

## Section 9: Program 9000: Capital

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This section includes detailed information about the FY 2007 Capital Budget & Financing Plan. It includes:

- Capital Plan

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**Town of Lexington  
FY07 Town Manager's Proposed Budget**

**CAPITAL REQUESTS: FY2007 Recommended Projects  
General Fund Debt**

The following capital projects are recommended for funding with tax-levy supported debt.

1. **Lincoln Field Methane Gas Mitigation - \$200,000:** This request is for the design, permitting, and construction of a subsurface methane gas mitigation system for Lincoln Field. Corrective action is needed to prevent the accumulation of landfill gases under the athletic fields that were constructed on the site of an old landfill. The Town must comply with a Consent Order from the Department of Environmental Protection (DEP) or incur penalties. Alternative designs will be developed and presented to DEP, and the approved alternative will be permitted and constructed. Future monitoring, sampling, and maintenance of the system will require approximately \$25,000 annually from the operating budget.
2. **Replace/Upgrade Dispatch Center - \$842,000:** The joint police / fire / 911 dispatch center was last remodeled in 1994 and must be upgraded to meet current requirements. The space at the Police Station is confined and the equipment is out of date, making it difficult for the trained dispatching staff to direct emergency services effectively. The 2004 Public Safety Staffing Review Committee report highlighted the need to upgrade the central dispatch facility and related networks. The existing space will be enlarged into the Police Station front desk and lobby areas in order to provide sufficient floor area for new consoles and Enhanced 9-1-1 equipment. During construction the dispatch, desk, and commanding officer operations will be moved to the Police Guard Room with access through a temporary rear door.
3. **Replacement of Fire Engine 1 - \$380,000:** The proposal is to replace Engine 1 with a 1500 gallon per minute class A pumper that has a 750-gallon tank. The current engine is a 1990 KME 1250 gallon per minute pumper that fails to meet any of the current safety and operational requirements of NFPA 1901, the operational standard for fire apparatus. The current Engine 1 is being maintained in a reserve ready condition, with all maintenance and testing as required being performed, but the apparatus is in very poor condition and requires significant continued maintenance. Replacement was originally scheduled for FY02 based on the engine's 12-year life expectancy. The new engine is expected to come online during calendar year 2007.
4. **DPW Equipment Replacement - \$435,000:** This is an annual request to replace equipment used by the Department of Public Works. The operations of a public works department require regular and specialized vehicles to mow parks, plow snow, repair streets and complete a variety of other projects. The Department's



