



TOWN OF ARLINGTON

CAPITAL PLANNING COMMITTEE

Report to Town Meeting

April 2021

CAPITAL PLANNING COMMITTEE REPORT

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REPORT OF THE CAPITAL PLANNING COMMITTEE

Vote Summary

In this Vote Summary section, we have brought forward the requested action, the Capital Budget Vote, with an explanation of its sections. The exact wording of the Capital Budget Vote immediately follows. In the main body of the report, we detail the capital planning process, its scope and sources of funding, the size of the budget, its impact on Town debt, and finally an in-depth review of the capital programs and projects.

We respectfully ask for your approval of Article 56, the Capital Budget Vote for Fiscal Year 2022, as printed in this report and in the report of the Finance Committee. As always, this vote specifically covers Fiscal Year 2022 only, not the Five-Year Capital Plan. The vote comprises nine separate sections:

1. To reappropriate unspent funds carried forward from prior years' completed projects that were financed by bonds, with specific dollar amounts;
2. To pay for the current year new acquisitions or projects using funds obtained directly from the tax levy (cash), with specific dollar amounts;
3. To pay the debt service on capital acquisitions that were financed by prior years' bonds, with specific dollar amounts;
4. To pay for new acquisitions using sources of funds other than the tax levy, with specific dollar amounts;
5. To authorize bonds to pay for new acquisitions, for which the debt service will be paid for in future fiscal years, with specific dollar amounts (*requires a 2/3rd vote*);
6. To authorize the Town to seek external grants and funds for capital purposes;
7. To authorize the carrying-over in the capital budget of any unspent funds to be used for capital appropriations in future years;
8. To authorize the Town Manager, in certain cases and under certain conditions, to transfer and spend unencumbered borrowed funds that are no longer needed for their original purpose; and
9. To dispose of borrowing premiums.

Note that Water & Sewer Fund debt service, supported by the Water/Sewer Enterprise Fund, is managed outside the Capital Plan and is presented for approval in Articles 59 and 60.

Capital Budget Vote

ARTICLE 56

CAPITAL BUDGET

To see if the Town will vote to appropriate a sum of money to defray the expense of purchasing, leasing, or bonding of capital equipment, infrastructure, buildings or other projects of the Town or to acquire real property for municipal purposes; to appropriate a sum of money to fund previously incurred or future Town debt, to acquire land for said projects where necessary by purchase, eminent domain taking or otherwise, determine how the money shall be raised including the possibility of borrowing any or all of the same, or the transfer of funds from any previous appropriation, determine how such money shall be expended, or take any action related thereto.

(Inserted by the Select Board, and at the request
of the Town Manager and the Capital Planning Committee)

VOTED:

(1) That the sum of \$229,792.84 is hereby transferred from amounts previously appropriated and borrowed under the following warrant articles and for the purposes set forth below:

Amount to be Transferred	Warrant Article	Meeting Date	Original Purpose
\$ 9,018.09	30	4/25/2018	Building Security Updates
\$ 1,882.05	34	5/3/2017	Town Microcomputer Program
\$ 5,774.64	36	5/16/2016	IT/Comptroller Alarm System
\$ 30,063.82	36	5/16/2016	Cemetery Chapel/Garage Rehab
\$ 19,240.00	24	4/29/2015	Document Management
\$ 66,620.41	30	5/14/2014	Flood Mitigation Millbrook – FEMA Grant
\$ 53,683.89	33	5/8/2013	Flood Mitigation Millbrook – FEMA Grant
\$ 2,676.13	41	5/7/2012	Dept. Equipment
\$ 263.82	45	5/9/2007	Town Hall Renovations
\$ 20,000.00	30	4/25/2018	Library HVAC
\$ 5.27	34	5/3/2017	Senior Center Plans
\$ 6,006.22	24	4/29/2015	Whittemore Robbins HVAC
\$ 215,234.34			<i>Subtotal</i>
\$ 14,558.50	34	5/3/2017	Gibbs School Renovation - Exempt
\$ 229,792.84			TOTAL

which amounts are no longer needed to complete the projects for which they were initially borrowed, to pay costs of the following:

Amount	New Purpose
\$ 189,222.85	Whittemore Park Upgrades FY22 (total project \$300,000 – still bond \$110,777.15)
\$ 26,011.49	DPW Construction: reduce borrowing in FY22
\$ 215,234.34	<i>Subtotal</i>
\$ 14,558.50	Arlington High School – reduce exempt borrowing by reappropriating exempt funds
\$ 229,792.84	TOTAL

as permitted by Chapter 44, Section 20 of the General Laws.

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(2) That the sum of \$3,959,297 be and hereby is appropriated for various capital projects and equipment as shown below, and expended under the direction of the Town Manager, \$3,209,297 of said sum to be raised by general tax and \$750,000 from the Sale of Assets:

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Item	Amount	Project	Department
1	\$ 50,000	Thermal Imaging Cameras Replacement	FIRE
2	\$ 25,000	Firefighter Protective Gear	FIRE
3	\$ 7,000	G3 Automated External Defib - Replacement	FIRE
4	\$ 28,000	Records and Reporting System	FIRE
5	\$ 10,000	Carpeting - Flooring at Park Circle Station	FIRE
6	\$ 30,000	Highland - Exterior Marble Replacement	FIRE
7	\$ 18,000	Automatic External Defibrillators	POLICE
8	\$ 140,000	Vehicle Replacement Program	POLICE
9	\$ 45,000	Animal Control Vehicle Replacement	POLICE
10	\$ 75,000	Town Hall - Renovations	FACILITIES
11	\$ 75,000	Parmenter School Utilities	FACILITIES
12	\$ 65,000	HHS Office Update-Phase 2	HEALTH & HUMAN SERVICES
13	\$ 400,000	School - Replacement Academic PC's District Wide	IT
14	\$ 40,000	School - Software Licensing	IT
15	\$ 50,000	Town Software Upgrades & Standardization	IT
16	\$ 40,000	School - Admin Computers and Peripherals	IT
17	\$ 60,000	Town Microcomputer Program	IT
18	\$ 20,000	School - Network Infrastructure	IT
19	\$ 132,860	Application & Permits, Modernization Initiative	IT
20	\$ 26,000	Plumbing Car	INSPECTIONS
21	\$ 54,109	MLN Equipment Schedule	LIBRARY
22	\$ 100,000	Townwide ADA accessibility upgrades	PLANNING
23	\$ 50,000	BLUEBikes expansion/ maintenance	PLANNING
24	\$ 17,500	Sander Body	PUBLIC WORKS HIGHWAY
25	\$ 13,000	Line Striping Machine	PUBLIC WORKS HIGHWAY
26	\$ 20,000	Variable Message Board	PUBLIC WORKS HIGHWAY
27	\$ 60,000	Traffic Signal Maint & Upgrades	PUBLIC WORKS HIGHWAY
28	\$ 350,000	Roadway Reconstruction	PUBLIC WORKS HIGHWAY
29	\$ 499,544	Roadway Reconstruction Override 2011	PUBLIC WORKS HIGHWAY
30	\$ 300,000	Sidewalks and Curbstones	PUBLIC WORKS HIGHWAY
31	\$ 65,000	Sidewalk Ramp Installation	PUBLIC WORKS HIGHWAY
32	\$ 205,000	Accessibility Improvements (Override 2019)	PUBLIC WORKS HIGHWAY
33	\$ 72,000	1 Ton Dump Truck w-Plow-Sander	PUBLIC WORKS HIGHWAY
34	\$ 38,000	Ride-On Mower	PUBLIC WORKS NATURAL RESOURCES
35	\$ 68,000	Mower 130" w Wing Deck	PUBLIC WORKS NATURAL RESOURCES
36	\$ 64,000	1 Ton Pickup Truck w-Dump Body	PUBLIC WORKS NATURAL RESOURCES
37	\$ 44,000	1 Ton 4x2 Pickup	PUBLIC WORKS NATURAL RESOURCES
38	\$ 44,284	Photocopier Replacement Program	PURCHASING
39	\$ 50,000	ADA Study Implementation Program	RECREATION
40	\$ 10,000	Feasibility Study	RECREATION
41	\$ 25,000	Playground Audit and Safety Improvements	RECREATION
42	\$ 100,000	Security Updates	SCHOOLS
43	\$ 30,000	Bishop Envelope Repairs	SCHOOLS
44	\$ 13,000	Custodial Equipment	SCHOOLS
45	\$ 120,000	Photocopier Lease Program	SCHOOLS
46	\$ 30,000	Energy Efficiency Projects	SCHOOLS
47	\$ 95,000	Bus #101 - 53 Passenger	SCHOOLS
48	\$ 85,000	Facilities Vehicle Replacement	SCHOOLS
	\$ 3,959,297	Cash Total	

(3) That the sum of \$15,752,873 be and hereby is appropriated for debt service of the Town, and expended under the direction of the Town Manager, \$14,864,700 of said sum to be raised by general tax and \$97,095 from the Ambulance Fund, \$206,268 from the Antenna Fund, \$45,744 from the Urban Renewal Fund, and \$539,066 from capital carryforwards for a total of \$888,173 to be raised by transfers and capital carryforwards:

General Fund Debt Service		
Non-Exempt, Prior	\$	7,063,282
Non-Exempt, New	\$	-
Rink Debt subsidized by General Fund	\$	-
Non-Exempt Debt Service Subtotal		\$ 7,063,282
Exempt Debt Service		\$ 8,689,591
Total General Fund Debt Service Appropriation		\$ 15,752,873
<i>LESS: Transfers and other sources: Non-Exempt Debt</i>		
<i>Ambulance Fund</i>	\$	97,095
<i>Antenna Fund</i>	\$	206,268
<i>Urban Renewal Fund</i>	\$	45,744
<i>Capital Carryforwards</i>	\$	539,066
<i>LESS: Transfers and other sources Subtotal</i>		\$ 888,173
Net General Fund Non-Exempt Debt Service Expense		\$ 6,175,109
Transfers and other sources: Exempt Debt Service		
Net General Fund Exempt Debt Service Expense		\$ 8,689,591
NET General Fund Debt Service Expense Total		\$ 14,864,700
(Total GF Exempt & Non-Exempt Debt Service, less Transfers & other sources)		

(4) That the various capital projects and equipment purchases shown below shall be undertaken and financed by grants or other funds as shown below, such grants to be expended under the direction of the Town Manager.

Item	Amount	Project	Department
1	\$ 10,000	Headstone Cleaning & Repair	PUBLIC WORKS CEMETERY DIVISION
2	\$ 750,000	Chapter 90 Roadway	PUBLIC WORKS HIGHWAY DIVISION
3	\$ 125,000	Install Sidewalk Ramps - CDBG	PUBLIC WORKS HIGHWAY DIVISION
4	\$ 10,000	Enclosed Trailer	PUBLIC WORKS WATER/SEWER DIVISION
5	\$ 100,000	Hydrant and Valve replacement program	PUBLIC WORKS WATER/SEWER DIVISION
6	\$ 900,000	Sewer System Rehabilitation	PUBLIC WORKS WATER/SEWER DIVISION
7	\$ 1,400,000	Water System Rehabilitation	PUBLIC WORKS WATER/SEWER DIVISION
8	\$ 300,000	Drainage Rehab - Regulatory Compliance (Ch-308)	PUBLIC WORKS WATER/SEWER DIVISION
9	\$ 129,000	33,000 GVW Dump Truck w-plow (Water 1)	PUBLIC WORKS WATER/SEWER DIVISION
	\$ 3,724,000	Total	

- (5) That the sum of \$790,000 be and hereby is appropriated for extraordinary repairs to public facilities, acquisition of land and the purchase and installation of equipment and for costs incidental and related thereto as follows:

Item	Amount	Project	Department
1	\$ 100,000	Parmenter School Exterior Repairs	FACILITIES
2	\$ 140,000	33,000 GVW Dump Truck w-Plow (Highway 1)	PUBLIC WORKS HIGHWAY DIVISION
3	\$ 300,000	Whittemore Park upgrades	REDEVELOPMENT BOARD
4	\$ 100,000	Bus #108 - 53 passenger bus	SCHOOLS
5	\$ 150,000	Engineering Study	SCHOOLS
	\$ 790,000	Total	

and that the Treasurer, with the approval of the Select Board, is hereby authorized to borrow not exceeding the sum of \$790,000 under and pursuant to M.G.L. Chapter 44 (requires a 2/3 vote), and any other enabling authority, and to issue bonds or notes of the Town therefor, said sum to be expended under the direction of the Town Manager.

- (6) That the Town Manager is authorized and directed to apply for and accept any further federal, state or other grants that may be available for any one or more of the foregoing projects and equipment.
- (7) Notwithstanding the foregoing, in the event that monies are not expended for the purposes delineated above, then the Comptroller is authorized and directed not to transfer these excess funds to available funds, but said funds shall remain and be accounted for in the warrant article pending further vote of the Town Meeting, except as otherwise provided by law, and,
- (8) That any amounts appropriated under Sections (3 or 5) above for a particular purpose under a specified section of Chapter 44 and not needed for such purpose may be expended by the Town Manager, with the approval of the Capital Planning Committee, for any other purpose listed in Sections (3 or 5) above under the same section of Chapter 44.
- (9) That any premium received by the Town upon the sale of any bonds or notes approved by this vote, less any such premium applied to the payment of the costs of issuance of such bonds or notes, may be applied to the payment of costs approved by this vote in accordance with Chapter 44, Section 20 of the General Laws, thereby reducing the amount authorized to be borrowed to pay such costs by a like amount.

Letter from the Chair

The pandemic has affected us all profoundly in the past year. Despite the disruptions, including conducting nearly all of our meetings remotely, the work of the Capital Planning Committee was able to proceed as planned. The FY22 Capital Budget is sized at 5% of the Town's adjusted total revenues, and our Five-Year Plan is likewise in line with 5% of the projected budget in FY22–FY26.

Our committee did encounter challenges along the way. Prior to the pandemic, the Town's finances benefitted from a favorable economy, and such an environment naturally led to rising expectations among both residents and the Town's departments – in terms of services and facilities requested. Regional prosperity also caused increased competition for resources, driving up costs of work; in some cases, new regulations make projects more expensive as well. As just one illustrative example, we have playgrounds: their cost estimates have risen substantially due to a combination of stricter safety standards, scarcity of labor and materials, and desire for expanded features. This pattern of cost increases was widespread across departments and coincided with the cost increase at the DPW Yard project that the 2021 Special Town Meeting approved last fall; as a result, initial asks for capital items totaled about 10% over the Five-Year Plan's limit.

Our committee was able to work together with the Town Manager's Office and the Departments to agree on shared sacrifice in the form of some delays, reductions, and cuts to the roster of Capital Plan requests. These spanned all Departments. Notable is Libraries, where we accepted that renovating both the Fox and the Robbins at the same time will be too expensive; for now, we have suspended planning for the Robbins.

The Capital Plan received some good news in February, when Treasurer Phyllis Marshall announced a \$77 million bond issuance at a remarkably low 1.77% net interest rate. This was significantly better than our conservative forecast, and allowed us to restore some of the prior reductions. Because residents have repeatedly shown a desire for capital improvements in public works and schools by voting for operating overrides and debt exclusions, we prioritized addbacks in these areas. This enabled us to increase the total amounts going to roads and sidewalks, and to hold funds to pay for fixes to aging elementary school facilities and systems, pending the results of an engineering scope study.

