMINISTRATIVE EXPENSES	<u>\$2,250,000</u>
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TOTAL APPROPRIATIONS TO DATE \$89,209,283

**AVAILABLE FOR APPROPRIATION AT SPECIAL
TOWN MEETING, November 2022**

AVAILABLE BALANCES

COMMUNITY HOUSING RESERVE	\$2,451,184
HISTORIC RESOURCES RESERVE	\$80,113
OPEN SPACE RESERVE	\$949,860
UNBUDGETED RESERVE	\$197,474
UNDESIGNATED FUND BALANCE	\$5,196,131
TOTAL	\$8,874,762