**Town of Lexington - FY 2007 Budget**  
**FY 2007 Manager's Recommended Budget: Capital Projects**

**TABLE I: FY2007 RECOMMENDED PROJECTS - GENERAL FUND DEBT**

PROJECT		AMOUNT FINANCED	DEBT SERV. YEARS	EST. BAN INT. RATE	EST. BOND INT. RATE	FY2006	FY2007	FY2008	FY2009	FY2010	FY2011
1	Lincoln Field Methane Gas Mitigation	\$200,000	10	2.75%	5.5%		2,750	31,000	29,900	28,800	27,700
2	Replace/Upgrade Dispatch Center	\$842,000	10	2.75%	5.5%		11,578	130,510	125,879	121,248	116,617
3	Replacement of Fire Engine 1	\$380,000	7	2.75%	5.5%		5,225	75,186	72,200	69,214	66,229
4	DPW Equipment Replacement	\$435,000	5	2.75%	5.0%		5,981	108,750	104,400	100,050	95,700
5	Stormsewer Improvements	\$160,000	5	2.75%	5.0%		2,200	40,000	38,400	36,800	35,200
6	Sidewalk Improvements	\$300,000	5	2.75%	5.0%		4,125	75,000	72,000	69,000	66,000
7	Center Playground Reconstruction	\$225,000	5	2.75%	5.0%		3,094	56,250	54,000	51,750	49,500
8	High School Extraordinary Repairs	\$1,058,000	10	2.75%	5.5%		14,548	163,990	158,171	152,352	146,533
9	Diamond School Roof and Building Control Systems	\$210,000	5	2.75%	5.0%		2,888	52,500	50,400	48,300	46,200
10	Bridge School Extraordinary Repairs	\$120,000	5	2.75%	5.0%		1,650	30,000	28,800	27,600	26,400
11	School Technology	\$400,000	5	2.75%	5.0%		5,500	100,000	96,000	92,000	88,000
12	<b>NEW LEVY SUPPORTED DEBT SERVICE</b>	<b>\$4,330,000</b>					<b>\$59,538</b>	<b>\$863,186</b>	<b>\$830,150</b>	<b>\$797,114</b>	<b>\$764,079</b>
<b>APPROVED/ PROPOSED LEVY SUPPORTED DEBT SERV.</b>						<b>FY2006</b>	<b>FY2007</b>	<b>FY2008</b>	<b>FY2009</b>	<b>FY2010</b>	<b>FY2011</b>
A	Subtotal - Approved and Issued Levy Supported Debt Service					3,210,750	2,570,797	1,708,884	1,445,055	1,061,077	738,917
B	Subtotal - Approved and Unissued Levy Supported Debt Service (Actual and Projected BAN's)					280,000	1,089,726	1,369,263	1,304,118	1,249,475	1,124,954
C	<b>Summary - Approved Levy Supported Debt Service</b>					<b>3,490,750</b>	<b>3,660,523</b>	<b>3,078,147</b>	<b>2,749,173</b>	<b>2,310,552</b>	<b>1,863,871</b>
D	Subtotal - Projected New Levy Supported Debt Service					0	59,538	863,186	830,150	797,114	764,079
E	<b>TOTAL - PROPOSED LEVY SUPPORT DEBT SERVICE</b>					<b>\$3,490,750</b>	<b>\$3,720,061</b>	<b>\$3,941,333</b>	<b>\$3,579,323</b>	<b>\$3,107,666</b>	<b>\$2,627,950</b>

inventory of 146 pieces of equipment includes sedans, SUVs, construction vehicles, and specialized equipment including pumps, rollers, sprayers and mowers. The systematic replacement program is updated annually with the goal of preventing any unexpected emergency purchases. Vehicles scheduled for replacement based on manufacturers' recommendations are assessed as to mechanical condition and work requirements before funding is requested for replacement. FY2007 requests are: two F450 Dump Body Trucks with plows, a Navistar Dump-6 Wheel with plow/underscraper, a 1 ton HD Pick up with Plow Package, an F450 Rack Body w/plow, an F350 one-ton HD pick up with plow package, and a Toro Grounds Master.

5. **Storm Sewer Improvements - \$160,000:** Funding is requested to repair drainage systems in streets scheduled for resurfacing, to replace/repair existing deteriorated drainage structures, and to map all drainage structures town wide. Recent history has shown that most construction activity undertaken uncovers drainage systems in need of repair. Repair of deteriorated drainage structures will reduce damage to existing pavement and property and help prevent flooding. The drainage system survey and mapping project is a requirement of Lexington's National Pollutant Discharge Elimination System Phase II storm water management plan.
6. **Sidewalk Improvements - \$300,000:** This request is for funding to rebuild and/or repave existing asphalt sidewalks throughout town that are in poor condition, heavily traveled, or on main arterial streets. Improvements to existing sidewalks will increase pedestrian safety, support the Safe Routes to School Program, and diminish liability for injuries to pedestrians. The Sidewalk Committee will recommend a Master Plan for sidewalk improvements. From this appropriation, \$100,000 will be used to continue sidewalk replacement on Massachusetts Avenue from the driveway east of the Cary library to Waltham Street.
7. **Center Playground Reconstruction - \$225,000:** Funding is requested to remove and replace the Center Playground structure. This playground, located on Park Drive, is the most heavily used playground in Town due to its central location and proximity to the Town Pool, track, tennis courts, and numerous playing fields. A volunteer community group built the existing Robert Leathers wooden play structure in the late 1980's and it has surpassed the normal lifespan of a wooden play structure. The Recreation Department and the DPW Parks Division receive numerous calls for maintenance on the structure, and community concern is high enough that the equipment needs to be removed. The new structure will be in compliance with current CPSC, ASTM, and Americans with Disabilities Act (ADA) regulations and standards that require accessibility to all new and renovated facilities. Play equipment suitable for children ages 5 to 12 year old will be provided in a location at the Center Playground in a separate area from equipment for children ages 2 to 5 years old

8. **High School Extraordinary Repairs - \$1,058,000:** information to be provided by the School Department.
9. **Diamond School Roof and Building Control Systems - \$210,000:** information to be provided by the School Department.
10. **Bridge School Extraordinary Repairs - \$120,000:** information to be provided by the School Department.
11. **School Technology - \$400,000:** information to be provided by the School Department.