After this "tight" year, what can we expect in the future? The long-term economic impact of the pandemic on municipal and state revenues is still uncertain. However, there is the prospect of both the recently-passed American Rescue Plan Act (Phase 5 of COVID-19 relief) and the anticipated infrastructure bill being sources of valuable one-time Federal funds well-suited to capital items. At the same time, we plan to increase coordination with other committees, Town departments, and external providers of funds as we seek to better match capital project budgets and timing with Town resources.

As noted last year, our committee saw three departures in June 2020: Stephen Andrew, Brian Rehrig, and Charles Foskett. We are glad to welcome three new members: Kate Leary and Kate Loosian, both Moderator appointees, and Jonathan Wallach, Finance Committee representative. I want to thank all of the Capital Planning Committee's members for their work this capital budget season; it is truly a team effort.

The Committee and I welcome your questions and feedback on the report that follows and the work that we do. Thank you for your time and attention.

Sincerely,
Timur Kaya Yontar
Chair, Capital Planning Committee

Postscript: As we were about to go to press, we learned that bids received for the DPW Yard project exceeded the \$38.9 million construction budget authorized by Town Meeting. The exact amount of overage and any steps to be taken to mitigate it are still in flux. This late change will not affect the FY2022 Capital Budget, because any increase to the cost of the DPW Yard project would require additional borrowing, and the Town would not begin paying debt service on those bonds until FY2023. Therefore, we have issued this report as is. We also intend to issue an update to the FY2022–FY2026 Capital Plan as soon as we know enough details about the project cost increase to do so. Because the total size of the Capital Plan is capped, adding the higher debt service from the DPW Yard project will require us to delay, reduce, or cut something else.

The Capital Plan and its Process

A capital plan is a blueprint for planning a community's capital expenditures. Capital expenditures provide the physical infrastructure upon which the Town bases its delivery of government services. This infrastructure includes roads and sidewalks, schools and other town buildings, recreational facilities, heavy machinery, and office, data processing, and telecommunications equipment.

By creating a capital plan, we seek to set and meet the long-term expectations of a wide range of stakeholders – Town officers and management, the Finance Committee and other key boards and commissions, Town Meeting, and our citizens – about current and future capital expenditures. Our work includes minimizing uncertainty about the acquisition of capital assets, prioritizing some expenditures over others as part of the budgeting process, and giving our residents a transparent view of the process while spending large sums of taxpayer money.

The CPC was established by the 1986 Arlington Town Meeting to assist the Town Manager in preparing a multi-year capital plan. The Committee consists of the Town Manager, Superintendent of Schools, Treasurer, Comptroller (or their designees), a representative of the Finance Committee, and four to six (currently six) registered voters of the town appointed by the Moderator.

For the current Five-Year Capital Plan, covering FY2022–FY2026, the Committee began work in the fall of 2020. We target “non-exempt” capital spending at 5% of adjusted Town revenue for the upcoming five years. (“Exempt” capital spending, specifically authorized by the Town’s voters in debt exclusions, is in addition to and outside of the Capital Plan.) Committee members reviewed budget request forms from Town Departments for the upcoming fiscal year and the four fiscal years following. Subcommittees then met with Department managers through December 2020 to gain further clarity and detail of each Department's specific requests and general needs. After discussing and prioritizing in the full Committee, we presented our recommendations to the Town Manager in January 2021 for submission with the Operating Budget, and the complete plan to the Finance Committee in March 2021.

A substantial amount of the Capital Budget is spent on building upkeep and improvements beyond “ordinary maintenance.” While Department occupants of Town buildings may be aware of the need for repairs, the Town’s Facilities department also tracks expected lifetimes and the need for replacements and upgrades. We therefore ask Departments to coordinate with Facilities and to add whatever recommended upkeep their locations may need to their budget requests. Note that the CPC does not estimate the costs that appear in the Capital Plan. We obtain these cost estimates from the Department managers and from the Office of the Town Manager.

The Scope of the Capital Plan

We present the FY2022 Capital Budget (Exhibit I) and the Five-Year Capital Plan for FY2022–FY2026 (Exhibit II) to Town Meeting in this report. They are an integrated document covering both Town and School capital needs.

Note that Town Meeting is being asked to vote only on the FY2022 Capital Budget; the Five-Year Capital Plan is presented to provide you with context and visibility into future planning. The actual vote on the

Capital Budget, printed above, is formally presented by the Finance Committee under Article 56 of the Annual Town Meeting.

The CPC uses the following definitions when deciding whether a particular budget item shall be in the Capital Budget or the Operating Budget. Other communities may define these terms differently.

Capital Asset: An asset that

1. Has an expected useful life of at least two years and
2. Either has a unit cost of at least \$3,000 or is purchased in a program to gradually purchase a quantity of essentially identical units such that the total quantity price is over \$25,000.

Capital Improvement: An improvement to a capital asset that may reasonably be expected to either

1. Adapt the capital asset to a different use or
2. Appreciably lengthen the useful life of the capital asset beyond what may be expected with normal maintenance.

The accounting category “PPE”—property, plant, and equipment—ties closely to the scope of capital assets. Some examples of Capital Improvements are new electric wiring, a new roof, a new floor, new plumbing, bricking up windows to strengthen a wall, and lighting improvements. Conversely, interior painting is not considered to be a Capital Improvement unless the painting is part of a larger project that would be classified as a Capital Improvement if there were no painting.

A planned expenditure is included in the Capital Budget only when it is

1. For a Capital Improvement, or
2. For the purchase or lease of a Capital Asset, or
3. For Plans or Studies in preparation for the purchase of a Capital Improvement or the purchase or lease of a Capital Asset.

All other planned expenditures are in the Operating Budget.

The recommended vote includes both “Non-Exempt” and “Exempt” debt service, the latter so-called because it is excluded from the limitations of Proposition 2½ by votes of the citizens of the Town in 1997, 2000, 2001, 2016, and 2019. In the course of this report, we will refer to such debt and debt service as “Exempt,” and all other capital spending debt and debt service as “Non-Exempt,” because it is not exempt from the spending limits of Proposition 2½.

The Size of the Capital Budget

We would ask our readers to focus on three key numbers for FY2022: first, the “Net Non-Exempt Plan” size; second, the “Capital Appropriation”, and third, the “Acquisition Expense.”

Most important of these is “Net Non-Exempt Plan,” which for FY2022 is **\$8,625,705**. We show this in Table 3 on page 14. This amount is a bit under 5% of the adjusted total Town budget, which means our Capital Budget complies with our 5% Rule that caps its size. This rule focuses on cash flow that comes from the Town’s General Fund tax revenues, and also takes into account capital items funded from other sources that are dedicated to particular purposes (e.g., Enterprise Funds, the ambulance fund). It distinguishes “non-exempt” debt, which comprises most of the Town’s borrowing and is included in the

calculation, from “exempt” debt, which is not included because it is Town borrowing authorized by debt exclusion votes to be above and beyond the 5% Rule.

“Capital Appropriation” is a much larger number, **\$18,073,997** in FY2022, and shown in Table 2 on page 13. This is the amount that Town Meeting is asked to authorize the Town to spend on capital items. Some of this is current costs, which we pay using cash. The majority of it is debt service—the principal and interest on prior borrowing, both non-exempt and exempt. Think of this as the Town equivalent of credit card bills and mortgage payments; every year we make progress in paying these off. Most of these payments come from General Fund tax revenue; a portion of these cash and debt service costs are offset by dedicated sources, by leftover capital funds that weren’t used, or by sales of Town assets.

Finally, the FY2022 “Acquisition Expense” is **\$8,473,297**, shown in Table 1 on page 12. This is the total cost of what the Town is buying in the fiscal year. Some of that is bought using cash, so we pay for it now; some using bonds, which means we acquire it now but pay for it later in the form of debt service; and some using “other” funds, which means its cost is covered from a source outside of the main tax pool.

Sources of Funding

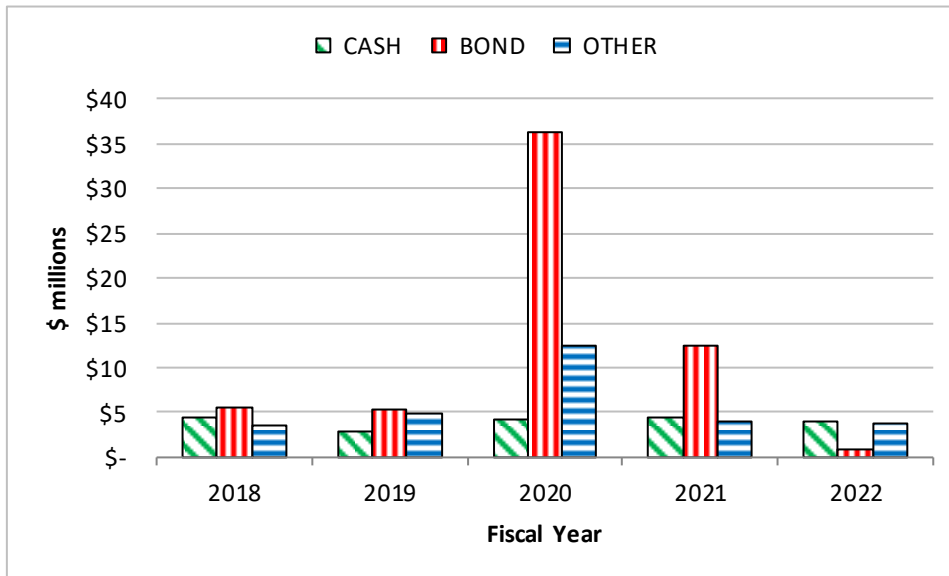
We categorize the Capital Budget and Capital Plan line items by type of expenditure and source of funding. The Committee uses the terms “**Cash**,” “**Bonds**,” and “**Other**” to describe these sources of funding. **Figure 1** provides a recent history of funding sources compared to that in this year’s proposed capital budget vote.

“**Cash**” refers to those expenditures that are paid for in their entirety in the next fiscal year directly from the general fund.

“**Bonds**” refers to those expenditures that are financed through borrowing. Payments to retire the bonds, which include both principal and interest, usually last three to thirty years and are typically referred to as “debt service.” Short-term Bond Anticipation Notes (BANs) may be issued to manage initial cash flow during complex projects, and subsequently converted to bonds.

The requirement to make interest payments on bonded debt reduces the amount of money available to meet other needs of the Town. However, major expenditures such as the construction of public buildings or the purchase of a major piece of firefighting apparatus would have a disruptive effect on other parts of the capital and operating budgets unless they were funded through bonds. Additionally, when a major capital purchase is bonded, the Town bears its cost throughout the life of the asset, rather than disproportionately bearing it in the year the asset is acquired. Smaller capital expenditures may be treated differently in different years in order to adjust to contemporary financial constraints. Capital expenditures less than \$100,000 are typically paid in cash, not bonded.

“**Other**” refers to those expenditures that are paid for in the next fiscal year by outside sources that do not arise directly from the Town's tax levy. These sources may be state and federal grants, user fees, private donations, trust funds, and other non-tax sources. The Town Manager and all Department heads are constantly alert to opportunities to fund some of the Town’s needs by means of grants.



\$ millions	2018	2019	2020	2021	2022	5-Year Sum
CASH	\$ 4.4	\$ 2.8	\$ 4.2	\$ 4.3	\$ 4.0	\$ 19.7
BOND	\$ 5.5	\$ 5.3	\$ 36.2	\$ 12.4	\$ 0.8	\$ 60.1
OTHER	\$ 3.6	\$ 4.9	\$ 12.4	\$ 4.0	\$ 3.7	\$ 28.6
TOTAL	\$ 13.5	\$ 12.9	\$ 52.8	\$ 20.7	\$ 8.5	\$ 108.5

Figure 1: Five-Year Acquisition Expense History by Funding Source

The “Acquisition Expense” of \$8,473,297 in **Table 1** shows the total cost of FY2022 line items that fall into each of these categories: cash, bonds, and other. The dollar amounts for cash, bonds, and other correspond to those in the Capital Budget Vote sections 2, 5, and 4, respectively.

Table 1: Summary of Article 56, Acquisition Expense

FY 2022 Acquisition Expense by Funding Source		
		% of Total
Cash	\$ 3,959,297	47%
Bond	\$ 790,000	9%
Other	\$ 3,724,000	44%
Total Acquisition Expense	\$ 8,473,297	

Town Meeting’s vote to authorize these acquisitions to be financed partly through borrowing will encumber future Town Meetings, just as past Town Meetings have obligated this Town Meeting to pay the debt service for prior years’ borrowing. These estimated future payments are included in the Five-Year Capital Plan.

The Debt Service Appropriation of \$15,752,873, in the Capital Budget Vote section 3, comprises exempt and non-exempt debt service, both prior (incurred in past years) and new (the interest incurred in the current fiscal year on new borrowing). This is the FY2022 share of the cost of borrowing (instead of paying with cash), and is summarized in **Table 2**. The same table also shows the total net Capital Appropriation of

\$18,073,997: all debt service, plus cash expenditures, less offsets from transfers, other sources, and asset sales.

Table 2: Summary of Article 56, Debt Service Appropriation

FY 2022 Debt Service Appropriation by Use of Funds	
Water/Sewer Debt Service (voted separately in Water/Sewer Fund budget)	
Prior	\$ 1,331,594
New	\$ 280,000
Total Water/Sewer Debt Service	\$ 1,611,594
Rink Enterprise Fund Debt Service (voted separately in Rink Fund budget)	
Prior	\$ 54,156
New	\$ -
Total Rink Fund Debt Service	\$ 54,156
Rink Fund Debt Payment	\$ 54,156
General Fund Debt Service	
Non-Exempt, Prior	\$ 7,063,282
Non-Exempt, New	\$ -
Rink Debt subsidized by General Fund	\$ -
Non-Exempt Debt Service Subtotal	\$ 7,063,282
Exempt Debt Service	\$ 8,689,591
Total General Fund Debt Service Appropriation	\$ 15,752,873
<i>LESS: Transfers and other sources: Non-Exempt Debt</i>	
<i>Ambulance Fund</i>	\$ 97,095
<i>Antenna Fund</i>	\$ 206,268
<i>Urban Renewal Fund</i>	\$ 45,744
<i>Capital Carryforwards</i>	\$ 539,066
<i>LESS: Transfers and other sources Subtotal</i>	<i>\$ 888,173</i>
NET General Fund Debt Service Expense Total	\$ 14,864,700
<i>(Total GF Exempt & Non-Exempt Debt Service, less Transfers & other sources)</i>	
Cash Capital	
	\$ 3,959,297
<i>LESS: Transfers and other sources</i>	
<i>Less: Sale of Assets</i>	\$ 750,000
NET General Fund Cash Capital Expense	\$ 3,209,297
TOTAL NET Capital Appropriation	\$ 18,073,997

The 5% Rule and the Five-Year Plan

For decades, Town Meeting and the voters together have faithfully continued the Town’s practice to pass to future generations an intact municipal fabric, preserved assets, and financial stability. Our debt is well-managed, as reflected in our AAA bond rating. The voters’ support of the recent debt exclusions and operating overrides, adoption by Town Management and Labor of GIC health insurance, adoption of the Community Preservation Act, and the commitment to building a 21st-century Arlington High School are all fiscal building blocks enabling continuation of Arlington’s strong social legacy.

