

Below are Finance Committee questions so far on Capital. Thank you.

1. Street Surveyor for prep for Street Acceptance

a) how many phases?

This funding request would be used to retain the services of a Professional Land Surveyor perform field survey (property boundary survey) and develop roadway layout plans acceptable for filing at the County Registry of Deeds. The preparation of these plans is only one step in the roadway acceptance process. The requested funding would prepare roadway layout plans for as many streets as possible, focusing first on roadways coordinating with the Select Board's Five Year Roadway Improvement Plan and on collector roadways. This first funding request will inform subsequent requests (2 to 3 in later years).

b) what is the longer-term plan for bringing the streets up to standard so they can be accepted (has implications for the override scenarios we heard last night).

The Select Board's Five Year Roadway Improvement Plan and policy aims to include inclusive neighborhood wide projects, including adjacent unaccepted ways. However many current unaccepted ways fall outside the Five Year Plan. Residents on of unaccepted ways currently have the option to petition for roadway betterments through a process outlined in MGL and local bylaws.

c) why is this required over a street by street survey/review upon request of abutters?

The aim of this appropriation is to have roadway acceptance plans prepared and available to coordinate with the Five Year Roadway Improvement Plan and for a number of collector (through) roadways. These unaccepted collector roadways include Kendal Lane, Cemetery Street, and others.

d) how does this account for streets that abutters do not want accepted which would remain private?

The preparation of a roadway layout plan does not obviate the need for all abutting residents to support public acceptance. This funding request would focus on roadways that are obvious candidates for acceptance and where there is neighborhood support.

e) Will the Survey address road width and drainage issues for unaccepted roads?

Roadway layout plans are essentially property boundary plans that show the limits of the roadway 'layout' (the land encompassing the street). Roadway layout plans are not design plans for improvements.

2. Synthetic turf replacement

a) how long has the turf been installed?

The existing turf field was installed 9 years ago. The existing track is also near the end of its useful life and is beginning to delaminate. The turf must be replaced prior to subsequently resurfacing the surrounding running track.

b) what's the estimated useful life of new synthetic turf?

Industry guidelines indicate synthetic carpet turf to have 8 to 10 years of life. The lifespan is also impacted by intensity of field use and photodegradation. Memorial Field is well used (120% of typical usage models)

c) during the re-grade process, do they assess how well the field drains off water?

There are no expected issues with field drainage.

d) What is the maintenance cost per year of synthetic turf? Is there a repair possibility or process instead of replacement?

Materials costs for maintenance are approximately \$10k per year. Throughout the life of the current turf field, repairs have been made. A full carpet replacement is now required.

e) Is there an environmental impact study conducted on disposal of the existing field?

There is no anticipated need for study. The contracted vendor will comply with all environmental regulations.

f) In 2019 the EPA acknowledged that synthetic turf contains toxic chemicals and heavy metals, some of which are known to cause cancer. The California AG's office has filed lawsuits against some of the biggest manufacturers. Has anyone looked into this aspect?

This topic was discussed during the project vetting for the turf field to be installed at the new Kennedy Middle School. Current carpet manufacturers no longer use the chemicals contained in earlier turf fields. There is no known related litigation in Massachusetts.

g) What is the cost to replace the field with dirt and grass?

Given the intensity of field use, natural grass replacement is not an option. Additionally, varsity field hockey at the high school level must be played on a synthetic surface.

3. Police Interceptor Cruisers (3)

a) \$334,475 total works out to \$111 K / cruiser, please provide information on what's in the cruisers beyond the car itself - comms systems, laptops, etc.

\$334,475 is a total for 5 cruisers (\$66,895 each). There are 3 for Spring and 2 for fall. In addition to the cost of the base vehicle there is also a need to replace prisoner cage, laptop computer stand, radio console, rifle rack, spot lamp, blue lights in several locations, lightbar (old bar out of service), light controllers, gun locks and holders, etc. In addition the vehicles we are pricing are Hybrid Models to replace our current gas models.

b) will retired cruisers be re-sold and any proceeds put out into the Surplus Equipment Revolving Fund?

Yes.

4. Replace ground water wells in multiple phases:

a) how many phases

This is phase 11, at a minimum 4 additional, possibly more

b) what's the expected life span of an average well? In other words, is this an expense that we can expect every x # of years?

The life span varies based upon water quality, we expect 25-50 years of use

c) Is this going to correspond with the demand requirements being higher for some wells over others due to new PFAS thresholds?

This does not correspond directly with the PFAS levels, but does affect the overall options we have to lower PFAS numbers.