**Town of Lexington  
FY07 Town Manager's Proposed Budget**

**CAPITAL REQUESTS: FY2007 Recommended Projects  
Water Enterprise Fund Debt**

The following projects are recommended for funding with debt through the Water Enterprise Fund.

1. **Water Distribution System Improvements - \$900,000:** This is part of a three-year project to re-line or replace approximately 8,000 linear feet of obsolete water line town wide. Some of the sections of water main to be addressed in FY2007 include portions of Hill Street, Hilltop Avenue, Revere Street and Prospect Hill Road, Waltham Street from Mass Ave to Forest Street, Bedford Street near Worthen Road, and North Hancock Street. The project includes abandoning an obsolete 8" water main and providing new service connections to an existing 12" main in Waltham Street from Forest Street to Grapevine Avenue. Lead service piping will be replaced town wide in conjunction with renovation and replacement projects. A survey will be done to inventory and evaluate physical assets, updating the 1984 water system analysis and work plan to provide current information and create a forward looking system management and maintenance plan. The goals of this program are dependable and high water quality, pressure, and volume for domestic needs, commercial needs, and fire protection. In addition, newer mains are also less likely to break and be a safety hazard for motorists and homeowners. Engineering Department staff provides project inspection and administration for these and other Town construction projects.
  
2. **Water Meter Purchase/Installation - \$250,000:** *(half of total cost is shown under Wastewater Debt.)* This funding request is to purchase and install 3,392 water meters to complete the updating of all residential water meters in the town. Meter readers will be able to take readings on the new meters from outside of the houses instead of needing to enter the residences. More accurate and timely readings will reduce the need to bill for estimated usage instead of actual consumption, and provide more accurate billing. The cost of each meter is between \$83 and \$136, depending on the size, plus an installation cost of \$74.50. The Town expects to begin saving money within 3-5 years as a result of more efficient and accurate meter reading. Completion of this project will also facilitate quarterly meter reading and billing



*Town of Lexington - FY 2007 Budget*  
**FY 2007 Manager's Recommended Budget: Capital Projects**

<b>TABLE II: FY2007 RECOMMENDED PROJECTS - WATER DEBT</b>										
	PROJECT	AMOUNT FINANCED	DEBT SERV. YEARS	ESTIMATED INT. RATE	FY2006	FY2007	FY2008	FY2009	FY2010	FY2011
1	Water Distribution System Improvements	900,000	10	5.5%		24,750	139,500	134,550	129,600	124,650
2	Water Meter Purchase/Installation <i>(1/2 of total cost shown in wastewater)</i>	250,000	10	5.5%		6,875	38,750	37,375	36,000	34,625
<b>REVENUE (WATER) SUPPORTED DEBT SERVICE</b>		1,150,000				31,625	178,250	171,925	165,600	159,275
APPROVED REVENUE SUPPORTED DEBT SERV.					<b>FY2006</b>	<b>FY2007</b>	<b>FY2008</b>	<b>FY2009</b>	<b>FY2010</b>	<b>FY2011</b>
<b>A</b>	Subtotal: Approved and Issued Revenue Supported Debt Service				228,546	224,296	215,046	210,096	205,146	199,371
<b>B</b>	Subtotal: Approved/Unissued Revenue Supported Debt Service (Actual/Projected BAN's)									
<b>C</b>	<b>Summary: Approved Revenue Supported Debt Service</b>				<b>228,546</b>	<b>224,296</b>	<b>215,046</b>	<b>210,096</b>	<b>205,146</b>	<b>199,371</b>
<b>D</b>	Subtotal: Projected New Revenue Supported Debt Service					31,625	178,250	171,925	165,600	159,275
<b>E</b>	<b>TOTAL: PROPOSED REVENUE SUPPORTED DEBT SERVICE</b>				<b>228,546</b>	<b>255,921</b>	<b>393,296</b>	<b>382,021</b>	<b>370,746</b>	<b>358,646</b>

**Town of Lexington  
FY07 Town Manager's Proposed Budget**

**CAPITAL REQUESTS: FY2007 Recommended Projects  
Wastewater Enterprise Fund Debt**

The following projects are recommended for funding with debt through the Sewer Enterprise Fund.