This Committee has a 35-year history of successful capital planning, within budget. That budget is simply summarized as “the 5% Rule,” which has met the Town’s infrastructure needs, guided fiscal discipline, and is in line with practice at other municipalities in the Commonwealth. The goal of the 5% Rule is for the Town’s non-exempt capital expenditures not to exceed 5% of the Town’s total annual revenues, both in the current fiscal year and averaged over the coming Five-Year Plan. Taking a five-year view is critical because the principal and interest for bonded expenditures—new debt service—actually have no impact on the current year but significant impact in future years.

Note that the Five-Year Plan’s dollar total, as shown in **Table 3**, consolidates the Acquisition Expense and the Debt Service Appropriation shown previously. Conceptually, we start with cash acquisitions and add in the non-exempt portion of debt service, which yields a total non-exempt capital plan. This is partially offset by a number of direct funding sources. Additionally, we factor in a few adjustments, explained below. The resultant net non-exempt plan dollar amounts are compared with 5% of adjusted Town revenue (the “Pro Forma Budget”). When this number exceeds 5% of the Pro Forma Budget, the committee considers whether items can be bonded, reduced in scope, delayed, or (as a last resort) cut.

Table 3: Components of the Total Expenditure

Fiscal Year	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
Prior Non-Exempt Debt Service	\$7,063,282	\$6,699,193	\$6,297,226	\$5,730,475	\$5,967,760	\$31,757,937
Cash	\$3,959,297	\$2,953,369	\$3,566,859	\$4,439,241	\$4,401,723	\$19,320,489
New Non-Exempt Debt Service (FY22 & after)	\$0	\$605,703	\$832,531	\$1,065,569	\$1,301,619	\$3,805,422
BAN Interest and Principal	\$0	\$0	\$28,750	\$28,750	\$0	\$57,500
Total Non-Exempt Tax Burden	\$11,022,579	\$10,258,265	\$10,725,366	\$11,264,035	\$11,671,102	\$54,941,348
<i>Direct funding sources:</i>						
Rink Enterprise Funds	(\$54,156)	(\$52,056)	(\$50,106)	(\$48,306)	(\$17,247)	(\$221,872)
Ambulance Revolving Fund	(\$97,095)	(\$94,231)	(\$66,742)	(\$139,378)	(\$134,389)	(\$531,835)
Antenna Funds	(\$206,268)	(\$198,584)	(\$192,694)	(\$182,009)	(\$166,891)	(\$946,447)
Urban Renewal Fund	(\$45,744)	(\$44,144)	(\$42,544)	(\$40,944)	(\$34,494)	(\$207,869)
Recreation Enterprise Fund	\$0	\$0	(\$89,000)	(\$89,000)	(\$89,000)	(\$267,000)
Capital Carry Forwards	(\$539,066)	\$0	\$0	\$0	\$0	(\$539,066)
Asset Sale Proceeds	(\$750,000)	\$0	\$0	\$0	\$0	(\$750,000)
<i>Adjustments to 5% Plan:</i>						
Roadway Reconstruction Override 2011	(\$499,545)	(\$512,033)	(\$524,834)	(\$537,955)	(\$551,404)	(\$2,625,772)
Accessibility Improvements Override 2019	(\$205,000)	(\$210,125)	(\$215,378)	(\$220,763)	(\$226,282)	(\$1,077,547)
Debt service, Town-owned Rental Properties	\$0	(\$13,750)	(\$13,375)	(\$13,000)	(\$12,625)	(\$52,750)
Net Non-Exempt Plan	\$8,625,705	\$9,133,342	\$9,530,693	\$9,992,680	\$10,438,770	\$47,721,190

The detail for FY2022:

- Prior Non-Exempt Debt Service (\$7,063,282) comprises the current year principal and interest for all previous borrowings of the Town that are still outstanding and that have not been excluded from the levy limit of Proposition 2½.
- Cash is the amount (\$3,959,297) of directly purchased (non-bonded) acquisitions.
- New borrowing does not incur any new debt service in FY2022. Likewise, because there are no current BANs, there are no new principal or interest payments in FY2022.
- The non-exempt tax burden is thus \$11,022,579.
- The tax burden sum is reduced by transfers coming from other direct funding sources, totaling \$403,263. These include the Rink Enterprise Fund, Ambulance Revolving Fund, Antenna Funds, the Urban Renewal Fund, and the Recreation Enterprise Fund.

- Additionally, we offset the burden with Capital Carry Forwards of \$539,066, which are unexpended cash or bond funds from prior completed appropriations. If funded by borrowing, these sources must be applied to projects having equal or longer life than the original project. Since FY2020, on advice of the Treasurer and Bond Counsel, our Capital Budget vote has detailed both the projects from which funds are being transferred and those to which they are being applied so that the reappropriation by Town Meeting is explicit. Note that a portion of the re-appropriated funds were from exempt debt and thus must only be applied to offset other exempt debt.
- We further offset with “Asset Sale Proceeds” of \$750,000. This reflects the application of the sale of a Town-owned asset, the proceeds of which by law must be applied to a capital expense.
- Finally, we make two adjustments to the 5% calculation. The 2011 and 2019 operating overrides promised voters that a portion of the override amounts would be applied to roadway reconstruction and accessibility improvements, respectively (reaching \$499,545 plus \$205,000 in FY2022); these are both taken from the operating budget to fund the additional DPW capital expense.

Table 4 demonstrates that the expenditures in Article 56 and in the Five-Year Capital Plan meet the Capital Planning Committee’s 5% standard. The Capital Budget’s FY2022 expenditures of \$8,625,705 is slightly less than 5% of the adjusted total Town budget for FY2022 (as of January 15, 2021, called “The Manager’s Budget”) and over five years the plan averages close to 5%.

Table 4: Capital Planning and 5% Limit

Fiscal Year	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
Net Non-Exempt Plan	\$8,625,705	\$9,133,342	\$9,530,693	\$9,992,680	\$10,438,770	\$47,721,190
Pro Forma Budget	\$173,671,213	\$182,347,677	\$190,836,500	\$200,269,834	\$208,632,128	\$955,757,352
Budget For Plan at 5%	\$8,683,561	\$9,117,384	\$9,541,825	\$10,013,492	\$10,431,606	\$47,787,868
Plan as % of Revenues	4.97%	5.01%	4.99%	4.99%	5.00%	4.99%
Variance From Budget	\$57,855	(\$15,958)	\$11,132	\$20,812	(\$7,164)	\$66,677

Debt balances

As seen in **Figure 2**, 9% of the planned acquisitions in FY2022 are funded by borrowing through the sale of municipal bonds. The Town carries debt service from year to year for bonds supporting both exempt and non-exempt projects.

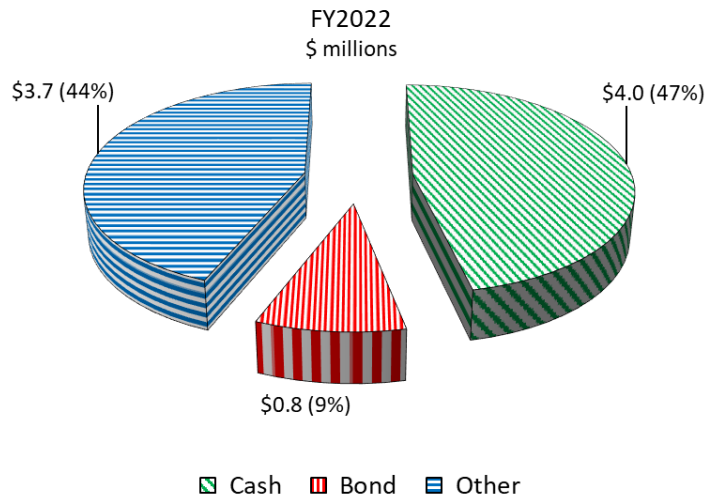


Figure 2: Funding Sources in FY2022

Managing total debt is an important part of the capital planning process. Total debt includes both non-exempt and exempt debt. Bonded capital acquisitions increase total debt, and debt service principal payments reduce total debt.

Figure 3 shows the estimated non-exempt debt that Arlington will carry in this and future years. Outstanding non-exempt debt can affect the Town's ability to meet its operating budget requirements. New non-exempt debt is at a projected peak in FY2022 to fund the renovation of the DPW campus. Forecasted cumulative new non-exempt debt (i.e., comprising FY2022 and future years) in subsequent years is more than offset by retirement of prior debt during the scope of the Five-Year Plan.

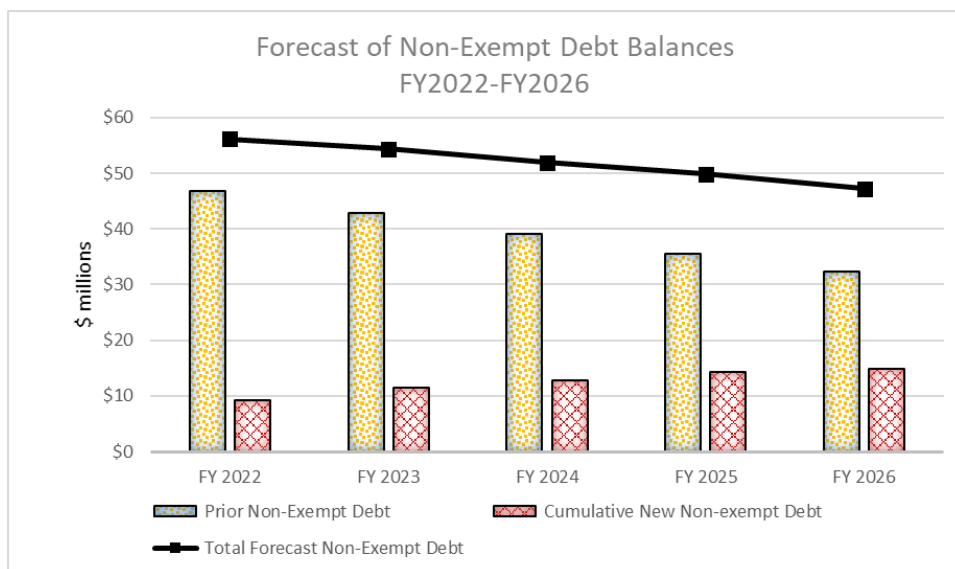


Figure 3: Forecast of Non-Exempt Debt Balance

Figure 4 shows a forecast of exempt debt balances, which had declined in recent years as elementary school projects funded by the 2001 debt exclusion vote were paid down, but increased due to the Gibbs School renovation and AHS Planning approved by the voters in 2016. Currently, the reconstruction of Arlington High School requires phased increases in exempt debt through a peak in FY2024 as the project progresses.

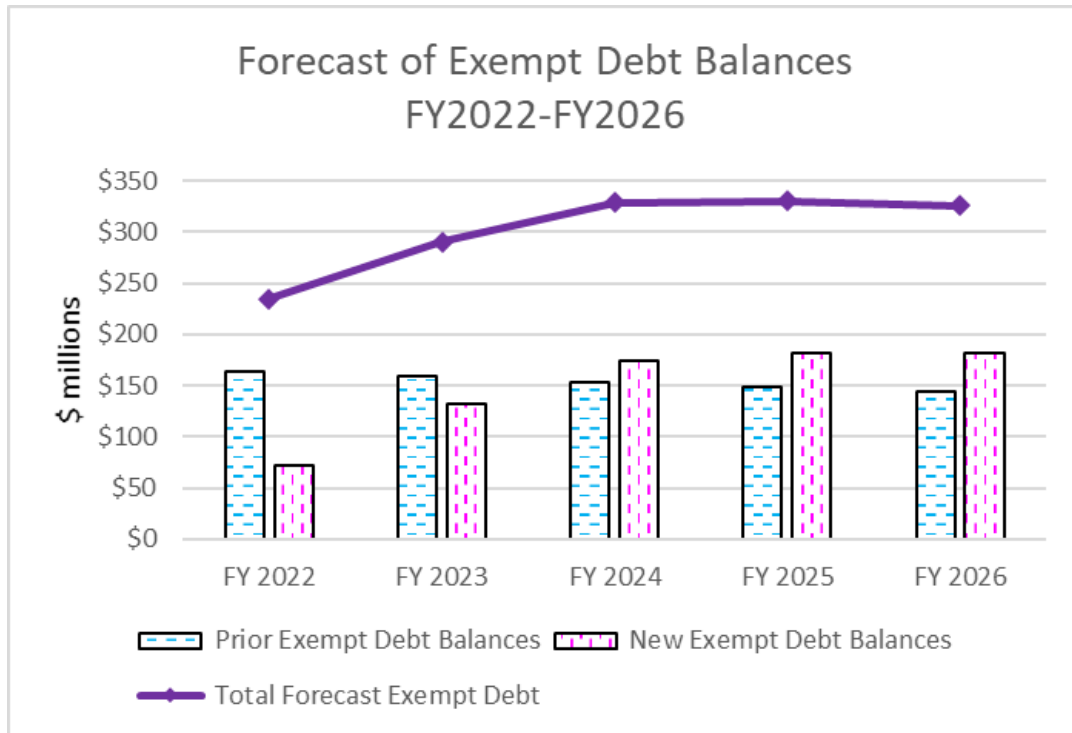


Figure 4: Forecast of Exempt Debt Balance

Exempt Debt and Total Debt are indicators of pressure on the ability of the Town to support all of its debt service, even outside of the limit of Proposition 2½. As can be seen from **Figure 5**, non-exempt debt is reasonably level over the next five years while the anticipated AHS project drives total debt significantly higher, peaking in FY2024.

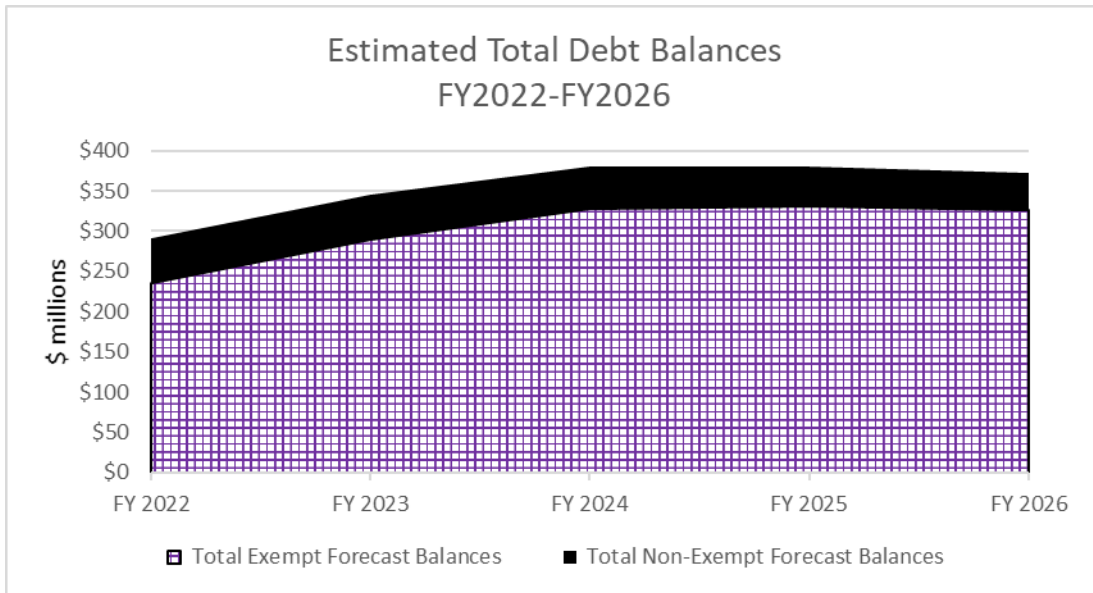


Figure 5: Estimated Total Debt

Realized Benefits from Capital Plan Projects: recently completed and in process

Town Meeting in recent years has approved many capital projects essential to Town services and Arlington's future. Many of the acquisitions or projects approved by last year's Town Meeting have been purchased, or their purchase or implementation is in process.

The Community Safety Building renovation is complete, with some final work in progress. The Police and Fire Departments together have replaced their emergency dispatch center systems, radio infrastructure at HQ and repeater locations, and all portable and mobile radios. Additionally, AFD recently took delivery of a replacement ambulance.

Improvements to the MUNIS system, the core of the Town's accounting systems, are continuing. Property and Motor Vehicle Excise Taxes have been converted to MUNIS, employee self-service capability has been implemented, and the Town has completed the conversion to all electronic paychecks for staff. The Town has fully converted to a Voice-Over-Internet-Protocol (VOIP) phone system. The Town is currently updating all employees to the latest version of Microsoft Office in preparation for converting to Microsoft 365, an online version of Office that will facilitate file sharing and collaboration.

Construction Phase 1 of Arlington High School is on schedule and on budget, with students expected to be learning in two new wings by early next year. The project is due for full completion by April 2025. With this high school, the Town is investing in a facility that will provide our growing student population with a modern educational environment.

Renovation of the Parmenter school was completed. Menotomy Preschool moved in this September and will remain in this temporary home for four years while the high school is under construction.

Renovation of the Community Center (also known as the Senior Center) began in May 2020 and is expected to be substantially complete in April or May 2021, with move-in scheduled for June.

Extensive roadway and sidewalk renewals have been accomplished throughout the community, including replacement of the sidewalks in Arlington Center. The project to install a Lake Street/Minuteman Bikeway signal is complete. The 40-year program of replacement of our water and sewer infrastructure continues on schedule. Design of the Mystic Street Bridge rehabilitation has also continued to move forward. Bidding on the DPW campus renovation is close to being completed.

Progress on each of these projects is monitored by the Town Manager's Office and the Comptroller and is reported to the Capital Planning Committee.

Coordination with Community Preservation Act

In November 2014, the voters of Arlington accepted the Community Preservation Act ("CPA"), imposing a 1.5% surcharge on property taxes to create a funding stream dedicated to Affordable Housing, Historic Preservation, Open Space, and Outdoor Recreation projects. CPA investments are financed through the Community Preservation Fund, which receives approximately \$2.1 million in annual revenue from the property tax surcharge and matching distributions from the Massachusetts Community Preservation Trust Fund.

The CPA Committee will report to this Town Meeting on its recommendations for FY2022 funding. Any projects to be considered for funding must be endorsed by that Committee, and expenditure of CPA funds must be voted favorably by Town Meeting, as with any other appropriation.

Certain needs traditionally funded through the Capital Budget and Plan such as outdoor recreation and historic restoration projects are CPA-eligible by their nature. To enable the CPA Committee to evaluate projects which have already been requested by Town staff and included in the Plan, the Capital Plan has segregated most such eligible expenditures into the funding category of "CPA." If CPA funding is unavailable, the Capital Planning Committee remains committed to considering each such project in the Capital Plan.

The CPA Committee received fourteen preliminary applications for FY2022. It invited submission of nine, evaluating them in a well-managed public process. It will recommend all nine projects for funding at Annual Town Meeting. Funding for two of these projects, the renovations for Hurd Field Phase I and Spy Pond Playground, was also requested in the Capital Plan. The Capital Planning Committee and the CPA Committee collaborate on certain efforts, and divide responsibilities for others, such as playground renovations (in which the Capital Plan typically addresses school playgrounds while CPA handles Town playgrounds).

The Capital Planning Committee has voted to endorse the Report of the CPA Committee to the 2021 Annual Town Meeting and recommends favorable action by Town Meeting on the CPA Committee requests (Article 67).

Major Plan Items: Detail

The following sections cover detail on the major items in the FY2022 Capital Plan. They are gathered into departmental categories and ordered by the total level of FY2022 acquisition expense. We provide a general description of the capital needs, list the FY2022 expenditures and note if they are cash-, bond-, or “other”-funded acquisitions, and include an overview of projected expenditures in the “out-years” of the Five-Year plan, namely FY2023–FY2026.

Department of Public Works

Renovation and reconstruction of the six-building Department of Public Works (“DPW”) facility was approved at the 2019 Town Meeting. A Construction Manager At-Risk was hired in January 2020, and bidding of the project is close to being completed at the time of the writing of this report. The Town will receive Guaranteed Maximum Price (“GMP”) bids from the construction contractors, and once a contractor is selected, this approach should provide price certainty and minimize financial risk as the project moves forward.

The original budgeted cost of the project was \$32.2 million (made up of \$2.3 million for design and \$29.9 million for construction), and funding for that cost was appropriated in prior fiscal years. The project design has evolved and has been coordinated with the design of the adjacent Arlington High School project, and the decision was made to house the Information Technology Department in this facility, thereby turning it into more than just a DPW yard. Based on these changes, the construction cost of the project rose to approximately \$38.9 million. At the Special Town Meeting on November 16, 2020, an additional \$8.9 million in funding was appropriated, and that is hoped to be the final funding allocated to the project.

Because the DPW Water & Sewer Division is a major user of the facility, the project can be partially funded from the Water & Sewer Enterprise Fund. However, as the cost increases are mostly not related to the Water & Sewer Division activities, the contribution from the Enterprise Fund has only risen slightly (from approximately \$9.15 million to approximately \$9.18 million), resulting in the percentage contribution from the Enterprise Fund dropping from 28% to 24%. The remainder of the cost has been funded from the non-exempt portion of the Capital Plan.

Given that the bond payments for this project are the Town’s largest single non-exempt debt item and occupy significant space within the capital plan, we believe it is important to provide ongoing updates regarding project status and financing.

Moving beyond the DPW/municipal yard facility, DPW comprises six divisions, including Highway, Water & Sewer, Natural Resources, Motor Equipment Repair, Engineering, and Cemetery. FY2022 capital acquisition cost for DPW is approximately **\$5.68 million**, although over \$4.4 million of the funding for those expenditures will come from enterprise funds, external sources, or funds from levy limit overrides that were committed for specific purposes. The main areas of expenditures include the following:

- Roadways (which combines cash and “other” sources): \$1,599,554
- Water system rehabilitation (other): \$1,400,000
- Sewer system rehabilitation (other): \$ 900,000

- Sidewalks and accessibility (cash, other): \$ 695,000
- Vehicle replacements (cash, bond, other): \$ 595,500
- Other water & sewer projects (other): \$ 400,000

We expect the out years of the capital program to look much like the current fiscal year: significant—and increasing—expenditures on roadways and sidewalks, investments in the Town’s utility infrastructure, and ongoing vehicle replacements. Note that, based upon a 2019 Pavement Management Report, the 96.5 miles of town-maintained roadways on average have a “fair” Pavement Condition Index of 79 on a 100-point scale. To maintain this condition, the report suggests that the Town will need to spend approximately \$2 million per year on roadways. Recent spending levels fell short at \$1.5 million per year; in last year’s plan we increased to \$1.68 million per year, and in this year’s plan, to \$1.71 million per year. Whenever possible, we intend to further increase that annual expenditure at least until we reach the \$2 million per year “steady state” level.

Arlington Public Schools

The rebuild of Arlington High School was authorized by Town Meeting in 2019, followed by a debt exclusion vote later that year. It therefore falls into the “exempt” debt service category and is not part of the Capital Budget. However, it is a substantial amount of debt that the Town is incurring that will be repaid (principal and interest) for three decades.

The project cost was capped at \$290.8 million by the Project Agreement with the Massachusetts School Building Authority, which will finance a substantial portion of the cost, and by the debt exclusion vote. This number is the total project budget, and includes hard (construction) and soft costs (design fees, consultants, owner’s representation, owner’s contingency, and other components). The Town of Arlington and Consigli Construction (Construction Manager) signed a GMP agreement about \$1M under budget at \$234,287,347 (for construction), and competitive subcontractor pricing allowed the team to add several valued-engineered items back into the project scope, including the Minuteman bikeway connector and field lighting.

Despite uncertainties of COVID-19 impacts, Construction Phase 1 is on schedule: the Science-Technology-Engineering-Arts-Mathematics (STEAM) wing is structurally framed and concrete slabs are underway. In parallel, structural steel has begun on the performing arts wing. A partial move-in to the STEAM and Performing Arts wings is scheduled for January 2022, and a full move-in, except the gymnasium wing, in August 2023. The gymnasium wing is to be finished by July 2024, and all site work complete by April 2025.

Turning to the FY2022 Capital Budget, the Arlington Public Schools’ capital acquisition cost comprises **\$723,000** in its direct share of the Budget plus an additional **\$500,000** for schools’ portion of information technology. Arlington Public Schools (“APS”), with input from Town Facilities staff has identified several elementary school systems (including HVAC and building envelope systems) that are likely reaching end of life. To better understand existing conditions and stabilize the capital planning process over the coming

4–5 years, the FY2022 Capital Budget allocates \$150,000 for an engineering study to better define the myriad building needs now arising in schools that were renovated 15–20 years ago.

The School Department has also established a ten-year vehicle replacement plan, comprising transportation and facility vehicles, and the department also continues to prioritize building security updates and energy efficiency projects

The main expenditures include:

In the out years, we forecast facilities and systems work at the Bishop, Dallin, Ottoson, Peirce and Hardy Schools, renovation of the Brackett School playground, continued IT, photocopier, and security expenditures, and ongoing vehicles replacement. We have explicitly held \$950,000 in the out years to cover School Capital Repairs, which would pay debt service on the aforementioned facilities and systems work, once scope, estimated cost, and timing have been better defined.

Town-Owned Buildings

The category of “Town-Owned Buildings” comprises capital expenditures for a number of facilities in several departments, including Whittemore Robbins House and Cottage (which houses a portion of Health & Human Services), Town Hall, the Community Center, the Parmenter school building, the Dallin Library, the Jefferson Cutter House, and 23 Maple Street. Collectively, the Capital Budget for these totals just over **\$400,000**. Please also see Appendix Exhibit V, which lists all Town-owned buildings with their approximate footprint and date of construction and most recent major renovation.

The Community Center, located in Arlington’s Central School building at 27 Maple Street and also known as the “Senior Center,” has had a long and varied history. It was constructed in 1894 and served for decades as a school, then school offices, and since the 1980s as a Senior Center. No major renovations or improvements in the building had been undertaken since the early 1980s. However, following an intensive and successful fundraising effort, the Arlington Center for the Arts made major improvements in the upper floors prior to moving in as a key tenant in 2018. Construction began at the Community Center in May 2020 and is expected to be substantially complete in August 2021. During the renovation, department operations and services are logistically protected through careful project phasing.

The Parmenter, a former APS school building, houses the Arlington Children’s Center in the back building. Renovation of the front building of the Parmenter School occurred from March through August 2020. This renovation was funded through the 2019 AHS debt exclusion. In September, Menotomy Preschool moved

from AHS and the Hardy Elementary School to their new temporary home. The preschool will stay at the Parmenter School for the next four years before moving to the new AHS. The improved space will be leased after their move-out.

The main expenditures include:

In the out years, we expect ongoing renovations at Town Hall, a potential redesign of Veterans’ Park, ongoing ADA accessibility upgrades, and interior repairs at 23 Maple Street.

Recreation

Arlington is home to a wide range of recreational facilities that serve the health and recreational needs of residents, add to the town’s character, and help make Arlington a desirable place to live. To ensure that these facilities remain safe, accessible, and available, the Recreation Department has taken a rigorous approach to how it plans and implements capital improvements within its facilities.

In 2019, the Recreation Department commissioned a study of 20 playgrounds, and the equipment and surfacing at many of them were found to be at the end of their lifespan. Together with the Department of Public Works, the Recreation Department addressed immediate safety issues, while also working with the Park and Recreation Commission to prioritize renovations. This year, the Department commissioned a feasibility study of 13 projects in their capital plan to help determine future funding requests.

The Department’s ongoing capital requests include funding for future feasibility assessments as well as a budget of \$50,000/year for critical upgrades to comply with the Americans with Disabilities Act and other accessibility best practices. Our committee approved a new request for \$25,000/year to allow for a certified playground inspector to complete a safety audit of all playgrounds each year, as well as funds for repairs that are identified through this process.

Funding for recreation capital projects has become a collaboration among a variety of sources, going beyond what is available for the regular capital plan. A significant amount of funding for these projects now comes from Community Preservation funds, and the Capital Planning Committee and the CPA Committee coordinate throughout the budget development process on how different projects may receive funding. In addition, the Town has also sought funding from state grants and funding earmarks from state elected officials, as well as using enterprise funds that come from user fees. In FY2022, both recreation capital projects — a renovation of Spy Pond playground and Phase I of the Hurd Field renovation — are slated to be fully funded with CPA funds, pending Town Meeting approval.

The Recreation share of the FY2022 Capital Budget comes to **\$85,000**, plus an additional **\$300,000** for a park that strictly speaking falls under the Redevelopment Board’s jurisdiction. The expenditures comprise:

- Whittemore Park upgrades (Redevelopment Board, bond): \$300,000
- ADA park & playground accessibility study (cash): \$ 50,000
- Playground audit and safety improvements (cash): \$ 25,000
- Park & playground upgrade study (cash): \$ 10,000

In the out years, we expect funding requests for Phase II of the Hurd Field renovation and for renovations of aging playgrounds, including Robbins Farm and Menotomy Rocks. Construction costs for recreation projects are escalating rapidly due to code and materials changes and regional demand.

As mentioned previously, the Capital Plan and CPA are dividing up responsibility for playground renovation and other recreation projects. In FY2022, the CPA Committee was able to recommend funding nearly \$2 million worth of recreation projects. This high level of CPA funding for recreation projects is not expected to be possible most years. The Capital Plan aims to fund projects that exceed the CPA Committee’s budget when possible, but given the number of requests on the Plan for the next five years (for Recreation and all other departments), this presents challenges. In light of rising project costs and funding constraints, the Director of Recreation and members of the CPA, the CPA Committee, and the Park and Recreation Commission are in conversation with the goal of agreeing on a standard annual budget and an achievable pace of renovation.

Community Safety: Arlington Police & Fire Departments

APD and AFD’s capital requests for FY2022 total just over **\$350,000**. The largest item in FY2022 is for police vehicle replacement, which typically covers two marked cruisers and one additional vehicle (either an unmarked car or a motorcycle) per year.

The main expenditures include:

- APD ongoing vehicle replacement program (cash): \$140,000
- AFD Thermal imaging camera replacement (cash): \$ 50,000
- APD Animal control vehicle replacement (cash): \$ 45,000
- AFD Highland Station facilities work (cash): \$ 30,000
- AFD Records & Reporting system implementation (cash): \$ 28,000
- AFD Firefighter protective gear program (cash): \$ 25,000
- APD & AFD Automatic defibrillators (cash): \$ 25,000

In the out years, we project a significant outlay to replace a pumper in FY2023, ambulance and fire station facilities work in FY2024, the annual APD vehicle replacement program, various AFD vehicles, and protective gear for both AFD and APD.

Libraries

Arlington Libraries' circulation ranked fifth highest among the 43 communities in the Minuteman Library Network ("MLN") and eighth statewide in FY2020. In FY2022, Library capital needs are relatively modest, at just over **\$54,000**. These outlays support Arlington's membership in MLN by funding equipment (PCs and peripherals) and licenses necessary for connection and compatibility. Membership in the MLN provides cost-efficient library services such as access, value, and a variety of custom reports and statistics.