1. **Wastewater System Improvements - \$300,000:** Funding is requested to conduct a survey to locate and evaluate Sanitary Sewer System assets, and to begin a five-year sewer rehabilitation program. The survey information will provide current information on the Town's physical assets, and Town staff will be trained in the use of these electronic records. Over the next five years, the Town will rehabilitate 35,000 feet and install approximately 1,500 new feet of sewer pipe and associated manholes. During periods of high rainfall, infiltration of storm water causes system capacity problems, decreases efficiency of the state's treatment plant, and increases the volume of metered sewer for which the town is charged. Exfiltration from the system can cause bacterial contamination in wetlands and waterways as well as pose a direct threat to the public health. Earliest areas of focus will be sewers through wetland areas such as the North Lexington Brook valley, the Hobbs Brook drainage area and the Upper Vine Brook basin.
  
2. **Water Meter Purchase/Installation - \$250,000:** *(half of total cost is shown under Water Debt.)* See description in the Water Debt project section.



*Town of Lexington - FY 2007 Budget*  
**FY 2007 Manager's Recommended Budget: Capital Projects**

**TABLE III: FY2007 RECOMMENDED PROJECTS - WASTEWATER DEBT**

PROJECT	AMOUNT FINANCED	DEBT SERV. YEARS	ESTIMATED INT. RATE	FY2006	FY2007	FY2008	FY2009	FY2010	FY2011
1 Wastewater System Improvements	300,000	10	5.5%		8,250	46,500	44,850	43,200	41,550
2 Water Meter Purchase/Installation <i>(1/2 of total cost shown in wastewater)</i>	250,000	10	5.5%		6,875	38,750	37,375	36,000	34,625
<b>PROJ. REVENUE (WATER) SUPPORTED DEBT SERV.</b>	550,000				15,125	85,250	82,225	79,200	76,175
APPROVED REVENUE SUPPPORTED DEBT SERV.				<b>FY2006</b>	<b>FY2007</b>	<b>FY2008</b>	<b>FY2009</b>	<b>FY2010</b>	<b>FY2011</b>
<b>A</b>	Subtotal: Approved and Issued Revenue Supported Debt Service			275,951	267,168	207,283	119,988	89,378	0
<b>B</b>	Subtotal: Approved and Unissued Revenue Supported Debt Service								
<b>C</b>	<b>Summary: Approved Revenue Supported Debt Service</b>			<b>275,951</b>	<b>267,168</b>	<b>207,283</b>	<b>119,988</b>	<b>89,378</b>	<b>0</b>
<b>D</b>	Subtotal: Projected New Revenue Supported Debt Service				15,125	85,250	82,225	79,200	76,175
<b>E</b>	<b>TOTAL: PROPOSED REVENUE SUPPORTED DEBT SERVICE</b>			<b>275,951</b>	<b>282,293</b>	<b>292,533</b>	<b>202,213</b>	<b>168,578</b>	<b>76,175</b>

**Town of Lexington  
FY07 Town Manager's Proposed Budget**

**CAPITAL REQUESTS: FY2007 Recommended Projects  
Cash Capital**

The following projects are recommended to be funded from current revenues, with the source of funding indicated for each project.