In the out years, we project the need to address the Town's aging library infrastructure, as use of library resources and facilities has increased substantially in recent years and places it under strain. The Robbins Memorial Library was last renovated in 1992; the Fox Library in 1952. The Library Department seeks a renovation and addition to the Robbins and new construction to replace the Fox in the middle of the next decade. Although the CPC had tentatively planned to recommend funding both projects within the next five years, financial constraints made it impossible to include both libraries in the FY2022–FY2026 capital plan. The current Five-Year Plan projects funding design work for Fox construction in FY2025 and does not project funding work for the Robbins Library. Funding sources for these projects will likely extend beyond the Capital Plan, potentially to include:

- Library Trust Funds
- Arlington Libraries Foundation
- Friends of Robbins Library
- Friends of Fox Library
- Little Fox Shop
- Public-private partnership / mixed-use site

It is possible that the Fox Library construction could qualify for a Massachusetts Board of Library Commissioners (MBLC) grant. However, the MBLC has not provided an estimate of when a future round of construction grants will take place.

Looking Ahead: Significant Issues

Town Meeting's careful evaluation of Arlington's capital needs and its continued support of Town Management's capital planning process is a critical element of our fiscal stewardship for future generations. As we consider the coming five years and beyond, we are mindful of numerous objectives that we need to balance.

The ongoing commitment to steady upgrading of our roadway, sidewalk, and water & sewer infrastructure continues, including Townwide water meter replacement and an aggressive sidewalk replacement program. As noted above, we should strive to do more. While we have raised our spending on roadway repair, we need to seek to increase it further to prevent deterioration of the network and to gradually upgrade it.

Our parks and playgrounds provide valued recreation facilities to all our residents and especially our children, and make Arlington a desirable town in which to live. Significant recent hikes in playground construction costs, driven partly by evolving safety regulations, have increased the challenge of maintaining a cycle of renewal of these facilities and may require deferred timing or reduced scale of some renovations. Our libraries are also highly appreciated resources as evidenced by the increased usage patterns in recent years. Investments in a renovation of Robbins Library and an envisioned new Fox facility will

likely be possible only with a combination of funding sources including the Town capital budget, state grants and private funds.

We have committed to a new 21st century program of support for our school infrastructure to maintain the high academic achievements Arlington has come to expect from the APS administration, faculty, and students. We are meeting the challenges arising from school enrollment growth at all grade levels through the recent elementary school renovations and expansions, the repurposing and renovation of the Gibbs School as a Townwide sixth grade, and currently the rebuild of Arlington High School. However, we envision two more challenges to Town finances from the needs of the schools. Once the AHS project is complete in 2025, the Ottoson Middle School will be 97 years old and 27 years will have passed since its last renovation. We expect a rebuild would likely be done with MSBA aid and financed by a debt exclusion, thus not impacting the Capital Plan directly. Renovations and repairs of aging elementary school facilities and systems are also on the horizon, and these would most likely be paid from the Capital Plan.

In Conclusion

The exhibits that follow in the Appendix provide further information as follows:

- Exhibit I FY2022 Capital Budget, by Department and by Acquisition Type (Bond, Cash, or Other)
- Exhibit II FY2022–FY2026 Capital Plan, by Department and by Year, with Totals
- Exhibit III FY2022–FY2026 Capital Plan’s New Non-Exempt Debt Service, by Department and Year, with Totals
- Exhibit IV Capital Spending FY2020–FY2022 History, by Department and by Year, with Totals
- Exhibit V Town-Owned Buildings, by Department, with Footprint, Year Built, and Renovations

The Capital Planning Committee requests that you support its recommendations on Article 56 of the 2021 Annual Town Meeting.

Respectfully submitted by

- Joseph Barr, Secretary – Moderator appointee
- Ida Cody – Town Comptroller
- Kate Leary – Moderator appointee
- Kate Loosian – Moderator appointee
- Phyllis Marshall – Town Treasurer
- Michael Mason – Arlington Public Schools CFO, School Superintendent Designee
- Christopher B. Moore, Vice-Chair – Moderator appointee
- Angela Olszewski – Moderator appointee
- Sandy Pooler – Deputy Town Manager/Finance Director
- Julie Wayman – Town Management Analyst (non-voting)
- Jonathan Wallach – Finance Committee representative
- Timur Kaya Yontar, Chair – Moderator appointee

	BOND	CASH	OTHER	Grand Total
COMMUNITY SAFETY - FIRE SERVICES		\$150,000		\$150,000
Carpeting - Flooring at Park Circle Station		\$10,000		\$10,000
Firefighter Protective Gear		\$25,000		\$25,000
Thermal Imaging Cameras Replacement		\$50,000		\$50,000
G3 Automated External Defib - Replacement		\$7,000		\$7,000
Records and Reporting System		\$28,000		\$28,000
Highland - Exterior Marble Replacement		\$30,000		\$30,000
COMMUNITY SAFETY - POLICE SERVICES		\$203,000		\$203,000
Automatic External Defibrillators		\$18,000		\$18,000
Vehicle Replacement Program		\$140,000		\$140,000
Animal Control Vehicle Replacement		\$45,000		\$45,000
FACILITIES	\$100,000	\$150,000		\$250,000
Town Hall - Renovations		\$75,000		\$75,000
Parmenter School Utilities		\$75,000		\$75,000
Parmenter School Exterior Repairs	\$100,000			\$100,000
HEALTH & HUMAN SERVICES		\$65,000		\$65,000
HHS Office Update-Phase 2		\$65,000		\$65,000
INFORMATION TECHNOLOGY		\$742,860		\$742,860
School - Admin Computers and Peripherals		\$40,000		\$40,000
School - Network Infrastructure		\$20,000		\$20,000
School - Replacement academic PC's district wide		\$400,000		\$400,000
School - Software Licensing		\$40,000		\$40,000
Town Microcomputer Program		\$60,000		\$60,000
Town Software Upgrades & Standardization		\$50,000		\$50,000
Application & Permits, Modernization Initiative		\$132,860		\$132,860
INSPECTIONS		\$26,000		\$26,000
Plumbing Car		\$26,000		\$26,000
LIBRARY		\$54,109		\$54,109
MLN Equipment Schedule		\$54,109		\$54,109
PLANNING		\$150,000		\$150,000
Townwide ADA accessibility upgrades		\$100,000		\$100,000
BLUEBikes expansion/ maintenance		\$50,000		\$50,000
PUBLIC WORKS CEMETERY DIVISION			\$10,000	\$10,000
Headstone Cleaning & Repair			\$10,000	\$10,000
PUBLIC WORKS HIGHWAY DIVISION	\$140,000	\$1,602,044	\$875,000	\$2,617,044
1 Ton Dump Truck w-Plow-Sander		\$72,000		\$72,000
Chapter 90 Roadway			\$750,000	\$750,000
Install Sidewalk Ramps - CDBG			\$125,000	\$125,000
Roadway Reconstruction		\$350,000		\$350,000

	BOND	CASH	OTHER	Grand Total
Roadway Reconstruction Override 2011		\$499,544		\$499,544
Sander Body		\$17,500		\$17,500
Sidewalk Ramp Installation		\$65,000		\$65,000
Sidewalks and Curbstones		\$300,000		\$300,000
Traffic Signal Maint & Upgrades		\$60,000		\$60,000
Line Striping Machine		\$13,000		\$13,000
33,000 GVW Dump Truck w-Plow (Highway 1)	\$140,000			\$140,000
Variable Message Board		\$20,000		\$20,000
Accessibility Improvements (Override 2019)		\$205,000		\$205,000
PUBLIC WORKS NATURAL RESOURCES DIVISION		\$214,000		\$214,000
1 Ton Pickup Truck w-Dump Body		\$64,000		\$64,000
Ride-On Mower		\$38,000		\$38,000
Mower 130" w Wing Deck		\$68,000		\$68,000
1 Ton 4x2 Pickup		\$44,000		\$44,000
PUBLIC WORKS WATER/SEWER DIVISION			\$2,839,000	\$2,839,000
Drainage Rehab - Regulatory Compliance (Ch-308)			\$300,000	\$300,000
Hydrant and Valve replacement program			\$100,000	\$100,000
Sewer System Rehabilitation			\$900,000	\$900,000
Water System Rehabilitation			\$1,400,000	\$1,400,000
33,000 GVW Dump Truck w-plow (Water 1)			\$129,000	\$129,000
Enclosed Trailer			\$10,000	\$10,000
PURCHASING		\$44,284		\$44,284
Photocopier Replacement Program		\$44,284		\$44,284
RECREATION		\$85,000		\$85,000
ADA Study Implementation Program		\$50,000		\$50,000
Feasibility Study		\$10,000		\$10,000
Playground Audit and Safety Improvements		\$25,000		\$25,000
REDEVELOPMENT BOARD	\$300,000			\$300,000
Whittemore Park upgrades	\$300,000			\$300,000
SCHOOLS	\$250,000	\$473,000		\$723,000
Bus #101 - 53 Passenger		\$95,000		\$95,000
Bus #108 - 53 passenger bus	\$100,000			\$100,000
Photocopier Lease Program		\$120,000		\$120,000
Security Updates		\$100,000		\$100,000
Custodial Equipment		\$13,000		\$13,000
Energy Efficiency Projects		\$30,000		\$30,000
Facilities Vehicle Replacement		\$85,000		\$85,000
Bishop Envelope Repairs		\$30,000		\$30,000
Engineering Study	\$150,000			\$150,000
Grand Total	\$790,000	\$3,959,297	\$3,724,000	\$8,473,297

	2022	2023	2024	2025	2026	Grand Total
CLERK'S OFFICE		\$34,680	\$0	\$0	\$0	\$34,680
DEPARTMENTAL PROJECT		\$34,680	\$0	\$0	\$0	\$34,680
Election Poll Pads		\$34,680	\$0	\$0	\$0	\$34,680
COMMUNITY SAFETY - FIRE SERVICES	\$150,000	\$833,000	\$605,000	\$129,000	\$140,000	\$1,857,000
EQUIPMENT REPLACEMENT	\$82,000	\$75,000	\$30,000	\$30,000	\$30,000	\$247,000
Firefighter Protective Gear	\$25,000	\$25,000	\$30,000	\$30,000	\$30,000	\$140,000
G3 Automated External Defib - Replacement	\$7,000					\$7,000
Jaws of Life - Extrication Equipment		\$50,000				\$50,000
Thermal Imaging Cameras Replacement	\$50,000					\$50,000
INFORMATION TECHNOLOGY	\$28,000	\$0	\$0	\$0	\$0	\$28,000
Records and Reporting System	\$28,000	\$0	\$0	\$0	\$0	\$28,000
INFRASTRUCTURE IMPROVEMENT			\$190,000		\$59,000	\$249,000
Central station exterior waterproofing			\$100,000			\$100,000
Highland - Replacement of (2) Boilers					\$35,000	\$35,000
Highland - Replacement of Hot Water Tank					\$24,000	\$24,000
Park Circle - (4) Air Handlers Replacement			\$51,000			\$51,000
Park Circle - Air Handler (Apparatus bay)			\$17,000			\$17,000
Park Circle - Water Heater			\$22,000			\$22,000
PUBLIC BUILDING MAINTENANCE	\$40,000	\$13,000				\$53,000
Carpeting - Flooring at Park Circle Station	\$10,000					\$10,000
Highland - Exterior Marble Replacement	\$30,000					\$30,000
Park Circle - Apparatus Bay Heating Unit		\$13,000				\$13,000
VEHICLE REPLACEMENT		\$745,000	\$385,000	\$99,000	\$51,000	\$1,280,000
Engine Pumper to Replace #1025.		\$625,000				\$625,000
Replace vehicle #1015 and #1016		\$120,000				\$120,000
Rescue Ambulance replacing #1026			\$345,000			\$345,000
Vehicle Replacement - #1017 2012 Ford Escape			\$40,000			\$40,000
Vehicle Replacement - #1018 2012 F250 M2				\$50,000		\$50,000
Vehicle Replacement - #1022 2014 Ford Interceptor				\$49,000		\$49,000
Vehicle Replacement - #1023 2014 Ford Explorer					\$51,000	\$51,000
COMMUNITY SAFETY - POLICE SERVICES	\$203,000	\$175,000	\$162,000	\$183,000	\$169,200	\$892,200
EQUIPMENT REPLACEMENT	\$18,000	\$22,000	\$22,000	\$25,000	\$19,200	\$106,200
Automatic External Defibrillators	\$18,000					\$18,000
Bullet Proof Vest Program		\$22,000	\$22,000	\$25,000	\$19,200	\$88,200
VEHICLE REPLACEMENT	\$185,000	\$153,000	\$140,000	\$158,000	\$150,000	\$786,000
Animal Control Vehicle Replacement	\$45,000					\$45,000
Parking Control Vehicle(s)		\$13,000		\$13,000		\$26,000
Vehicle Replacement Program	\$140,000	\$140,000	\$140,000	\$145,000	\$150,000	\$715,000
COUNCIL ON AGING TRANSPORTATION ENTERPRISE FUND		\$15,000		\$15,000		\$30,000

	2022	2023	2024	2025	2026	Grand Total
VEHICLE REPLACEMENT		\$15,000		\$15,000		\$30,000
Van Replacement Program		\$15,000		\$15,000		\$30,000
FACILITIES	\$250,000	\$30,000	\$75,000	\$30,000	\$75,000	\$460,000
PUBLIC BUILDING MAINTENANCE	\$250,000	\$30,000	\$75,000	\$30,000	\$75,000	\$460,000
Parmenter School Exterior Repairs	\$100,000					\$100,000
Parmenter School Utilities	\$75,000					\$75,000
Town Hall - Renovations	\$75,000	\$30,000	\$75,000	\$30,000	\$75,000	\$285,000
HEALTH & HUMAN SERVICES	\$65,000					\$65,000
PUBLIC BUILDING MAINTENANCE	\$65,000					\$65,000
HHS Office Update-Phase 2	\$65,000					\$65,000
INFORMATION TECHNOLOGY	\$742,860	\$610,000	\$620,000	\$610,000	\$610,000	\$3,192,860
EQUIPMENT REPLACEMENT			\$10,000			\$10,000
Conference Room Presentation Technology Program			\$10,000			\$10,000
INFORMATION TECHNOLOGY	\$610,000	\$610,000	\$610,000	\$610,000	\$610,000	\$3,050,000
School - Admin Computers and Peripherals	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$200,000
School - Network Infrastructure	\$20,000	\$20,000	\$20,000	\$20,000	\$20,000	\$100,000
School - Replacement Academic PC's District Wide	\$400,000	\$400,000	\$400,000	\$400,000	\$400,000	\$2,000,000
School - Software Licensing	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$200,000
Town Microcomputer Program	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$300,000
Town Software Upgrades & Standardization	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
INFRASTRUCTURE IMPROVEMENT	\$132,860	\$0	\$0	\$0	\$0	\$132,860
Application & Permits, Modernization Initiative	\$132,860	\$0	\$0	\$0	\$0	\$132,860
INSPECTIONS	\$26,000					\$26,000
VEHICLE REPLACEMENT	\$26,000					\$26,000
Plumbing Car	\$26,000					\$26,000
LIBRARY	\$54,109	\$60,498	\$67,298	\$953,524	\$61,338	\$1,196,767
DEPARTMENTAL PROJECT			\$0	\$900,000	\$0	\$900,000
Fox Library Building Project				\$900,000		\$900,000
Robbins Library Renovations			\$0		\$0	\$0
EQUIPMENT REPLACEMENT	\$54,109	\$60,498	\$67,298	\$53,524	\$61,338	\$296,767
MLN Equipment Schedule	\$54,109	\$60,498	\$67,298	\$53,524	\$61,338	\$296,767
PLANNING	\$150,000	\$30,000	\$175,000	\$30,000	\$150,000	\$535,000
DEPARTMENTAL PROJECT	\$100,000	\$30,000	\$125,000	\$30,000	\$100,000	\$385,000
Bike Rack Installation			\$25,000			\$25,000
Townwide ADA accessibility upgrades	\$100,000	\$30,000	\$100,000	\$30,000	\$100,000	\$360,000
INFRASTRUCTURE IMPROVEMENT	\$50,000		\$50,000	\$0	\$50,000	\$150,000
BLUEBikes expansion/ maintenance	\$50,000		\$50,000	\$0	\$50,000	\$150,000
PUBLIC WORKS CEMETERY DIVISION	\$10,000	\$145,000	\$85,000	\$10,000	\$10,000	\$260,000
DEPARTMENTAL PROJECT	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000

	2022	2023	2024	2025	2026	Grand Total
Headstone Cleaning & Repair	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
EQUIPMENT REPLACEMENT		\$135,000	\$75,000			\$210,000
Backhoe		\$135,000				\$135,000
Mini-Excavator			\$75,000			\$75,000
PUBLIC WORKS ENGINEERING DIVISION			\$25,000		\$25,000	\$50,000
DEPARTMENTAL PROJECT			\$25,000		\$25,000	\$50,000
Roadway Consulting Services			\$25,000		\$25,000	\$50,000
PUBLIC WORKS HIGHWAY DIVISION	\$2,617,044	\$2,636,658	\$2,721,211	\$3,236,217	\$3,249,685	\$14,460,815
EQUIPMENT REPLACEMENT	\$50,500	\$29,500	\$18,000	\$90,500	\$18,000	\$206,500
Asphalt Pavement Hot Box				\$60,000		\$60,000
Line Striping Machine	\$13,000					\$13,000
Sander Body	\$17,500	\$17,500	\$18,000	\$18,000	\$18,000	\$89,000
Snow Plow Replacement		\$12,000		\$12,500		\$24,500
Variable Message Board	\$20,000					\$20,000
INFRASTRUCTURE IMPROVEMENT	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$300,000
Traffic Signal Maint & Upgrades	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$300,000
ROADS AND PATHS INFRASTRUCTURE	\$2,294,544	\$2,312,158	\$2,330,211	\$2,848,717	\$2,867,685	\$12,653,315
Accessibility Improvements (Override 2019)	\$205,000	\$210,125	\$215,378	\$220,763	\$226,282	\$1,077,548
Chapter 90 Roadway	\$750,000	\$750,000	\$750,000	\$750,000	\$750,000	\$3,750,000
Install Sidewalk Ramps - CDBG	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$625,000
Roadway Reconstruction	\$350,000	\$350,000	\$350,000	\$550,000	\$550,000	\$2,150,000
Roadway Reconstruction Override 2011	\$499,544	\$512,033	\$524,833	\$537,954	\$551,403	\$2,625,767
Sidewalk Ramp Installation	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$325,000
Sidewalks and Curbstones	\$300,000	\$300,000	\$300,000	\$600,000	\$600,000	\$2,100,000
VEHICLE REPLACEMENT	\$212,000	\$235,000	\$313,000	\$237,000	\$304,000	\$1,301,000
1 Ton Dump Truck w-Plow-Sander	\$72,000				\$75,000	\$147,000
10 Wheel Dump Truck.			\$133,000			\$133,000
3/4 Ton Pickup					\$44,000	\$44,000
33,000 GVW Dump Truck w-Plow (Highway 1)	\$140,000					\$140,000
44,000 GVW, 4WD Truck w-Dump Body				\$185,000		\$185,000
44,000 GVW, 4WD Truck w-Sander			\$180,000		\$185,000	\$365,000
Street Sweeper		\$235,000				\$235,000
Utility Truck (Highway 1)				\$52,000		\$52,000
PUBLIC WORKS MER		\$125,000				\$125,000
EQUIPMENT REPLACEMENT		\$125,000				\$125,000
Fork Lift		\$125,000				\$125,000
PUBLIC WORKS NATURAL RESOURCES DIVISION	\$214,000	\$7,500	\$141,000	\$195,000	\$112,000	\$669,500
EQUIPMENT REPLACEMENT	\$106,000	\$7,500	\$75,000	\$125,000	\$42,000	\$355,500
Mower 130" w Wing Deck	\$68,000					\$68,000

	2022	2023	2024	2025	2026	Grand Total
Mower Trailer		\$7,500				\$7,500
Ride-On Mower	\$38,000				\$42,000	\$80,000
Skid Steer			\$75,000			\$75,000
Stump Grinder				\$60,000		\$60,000
Tree Chipper				\$65,000		\$65,000
VEHICLE REPLACEMENT	\$108,000		\$66,000	\$70,000	\$70,000	\$314,000
1 Ton 4x2 Pickup	\$44,000					\$44,000
1 Ton Pickup Truck w-Dump Body	\$64,000		\$66,000		\$70,000	\$200,000
Utility Vehicles (2)				\$70,000		\$70,000
PUBLIC WORKS WATER/SEWER DIVISION	\$2,839,000	\$2,860,000	\$3,000,000	\$2,950,000	\$3,006,000	\$14,655,000
DEPARTMENTAL PROJECT	\$10,000					\$10,000
Enclosed Trailer	\$10,000					\$10,000
EQUIPMENT REPLACEMENT		\$110,000	\$100,000			\$210,000
Compressor Truck		\$100,000				\$100,000
Mini-Excavator Trailer		\$10,000				\$10,000
Pump Station Generator			\$100,000			\$100,000
INFRASTRUCTURE IMPROVEMENT	\$2,700,000	\$2,750,000	\$2,900,000	\$2,950,000	\$2,950,000	\$14,250,000
Drainage Rehab - Regulatory Compliance (Ch-308)	\$300,000	\$350,000	\$400,000	\$450,000	\$450,000	\$1,950,000
Hydrant and Valve replacement program	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
Sewer System Rehabilitation	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$4,500,000
Water System Rehabilitation	\$1,400,000	\$1,400,000	\$1,500,000	\$1,500,000	\$1,500,000	\$7,300,000
VEHICLE REPLACEMENT	\$129,000				\$56,000	\$185,000
33,000 GVW Dump Truck w-plow (Water 1)	\$129,000					\$129,000
Utility Truck					\$56,000	\$56,000
PURCHASING	\$44,284	\$63,033	\$60,350	\$54,500	\$51,500	\$273,667
EQUIPMENT REPLACEMENT	\$44,284	\$63,033	\$60,350	\$54,500	\$51,500	\$273,667
Photocopier Replacement Program	\$44,284	\$63,033	\$60,350	\$54,500	\$51,500	\$273,667
RECREATION	\$85,000	\$85,000	\$160,000	\$895,000	\$1,085,000	\$2,310,000
PARKS PLAYGROUNDS & FIELDS	\$85,000	\$85,000	\$160,000	\$895,000	\$1,085,000	\$2,310,000
ADA Study Implementation Program	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$250,000
Feasibility Study	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$50,000
Parallel Park					\$500,000	\$500,000
Parmenter Playground and Site Improvements					\$500,000	\$500,000
Playground Audit and Safety Improvements	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$125,000
Robbins Farm Playground				\$500,000		\$500,000
Scannell Baseball/Softball Field				\$310,000		\$310,000
Skateboard Park at McClennan			\$75,000			\$75,000
REDEVELOPMENT BOARD	\$300,000		\$150,000			\$450,000
INFRASTRUCTURE IMPROVEMENT	\$300,000					\$300,000

	2022	2023	2024	2025	2026	Grand Total
Whittemore Park upgrades	\$300,000					\$300,000
PUBLIC BUILDING MAINTENANCE	\$0		\$150,000			\$150,000
23 Maple Street - Repairs and window replacement			\$150,000			\$150,000
Jefferson Cutter House boiler replacement	\$0					\$0
SCHOOLS	\$723,000	\$543,000	\$1,113,000	\$1,093,000	\$733,000	\$4,205,000
DEPARTMENTAL PROJECT	\$130,000	\$400,000	\$100,000	\$100,000	\$100,000	\$830,000
Bishop Envelope Repairs	\$30,000	\$300,000				\$330,000
Security Updates	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$500,000
EQUIPMENT REPLACEMENT	\$163,000	\$13,000	\$13,000	\$13,000	\$13,000	\$215,000
Bishop Roof Top Units					\$0	\$0
Custodial Equipment	\$13,000	\$13,000	\$13,000	\$13,000	\$13,000	\$65,000
Dallin Roof Top Units				\$0		\$0
Engineering Study	\$150,000					\$150,000
Hardy HVAC Roof Top Units		\$0	\$0			\$0
Ottoson Hvac Roof Top Units	\$0			\$0		\$0
Peirce Roof Top Units				\$0		\$0
INFRASTRUCTURE IMPROVEMENT			\$800,000	\$200,000		\$1,000,000
Brackett Playground Renovation			\$800,000			\$800,000
Hardy Boiler				\$200,000		\$200,000
Hardy Reroofing Phase II			\$0			\$0
Ottoson Roof Replacement			\$0			\$0
MAJOR REPAIRS				\$500,000	\$450,000	\$950,000
School Capital Repairs				\$500,000	\$450,000	\$950,000
PHOTOCOPIER PROGRAM	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$600,000
Photocopier Lease Program	\$120,000	\$120,000	\$120,000	\$120,000	\$120,000	\$600,000
PUBLIC BUILDING MAINTENANCE	\$30,000	\$10,000	\$30,000	\$20,000		\$90,000
Energy Efficiency Projects	\$30,000	\$10,000	\$30,000	\$20,000		\$90,000
STUDENT TRANSPORTATION	\$195,000					\$195,000
Bus #101 - 53 Passenger	\$95,000					\$95,000
Bus #108 - 53 passenger bus	\$100,000					\$100,000
VEHICLE REPLACEMENT	\$85,000		\$50,000	\$140,000	\$50,000	\$325,000
Facilities Vehicle Replacement	\$85,000		\$50,000	\$50,000	\$50,000	\$235,000
Van # 109 - 8 Passenger Explorer				\$40,000		\$40,000
Van #113 - Food Service				\$50,000		\$50,000
VETERANS' MEMORIAL RINK ENTERPRISE FUND	\$0					\$0
MAJOR REPAIRS	\$0					\$0
Ed Burns Arena Roof Work	\$0					\$0
Grand Total	\$8,473,297	\$8,253,369	\$9,159,859	\$10,384,241	\$9,477,723	\$45,748,489

		2023	2024	2025	2026	Grand Total
COMMUNITY SAFETY - FIRE SERVICES			\$70,775	\$158,849	\$153,798	\$383,421
Central station exterior waterproofing	10			\$15,000	\$14,500	\$29,500
Engine Pumper to Replace #1025.	20		\$59,375	\$57,969	\$56,563	\$173,906
Replace vehicle #1015 and #1016	20		\$11,400	\$11,130	\$10,860	\$33,390
Rescue Ambulance replacing #1026	6			\$74,750	\$71,875	\$146,625
FACILITIES		\$13,750	\$13,375	\$13,000	\$12,625	\$52,750
Parmenter School Exterior Repairs	10	\$13,750	\$13,375	\$13,000	\$12,625	\$52,750
LIBRARY					\$90,000	\$90,000
Fox Library Building Project	20				\$90,000	\$90,000
PUBLIC WORKS CEMETERY DIVISION			\$15,075	\$14,670	\$14,265	\$44,010
Backhoe	15		\$15,075	\$14,670	\$14,265	\$44,010
PUBLIC WORKS HIGHWAY DIVISION		\$14,583	\$48,308	\$87,851	\$106,762	\$257,504
10 Wheel Dump Truck.	10			\$19,950	\$19,285	\$39,235
33,000 GVW Dump Truck w-Plow (Highway 1)	15	\$14,583	\$14,233	\$13,883	\$13,533	\$56,233
44,000 GVW, 4WD Truck w-Dump Body	15				\$21,583	\$21,583
44,000 GVW, 4WD Truck w-Sander	15			\$21,000	\$20,400	\$41,400
Street Sweeper	10		\$34,075	\$33,018	\$31,960	\$99,053
PUBLIC WORKS MER			\$11,875	\$11,594	\$11,313	\$34,781
Fork Lift	20		\$11,875	\$11,594	\$11,313	\$34,781
PUBLIC WORKS PROPERTIES DIVISION		\$476,745	\$531,997	\$531,997	\$531,997	\$2,072,736
DPW Facility - Site Improvements - Additional	30	\$224,351	\$224,351	\$224,351	\$224,351	\$897,402
DPW Facility - Site Improvements - Additional 2	30	\$224,351	\$224,351	\$224,351	\$224,351	\$897,402
DPW Facility - Site Improvements - Additional 3	30		\$55,252	\$55,252	\$55,252	\$165,757
DPW Facility - Site Improvements 2	30	\$28,044	\$28,044	\$28,044	\$28,044	\$112,175
RECREATION					\$121,500	\$121,500
Robbins Farm Playground	10				\$75,000	\$75,000
Scannell Baseball/Softball Field	10				\$46,500	\$46,500
REDEVELOPMENT BOARD		\$41,250	\$40,125	\$56,500	\$54,875	\$192,750
23 Maple Street - Repairs and window replacement	15			\$17,500	\$17,000	\$34,500
Whittemore Park upgrades	10	\$41,250	\$40,125	\$39,000	\$37,875	\$158,250
SCHOOLS		\$59,375	\$101,000	\$191,108	\$204,485	\$555,968
Bishop Envelope Repairs	10		\$43,500	\$42,150	\$40,800	\$126,450
Brackett Playground Renovation	15			\$93,333	\$90,667	\$184,000
Bus #108 - 53 passenger bus	5	\$23,750	\$23,000	\$22,250	\$21,500	\$90,500
Engineering Study	5	\$35,625	\$34,500	\$33,375	\$32,250	\$135,750
Hardy Boiler	15				\$19,268	\$19,268
Grand Total		\$605,703	\$832,531	\$1,065,569	\$1,301,619	\$3,805,422