1. **Street Improvements - \$500,000:** This General Fund (FY2001 override) request will be combined with \$460,000 in state Chapter 90 funding to be used for the annual street resurfacing program. Lexington's streets require proper maintenance and repair to maintain and increase their quality and safety. Each year the Town contracts for resurfacing of streets based on a multi-year plan. Additionally this includes an annual update to the Pavement Condition Database. This funding request is in addition to the 2002 debt exclusion \$7 million program that will begin its forth phase this summer.
2. **Pine Meadows Equipment - \$25,000:** Recreation Enterprise funds are requested to purchase a new Toro ProCore 660 or equivalent Fairway Core Aerator for Pine Meadows Golf Club. The existing GA-60 aerator was purchased in 1993 and taken out of service last year because the spacing of the tines could not be regulated. The core aerator breaks through compacted layers, improving drainage and giving grass an opportunity to breathe and grow a strong root system. Without proper turf maintenance, the quality of golf course play declines and the Town loses revenue. Good maintenance of the Pine Meadows Golf Course requires equipment that operates efficiently, effectively and safely.
3. **Building Envelope - \$355,000:** This is an annual General Fund request to support construction repair/replacement projects for the maintenance and upgrade of municipal buildings systems. Projects scheduled for FY07 include: a) Westview Cemetery Office Building heating system, Monroe Cemetery Building roof repairs, & Park Department Building upgrades; b) ADA Upgrade - handicap accessible ramp and door for the front of the Town Office Building; c) Visitors' Center electrical system replacement; d) Fire Station floor; e) Fire Station drainage, roof repairs and construction of a women's shower. The 2003-2004 Statement of Values set the value of Town Buildings at \$36.4 million exclusive of school buildings. Projects that are given priority under the Building Envelope Program are those considered most vital to preventing building deterioration and increasing safety for employees and the public. Improvements are generally more efficient than the systems they replace and reduce operating and maintenance costs.



*Town of Lexington - FY 2007 Budget*

**FY 2007 Manager's Recommended Budget: Capital Projects**

<b>PROJECT</b>	<b><u>General Fund</u></b>	<b><u>Recreation Enterprise Fund</u></b>	<b><u>Parking Meter Fund</u></b>	<b><u>TOTAL COST</u></b>
1 Street Improvements (From 2001 Override)	\$500,000			\$500,000
2 Pine Meadows Equipment		\$25,000		\$25,000
3 Building Envelope	\$355,000			
4 Archives Environmental Control	\$60,000			\$60,000
5 Center Pool Complex Infrastructure		\$50,000		\$50,000
6 Senior Center Conceptual Design	\$40,000			
7 Clarke School Bleachers	\$45,000			
8 Elementary Schools Facility/Strategic Planning	\$40,000			
9 <u>Nstar Parking Lot</u>			\$125,000	\$0
<b>TOTAL</b>	<b>\$1,040,000</b>	<b>\$75,000</b>	<b>\$125,000</b>	<b>\$1,240,000</b>
<i>Note: Capital Expenditures from Oper. Revenues (Cash) FY06</i>	<i>\$1,153,000</i>			

4. **Archives Environmental Control - \$60,000:** General Fund monies are requested to upgrade the air quality and fire protection systems in the main vault for archiving town records, located in the Cary Memorial Building. Conditions in the Cary Memorial Building main vault, as well as in smaller vaults throughout municipal government, are outside temperature and humidity standard ranges stipulated by the Commonwealth for records preservation. This vault is the one main vault in which important Town documents and records can be archived. Proper storage conditions are needed to protect these materials from deterioration and damage.
5. **Center Pool Complex Infrastructure Study - \$50,000:** Recreation Enterprise funding is requested to hire a consultant to evaluate the Center Pool infrastructure and provide a written report with recommendations and cost estimates for upgrading the existing facility. The Center Pool complex is the most heavily used recreation facility during the summer months, averaging over 90,000 swimmers each summer and providing Red Cross swimming instruction to approximately 1,400 adults and children. While the facility continues to operate safely, the infrastructure was last updated in 1980 and each year the filtration system loses efficiency and breaks down more frequently. The consultants report will provide the Town with a detailed list of recommended upgrades and repairs, including immediate needs, allowing the Town to plan and budget for the upgrades and repairs effectively and responsibly.
6. **Senior Center Conceptual Design - \$40,000:** This is a General Fund request to commission a Conceptual Design Study for a new Senior Center in several potential locations throughout the community. This study would entail design of the Center and present options for the amenities and facilities at each site. Completion of a design study will solidify potential options for a new or remodeled Lexington Senior Center.
7. **School Storage Containers - \$30,000:** General Fund request; information to be provided by the School Department.
8. **Clarke School Bleachers - \$45,000:** General Fund request; information to be provided by the School Department.
9. **Elementary Schools Facility/Strategic Planning - \$40,000:** General Fund request; information to be provided by the School Department.
10. **NSTAR Parking Lot - \$125,000:** This request is to appropriate Parking Meter Funds for the design and construction of a new parking area behind the NSTAR building at Massachusetts Avenue and Edison Way. This new area will add more parking space to the Center business district.