	2020	2021	2022	Grand Total
COMMUNITY SAFETY - FIRE SERVICES	\$205,000	\$337,000	\$150,000	\$692,000
Carpeting - Flooring at Park Circle Station			\$10,000	\$10,000
Firefighter Protective Gear		\$25,000	\$25,000	\$50,000
Furniture - Park Circle / Highland		\$10,000		\$10,000
G3 Automated External Defib - Replacement			\$7,000	\$7,000
Highland - Exterior Marble Replacement			\$30,000	\$30,000
Portable Radio Replacement	\$205,000			\$205,000
Records and Reporting System			\$28,000	\$28,000
Rescue Ambulance replacing 2013 Ford Horton		\$302,000		\$302,000
Thermal Imaging Cameras Replacement			\$50,000	\$50,000
COMMUNITY SAFETY - POLICE SERVICES	\$1,109,000	\$135,000	\$203,000	\$1,447,000
Animal Control Vehicle Replacement			\$45,000	\$45,000
Automatic External Defibrillators			\$18,000	\$18,000
Bullet Proof Vest Program	\$7,000			\$7,000
Radio Upgrade-Replacement Program	\$967,000			\$967,000
Vehicle Replacement Program	\$135,000	\$135,000	\$140,000	\$410,000
COUNCIL ON AGING TRANSPORTATION ENTERPRISE FUND		\$15,000		\$15,000
Van Replacement Program		\$15,000		\$15,000
FACILITIES	\$10,000	\$565,000	\$250,000	\$825,000
Building exterior repairs - Parmenter		\$100,000		\$100,000
HVAC replacement - Dallin Library		\$25,000		\$25,000
HVAC upgrades - Parmenter		\$100,000		\$100,000
Parmenter School Exterior Repairs			\$100,000	\$100,000
Parmenter School Utilities			\$75,000	\$75,000
Roof replacement - Dallin Library		\$40,000		\$40,000
Town Hall - Renovations	\$10,000	\$300,000	\$75,000	\$385,000
HEALTH & HUMAN SERVICES	\$311,500	\$605,700	\$65,000	\$982,200
Carriage House interior renovation	\$75,000			\$75,000
Conversion of property and restaurant files to electronic format		\$10,000		\$10,000
HHS Office Update-Phase 2			\$65,000	\$65,000
Veterans Memorials Repairs	\$40,000			\$40,000
Whittemore Robbins Cottage		\$515,000		\$515,000
Whittemore Robbins House - Cupola and slate roof		\$80,700		\$80,700
Whittemore Robbins House - Exterior Painting and Window Replacement	\$136,500			\$136,500
Whittemore Robbins House Kitchen	\$60,000			\$60,000
HUMAN RESOURCES		\$16,397		\$16,397
Human Resources Applicant Tracking and On-boarding		\$16,397		\$16,397
INFORMATION TECHNOLOGY	\$728,760	\$620,000	\$742,860	\$2,091,620
Application & Permits, Modernization Initiative			\$132,860	\$132,860
Conference Room Presentation Technology Program		\$10,000		\$10,000
Interface between WebQA and PeopleGIS for DPW work orders	\$10,000			\$10,000
Matching funds for technology grant	\$13,760			\$13,760
School - Admin Computers and Peripherals	\$40,000	\$40,000	\$40,000	\$120,000
School - Network Infrastructure	\$75,000	\$20,000	\$20,000	\$115,000
School - Replacement Academic PC's District Wide	\$420,000	\$400,000	\$400,000	\$1,220,000
School - Software Licensing	\$60,000	\$40,000	\$40,000	\$140,000
Town Microcomputer Program	\$60,000	\$60,000	\$60,000	\$180,000
Town Software Upgrades & Standardization	\$50,000	\$50,000	\$50,000	\$150,000
INSPECTIONS			\$26,000	\$26,000
Plumbing Car			\$26,000	\$26,000
LIBRARY	\$151,260	\$51,698	\$54,109	\$257,067
MLN Equipment Schedule		\$51,698	\$54,109	\$105,807
MLN Equipment Schedule FY20-24	\$41,260			\$41,260
Repointing	\$100,000			\$100,000
Roof Parapet	\$10,000			\$10,000
PLANNING	\$8,176,500	\$375,000	\$150,000	\$8,701,500
Bike Rack Installation		\$25,000		\$25,000
BLUEBikes expansion/ maintenance			\$50,000	\$50,000
Building exterior repairs assessment - Parmenter	\$30,000			\$30,000
Exterior Repairs- Dallin Library	\$41,500			\$41,500
HVAC assessment - Parmenter	\$10,000			\$10,000
Interior finish repairs - Dallin Library	\$10,000			\$10,000
Parking lot upgrades - Dallin Library	\$30,000			\$30,000

	2020	2021	2022	Grand Total
Senior Center/Central School Renovation	\$8,055,000	\$250,000		\$8,305,000
Townwide ADA accessibility upgrades		\$100,000	\$100,000	\$200,000
PUBLIC WORKS CEMETERY DIVISION	\$10,000	\$10,000	\$10,000	\$30,000
Headstone Cleaning & Repair	\$10,000	\$10,000	\$10,000	\$30,000
PUBLIC WORKS ENGINEERING DIVISION	\$775,000	\$30,000		\$805,000
Lake Street/Bikeway Intersection Improvements	\$750,000			\$750,000
Roadway Consulting Services	\$25,000			\$25,000
Utility Vehicle (Engineering 1)		\$30,000		\$30,000
PUBLIC WORKS HIGHWAY DIVISION	\$2,840,975	\$3,263,772	\$2,617,044	\$8,721,791
1 Ton Dump Truck w-Plow-Sander		\$68,000	\$72,000	\$140,000
33,000 GVW Dump Truck w-Plow	\$125,000	\$144,000		\$269,000
33,000 GVW Dump Truck w-Plow (Highway 1)			\$140,000	\$140,000
3-4 Ton Pick-up, 4wd w-Plow	\$40,000			\$40,000
44,000 GVW, 4WD Truck w-Sander	\$168,000	\$184,912		\$352,912
Accessibility Improvements (Override 2019)		\$200,000	\$205,000	\$405,000
Backhoe-Loader - 1.5 CY		\$110,000		\$110,000
Chapter 90 Roadway	\$750,000	\$750,000	\$750,000	\$2,250,000
Install Sidewalk Ramps - CDBG	\$125,000	\$125,000	\$125,000	\$375,000
Line Striping Machine			\$13,000	\$13,000
Roadway Reconstruction	\$350,000	\$550,000	\$350,000	\$1,250,000
Roadway Reconstruction Override 2011	\$475,475	\$487,360	\$499,544	\$1,462,379
Sander Body	\$17,500	\$17,500	\$17,500	\$52,500
Sidewalk Ramp Installation	\$65,000	\$65,000	\$65,000	\$195,000
Sidewalks and Curbstones	\$500,000	\$550,000	\$300,000	\$1,350,000
Snow Plow Replacement		\$12,000		\$12,000
Street Sweeper	\$225,000			\$225,000
Traffic Signal Maint & Upgrades			\$60,000	\$60,000
Variable Message Board			\$20,000	\$20,000
PUBLIC WORKS MER	\$60,000	\$60,000		\$120,000
Traffic Signal Maint & Upgrades	\$60,000	\$60,000		\$120,000
PUBLIC WORKS NATURAL RESOURCES DIVISION	\$102,000	\$180,000	\$214,000	\$496,000
1 Ton 4x2 Pickup			\$44,000	\$44,000
1 Ton Pickup Truck w-Dump Body	\$62,000		\$64,000	\$126,000
3-4 Ton Pickup Truck	\$40,000			\$40,000
Boom-Dump-Chip Truck		\$180,000		\$180,000
Mower 130" w Wing Deck			\$68,000	\$68,000
Ride-On Mower			\$38,000	\$38,000
PUBLIC WORKS PROPERTIES DIVISION	\$29,900,000	\$8,900,000		\$38,800,000
DPW Facility - Site Improvements	\$29,400,000			\$29,400,000
DPW Facility - Site Improvements - Additional		\$4,000,000		\$4,000,000
DPW Facility - Site Improvements - Additional 2		\$4,000,000		\$4,000,000
DPW Facility - Site Improvements - Additional 3		\$900,000		\$900,000
DPW Facility - Site Improvements 2	\$500,000			\$500,000
PUBLIC WORKS WATER/SEWER DIVISION	\$3,112,000	\$2,727,000	\$2,839,000	\$8,678,000
1 ton Dump Truck	\$62,000			\$62,000
33,000 GVW Dump Truck w-plow (Water 1)			\$129,000	\$129,000
Drainage Rehab - Regulatory Compliance (Ch-308)	\$250,000	\$250,000	\$300,000	\$800,000
Enclosed Trailer			\$10,000	\$10,000
Hydrant and Valve replacement program	\$100,000	\$100,000	\$100,000	\$300,000
Sewer System Rehabilitation	\$900,000	\$900,000	\$900,000	\$2,700,000
Small Equipment	\$5,000			\$5,000
Utility Truck (Water/Sewer 1)		\$47,000		\$47,000
Utility Vehicle (Water/Sewer 1)		\$30,000		\$30,000
Vacuum/Jet Truck	\$395,000			\$395,000
Water System Rehabilitation	\$1,400,000	\$1,400,000	\$1,400,000	\$4,200,000
PURCHASING	\$53,000	\$51,435	\$44,284	\$148,719
Photocopier Replacement Program	\$53,000	\$51,435	\$44,284	\$148,719
RECREATION	\$3,135,000	\$410,000	\$85,000	\$3,630,000
ADA Study Implementation Program	\$50,000	\$50,000	\$50,000	\$150,000
Feasibility Study	\$10,000	\$10,000	\$10,000	\$30,000
Playground Audit and Safety Improvements			\$25,000	\$25,000
Poets Corner Field	\$75,000			\$75,000
Reservoir Improvements Phase II	\$3,000,000			\$3,000,000

	2020	2021	2022	Grand Total
Reservoir Improvements Phase II Supplement		\$350,000		\$350,000
REDEVELOPMENT BOARD	\$42,500	\$236,494	\$300,000	\$578,994
Boiler replacement - Jefferson Cutter		\$25,000		\$25,000
Interior finish upgrades - Jefferson Cutter	\$22,500	\$37,500		\$60,000
Interior repairs - 23 Maple Street	\$20,000	\$46,922		\$66,922
Jefferson Cutter House boiler replacement			\$0	\$0
Whittemore Park upgrades		\$127,072	\$300,000	\$427,072
SCHOOLS	\$1,805,000	\$1,924,650	\$723,000	\$4,452,650
Activity Van - After School Program	\$55,000			\$55,000
Air Conditioning Study	\$50,000			\$50,000
Bishop Envelope Repairs			\$30,000	\$30,000
Bishop School Painting		\$35,000		\$35,000
Bus #101 - 53 Passenger			\$95,000	\$95,000
Bus #102 - 53 passenger bus	\$95,000			\$95,000
Bus #108 - 53 passenger bus			\$100,000	\$100,000
Custodial Equipment		\$13,000	\$13,000	\$26,000
Energy Efficiency Projects		\$20,000	\$30,000	\$50,000
Engineering Study			\$150,000	\$150,000
Facilities Vehicle Replacement		\$50,000	\$85,000	\$135,000
Gibbs School HVAC Catwalks	\$100,000			\$100,000
Hardy Accessibility Improvements	\$25,000			\$25,000
Hardy Playground	\$340,000			\$340,000
Hardy Playground Supplemental		\$571,900		\$571,900
Hardy Reroofing and Envelope Phase I	\$350,000			\$350,000
Landscape Improvements - Bishop School	\$125,000			\$125,000
Ottoson Elevator		\$220,000		\$220,000
Ottoson Exterior Step Repair	\$20,000			\$20,000
Ottoson Exterior Step Work		\$50,000		\$50,000
Ottoson Hvac Roof Top Units			\$0	\$0
Ottoson HVAC Rooftop Unit		\$300,000		\$300,000
Ottoson Lift		\$30,000		\$30,000
Peirce Playground Renovations		\$269,750		\$269,750
Photocopier Lease Program	\$120,000	\$120,000	\$120,000	\$360,000
Replace Truck and Plow	\$50,000			\$50,000
School Playground Upgrades	\$300,000			\$300,000
Security Updates	\$40,000	\$100,000	\$100,000	\$240,000
Thompson Heat Pump Replacement	\$35,000			\$35,000
Van # 110 - passenger	\$40,000			\$40,000
Van #105 - 8 Passenger Explorer		\$40,000		\$40,000
Van #112 - Athletics Van		\$45,000		\$45,000
Window Screens in Schools	\$60,000	\$60,000		\$120,000
SELECT BOARD	\$114,000			\$114,000
Voting Machines	\$114,000			\$114,000
TREASURER		\$40,000		\$40,000
Multi-Space Parking Meter Replacement		\$40,000		\$40,000
VETERANS' MEMORIAL RINK ENTERPRISE FUND	\$170,000	\$150,000	\$0	\$320,000
Bleacher Lift		\$150,000		\$150,000
Boiler Replacement	\$150,000			\$150,000
Ed Burns Arena Roof Work	\$20,000		\$0	\$20,000
Grand Total	\$52,811,495	\$20,704,146	\$8,473,297	\$81,988,938

<u>Building</u>	<u>Footprint Square Feet (source)</u>	<u>Year Built</u>	<u>Year of Completing Last Major Renovation</u>	<u>Estimated Year of Completing Next Major Renovation</u>
Community Safety Buildings				
Tower Fire Station (Park Circle)	2,700	2007		
Highland Fire Station	6,503	1929	2011	
Central Fire Station (Headquarters)	12,738	1926	2015	
Community Safety Building	20,780	1983	2017	
Dog Pound	1,214 (a)			
Public School Buildings				
Bishop Elem. School	51,367	1950	2002	
Brackett Elem. School	57,670	2000		
Dallin Elem. School	68,578	1956	2005	
Hardy Elem. School	60,507	1926	2001, Addition 2018	
Peirce Elem. School	48,500	2002		
Stratton Elem. School	63,300	1962	1968, 2011, 2017	
Thompson Elem. School	59,000	2013	Addition 2017	
Gibbs School (reverting to School Dept June 2017)	69,000	1928	2018	
Ottoson Middle School	154,380	1920	1998	
Arlington High School (4 buildings)	394,106	1914 to 1980		2022-25
Pierce Field "Snack Shack"		2007		
Spy Pond Field House	870 (a)			
Libraries				
Robbins Library	46,003	1892	1992	
Fox Library	6,683	1940	1952	
Managed by Arlington Redevelopment Board				
Former Central School Bldg.	18746 (a)	1894 (d)	1985	2021
Former Crosby School Bldg.	40167 (a)	1895	1991	Sold 2012
Jefferson Cutter House	3,444	1817 (W)	2016	
23 Maple St.	4,760	1862	2008	
Managed by the Town Manager's Office				
Former Parmenter School Bldg.	27616 (a)	1926	1988	Partial 2020
Former Dallin Library Bldg.	4164(a)	1937	1999	
Dept. of Public Works				
Bldg.-A (Director/Engineer/Inspection)	16608 (a)	1920	1987?	2022
Bldg.-B (Assembly Hall)	8568 (a)	1950	1987?	2022
Bldg.-C (Maintenance Garage)	40000 (a)			2022
Bldg.-D (Snow Fighting Garage)	6402 (a)			2022

Bldg.-E (Small Salt Shed)	2304 (a)			2022
Bldg.-G (Large Salt Shed)				2022
Transfer Station	1332 (a)			
Ryder Street Garage	5292 (a)	1950		
Cemetery Dept.				
Cem. Bldg.-A (Chapel & Office)	2016 (m)	1903	2017	
Cem. Garage	825 (m)	c. 1952		
Parks & Recreation				
Sports Center Rink	25,680	1969	2016	
Bath House at Arlington Reservoir	815 (a)			2021
Pump House at Arlington Reservoir				2020
Other Town-owned Bldgs.				
Arlington Town Hall	45,612	1913	2011	Ongoing
& Annex	(see above)	1955	2011	Ongoing
Jarvis House (Law Office)	2809 (a)	1815		
Mt. Gilboa House	1,960	1924		
Whittemore Robbins House	1236 (a)	1799	1995	

Sources: (a) appraisal in 1979 and 1980; (d) Richard Duffy, (m) Mark Miano

Note 1: This table is the latest draft of a work in progress. It includes all relevant information that the Capital Planning Committee has collected. We will continue to look for corrections and additional information.

TOWN OF ARLINGTON
CAPITAL PLANNING COMMITTEE

Update to Report to Town Meeting

May 7, 2021

Please also view the 5-minute recorded video presentation of the full Report to Town Meeting, “Warrant Article 56: Capital Budget – Town Meeting 2021,” at acmi.tv/townmeeting

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7. Frequently Asked Questions

1. Executive Summary

In March 2021, bids received for the Department of Public Works (DPW) Yard project exceeded the \$38.93 million construction budget authorized by Town Meeting. The Permanent Town Building Committee (PTBC) has requested an increase to the budget of **\$5,416,470**. Details are below (*Figure 1*) and in the separate presentation, “DPW Project Architect’s Presentation.”

The increase would be paid by increased bond issuance and affects only Section 5 of Article 56, the Capital Budget Vote for Fiscal Year 2022. The administratively updated version of Section 5 immediately follows. Please note that Town Meeting is voting specifically on the FY22 Capital Budget.

Debt service on the additional borrowing would be paid starting in FY23 and therefore affects the “out-years” of the Capital Plan. Because the size of the Capital Plan is capped by the “5% Rule,” this increased debt service will force us to make tradeoffs – other items in the Plan will be cut, reduced, or delayed. We explain what adjustments we have made to keep the Capital Plan within the limit (*Table 1*).

This update concludes with a number of questions we have received and our answers.

The Permanent Town Building Committee approved this proposed budget increase on April 20 (unanimous); the Capital Planning Committee, on April 29 (unanimous); and the Finance Committee, on May 5 (13-4-0).

The Capital Planning Committee’s view is that the DPW Yard project, including the budget increase, is a key and urgent undertaking by the Town. We respectfully request your approval of Article 56.

Sincerely,
Timur Kaya Yontar
Chair, Capital Planning Committee

2. **Administrative Update to Section 5 of Article 56: Capital Budget Vote**
 (deletions struck; insertions bolded and underlined)

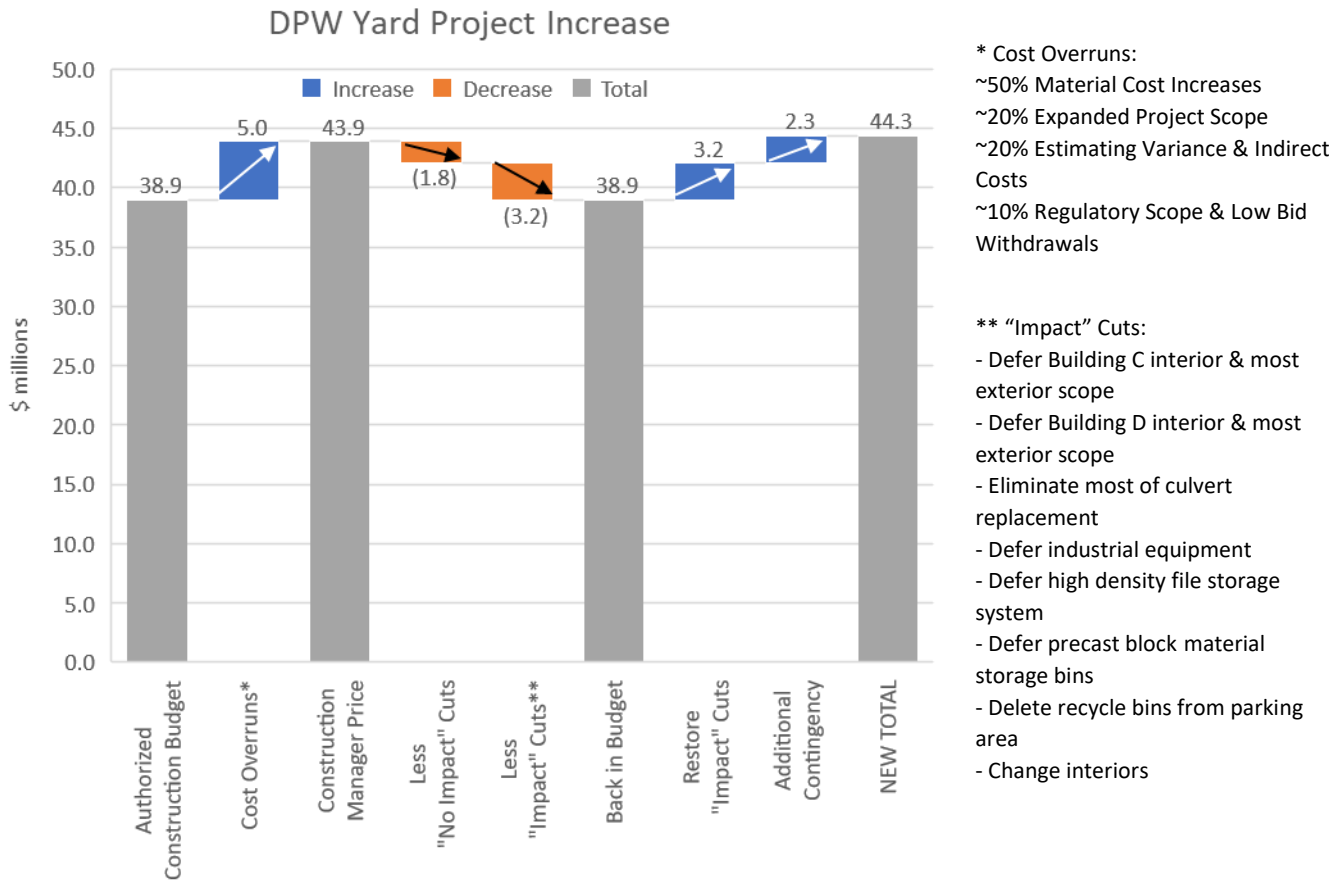
(5) That the sum of ~~\$790,000~~ **\$6,206,470** be and hereby is appropriated for extraordinary repairs to public facilities, acquisition of land and the purchase and installation of equipment and for costs incidental and related thereto as follows:

Item	General Fund	<u>Water/Sewer Enterprise Fund</u>	<u>Total</u>	Project	Department
1	\$ 100,000		<u>\$100,000</u>	Parmenter School Exterior Repairs	FACILITIES
2	\$ 140,000		<u>\$140,000</u>	33,000 GVW Dump Truck w-Plow	PUBLIC WORKS HIGHWAY
3	\$ 300,000		<u>\$300,000</u>	Whittemore Park upgrades	REDEVELOPMENT BOARD
4	\$ 100,000		<u>\$100,000</u>	Bus #108 - 53 passenger bus	SCHOOLS
5	\$ 150,000		<u>\$150,000</u>	Engineering Study	SCHOOLS
<u>6</u>	<u>\$4,143,600</u>	<u>\$1,272,870</u>	<u>\$5,416,470</u>	<u>DPW Building</u>	<u>PUBLIC WORKS</u>
	\$790,000 <u>\$4,933,600</u>	<u>\$1,272,870</u>	<u>\$6,206,470</u>	Total	

and that the Treasurer, with the approval of the Select Board, is hereby authorized to borrow not exceeding the sum of ~~\$790,000~~ **\$6,206,470** under and pursuant to M.G.L. Chapter 44 (requires a 2/3 vote), [*underlined in original*] and any other enabling authority, and to issue bonds or notes of the Town therefor, said sum to be expended under the direction of the Town Manager.

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3. Figure 1: DPW Yard Project Increase



4. Impact on FY22 Capital Budget Vote

The DPW Yard project budget increase totals **\$5,416,470**, a combination of the restored “impact” cuts of **\$3,166,470** and the additional contingency of **\$2,250,000**. The cost overruns were met with a number of “no impact” and “impact” cuts, but the “impact” cuts (*see list next to Figure 1*) would have had severe functional impact on the project, so the budget increase restores them.

Because of the mixed use of the site, **23.5%** of the budget increase is eligible to be paid by the Water & Sewer Enterprise Fund, while **76.5%** will be paid by the General Fund. In dollars, this corresponds to **\$1,272,870** for the Water & Sewer Enterprise Fund, and **\$4,143,600** for the General Fund.

This acquisition expense would be paid by the issuance of bonds, likely to occur in February 2022. Town Meeting would authorize the Town Treasurer to borrow this amount, which has increased in total from **\$790,000** to **\$6,206,470**.

Because debt service on bond issued in February 2022 will not be paid until after the end of Fiscal Year 2022, the increased borrowing will not affect the Fiscal Year 2022 Capital Appropriation, i.e., no other sections of Article 56 need be amended.

5. Impact on FY23–FY26 Capital Plan

The increase in borrowing is projected to cost the Capital Plan approximately **\$230,000** per year in additional debt service starting in FY23, based upon a 30-year term for those bonds given the very long expected lifespan of the rebuilt DPW Yard. Other capital plan item requests totaling that amount will have to be reduced, postponed, or cut in order to not exceed the 5% Rule during the term of those bonds.

Adjustments:

- The Capital Plan previously held capacity in FY23–FY26 of a total of **\$950,000** to pay future debt service on possible, but as yet undetermined, School Capital Repairs, pending the results of an engineering study to determine the scope, cost, and timing of such repairs.
- For now, we have taken out that capacity, which frees up enough room in the Plan in those four years to cover the debt service increase for the DPW project.
- We have also adjusted the timing, but not the total dollar amount, of some roadway and sidewalk repairs to smooth the annual capital outlays to 5%. Specifically, in both FY23 and FY24, **\$100,000** each of roadway and sidewalk repairs have been pushed out to FY25 and FY26.

These changes are reflected in the updated Table 1, below.

6. Table 1: Administrative Update to 5-Year Capital Plan summary (corresponds to Tables 3 and 4 in full Report to Town Meeting)

Town of Arlington Capital Plan FY 2022 - FY 2026

Fiscal Year	FY 2022	FY 2023	FY 2024	FY 2025	FY 2026	Total
Prior Non-Exempt Debt Service	\$ 7,063,282	\$6,699,193	\$6,297,226	\$5,730,475	\$5,967,760	\$31,757,937
Cash	\$3,959,297	\$2,753,369	\$3,366,859	\$4,139,241	\$4,151,723	\$18,370,489
New Non-Exempt Debt Service (FY22 & after)	\$0	\$838,108	\$1,064,935	\$1,297,974	\$1,534,024	\$4,735,040
BAN Interest and Principal	\$0	\$0	\$28,750	\$28,750	\$0	\$57,500
Total Non-Exempt Tax Burden	\$11,022,579	\$10,290,670	\$10,757,771	\$11,196,440	\$11,653,506	\$54,920,966
<i>Direct funding sources:</i>						
Rink Enterprise Funds	(\$54,156)	(\$52,056)	(\$50,106)	(\$48,306)	(\$17,247)	(\$221,872)
Ambulance Revolving Fund	(\$97,095)	(\$94,231)	(\$66,742)	(\$139,378)	(\$134,389)	(\$531,835)
Capital Carry Forwards	(\$539,066)					(\$539,066)
Antenna Funds	(\$206,268)	(\$198,584)	(\$192,694)	(\$182,009)	(\$166,891)	(\$946,447)
Urban Renewal Fund	(\$45,744)	(\$44,144)	(\$42,544)	(\$40,944)	(\$34,494)	(\$207,869)
Recreation Enterprise Fund	\$0	\$0	(\$89,000)	(\$89,000)	(\$89,000)	(\$267,000)
Asset Sale Proceeds	(\$750,000)					(\$750,000)
<i>Adjustments to 5% Plan:</i>						
Roadway Reconstruction Override 2011	(\$499,545)	(\$512,033)	(\$524,834)	(\$537,955)	(\$551,404)	(\$2,625,772)
Accessibility Improvements Override 2019	(\$205,000)	(\$210,125)	(\$215,378)	(\$220,763)	(\$226,282)	(\$1,077,547)
Debt service, Town-owned Rental Properties	\$0	(\$13,750)	(\$13,375)	(\$13,000)	(\$12,625)	(\$52,750)
Net Non-Exempt Plan	\$8,625,705	\$9,165,746	\$9,563,098	\$9,925,085	\$10,421,175	\$47,700,809
Pro Forma Budget	\$173,671,213	\$182,347,677	\$190,836,500	\$200,269,834	\$208,632,128	\$955,757,352
Budget For Plan at 5%	\$8,683,561	\$9,117,384	\$9,541,825	\$10,013,492	\$10,431,606	\$47,787,868
Plan as % of Revenues	4.97%	5.03%	5.01%	4.96%	5.00%	4.99%
Variance From Budget	\$57,855	(\$48,362)	(\$21,273)	\$88,407	\$10,431	\$87,059

7. Frequently Asked Questions

A. Will this increase my taxes?

The increase in General Fund borrowing will not raise taxes. The Capital Budget is sized at 5% of the overall Town Budget. All capital projects, programs, and asset acquisitions must fit into that budget (the “5% Rule”).

The portion paid by the Water & Sewer Enterprise Fund may come from drawing down reserves. It is as yet uncertain whether it will affect rates.

B. Why should we spend money on the DPW Yard?

Parts of the facility are one hundred years old. No significant renovations have been done since the 1970s. The site is overdue for repair and improvements. Inadequate facilities do not meet industry and safety code standards.

In the past thirty years the Town has completed rebuilding or renovating the Robbins Library, the Police Station, all three Fire Stations, and all of the elementary and middle schools, while the Community Center (former Central School) and Arlington High School projects are in progress. It is the DPW Yard’s turn.

C. What would happen if we didn’t increase the DPW Yard project budget?

The DPW Yard project is proceeding within the authorized \$38.93 million budget. To afford this, in addition to eliminating “no impact” scope items, several “impact” scope items were cut. Notable among these are: interior and exterior work at Buildings C and D, the existing historic buildings that house and maintain the DPW vehicle fleet; and replacement of the culvert through which Mill Brook runs underneath the DPW site.

Currently, insufficient vehicle storage and maintenance space causes exposure to the elements and negative impact on operational efficiency and on the life of the multi-million-dollar capital assets (the fleet). Additionally, the regular flooding of Mill Brook has caused increasingly rapid deterioration of the culvert over recent years.

The expectation is that the DPW Yard could “muddle through” in the short term but would eventually need to come back to request that these impact scope items be addressed, likely at higher cost.

D. Will you come back again asking for more money?

Since the Special Town Meeting in Fall 2020, we have signed a Guaranteed Maximum Price for the project with the construction manager and would be increasing the total contingency to 10% of project budget, which should insulate us from further unforeseen costs.

E. Do we have to act now? Why not wait?

Recent price increases result from reduced supply (pandemic-related disruptions to production and supply chains) and increased demand (recovering economy and influx of federal funds for construction). While the first may abate, if anything we expect demand for labor and materials would increase further as more projects become eligible for appropriated funds and/or a federal infrastructure bill is passed. Thus, we do not expect costs will decrease in the foreseeable future. Also, choosing to do the impact scope items later would be more costly due to the need to stage contractors a second time, and would impose a second period of disruption on DPW operations.

F. What about the School Capital Repairs?

These costs will be borne by the Capital Plan. When the engineering study is complete and the costs of the school repairs are known, we will again make tradeoffs to fit these back into the Plan. Fortunately, we also anticipate an influx of “Other” federal funds: we believe that a portion of the funds that Arlington expects to receive from the American Rescue Plan Act will be suitable for capital expenses; e.g., school building HVAC upgrades.