5. Force main replacement:

a) provide background on why this is needed

The force main is an unlined cast iron pipe that has an extensive history of pipe breaks that may be linked to potential "thin-walled" cast iron pipe and/or poor backfill material around the pipe. This force main ruptured several years ago, causing a sanitary sewer overflow to the adjacent property, wetland, and Route 9. Interim repairs to the force main were funded from the Water/Sewer Emergency Reserve. The full replacement of the force main has been deferred for the past two years.

b) I realize that this is further up Route 9, but can this be completed ahead of the Rte. 9 / Rte 27 project because 9/27 is already going to be a bottleneck, but this could create another traffic issue for traffic exiting Walnut St. or coming out of Mathworks. It would be nice to be able to stagger these, if possible.

If this funding is approved, design and bid will be over the winter of 2021, with possible construction spring/summer for 2022. The utility work would be completed well in advance of the future interchange project by MassDOT.

6. Water Gate Valve repair:

a) I understand the need for repair, but can you explain the need for insertion of additional valves and control?

It is our intention to repair or replace the failing valves. However, installation of additional valves can help isolate breaks, minimize service disruptions, increase flushing efficiency, and improve overall water system operation/flexibility.

b) any regulatory requirements necessitating this?

There are no regulatory requirements, but when a valve fails it releases a large amount of uncontrolled water, causing damage to infrastructure and requiring an emergency repair.

7. What scope adjustments are being made to roof improvements for Town Hall, Morse Library, Ben-Hem, Memorial, & Wilson?

The Facilities team completed a roofing assessment in November/December to better understand the condition of the roofs at Town Hall, Morse, Library, Ben-Hem, Memorial, Wilson, and the Public Safety Complex. This assessment provided detailed items for repair/replacement at these facilities, as well as approximate cost estimates, and is the basis for the "scope adjustments". The FY23 Capital Plan, to be published in December 2021, will include more detail for outer years of the Capital program regarding investments in our facilities based on this roofing assessment.

8. On all the HVAC Controls replacement, can you briefly describe the anticipated efficiency increases - lower energy consumption, improved performance?

Each building is going to have different results from updating control and HVAC systems, dependent on the current systems in the building, how the current systems are run by users, conditions of the buildings themselves, how the buildings are used, etc. Generally, a new set of HVAC controls can improve efficiency within an existing structure by between 5-15%.

9. RE: the Police Indoor Firing Range Update:
a) is the complete cost to update this?

This is the anticipated costs based on an engineering study estimate. We are working to refine the estimate based on needs to determine the essential tasks to complete the upgrades to the firing range. That analysis will occur over the coming months, and funding will be sought at Fall TM.

b) what's the estimated time before this would need to be updated?

Presently, 3 of the 4 lanes can be used, with 1 lane being closed due to safety functionality issues. The concern is more of the lanes will need to be shut down due to the deteriorating condition of the range, including the HVAC system and the safety systems.

10. On Sassamon Trace, please confirm that the bunk raker is a machine that grooms the bunkers? Otherwise, \$20K will buy a lot of rakes!

Confirmed.

11. Front End Loader with Snow Plow. Is there a reason this is used instead of a truck for some streets for snow removal and is the activity expected to continue? Does a Front End Loader produce more wear and tear/damage to streets?

This front end loader serves the Public Works facility at Oak Street, managing materials stockpiles, loading trucks, assisting in water emergency response and assisting in snow removal operations. Front-end loaders are critical to the town's snow removal operations (plowing, loading, and hauling). Loaders are more versatile than snow fighting sole purpose trucks, and are used year round. Their use does not produce more wear than snow fighters (plow trucks).

12. What do we typically fund for the preservation of historical records? How long do we expect to continue this semi annual or annual expense?

Past years, we have funded this capital item for approximately \$100k annually. It was removed in the FY21 plan due to COVID, and returns at \$75K because we have some existing funds available for use by

the Clerks (so the overall amount for the project will still be \$100k). This is an ongoing initiative and this expense will be part of the Capital Program for many years.

Overall

Is there any potential increased cost or other risk associated with postponing the 3 projects to outer years?

With regards to the 3 proposed projects on this year's capital that are being moved to outer years, 2 of the initiatives (Memorial Roof and Wilson Roof engineering) are being moved to better align with the roof replacement project timeframe, which will also be in the outer years of the CIP. The Voting Machine investment is being moved due to recent and anticipated changes in the State's voting regulations. Until the updated regulations are known, which may impact the technology of a voting machine and cost, investment in new voting machines is on hold.

Street Surveyor

Will the survey cover all town unaccepted roads?

Is there a priority order for each phase - for example would less complicated roads that could be accepted earlier/easier be prioritized?

The aim of this appropriation is to have roadway acceptance plans prepared and available to coordinate with the Five Year Roadway Improvement Plan and for a number of collector (through) roadways. These unaccepted collector roadways include Kendal Lane, Cemetery Street, and others

Is \$150K the expected yearly cost or will the cost decrease in future years? How many years in total and would there be more than one phase in a year?

The requested funding would prepare roadway layout plans for as many streets as possible, focusing first on roadways coordinating with the Select Board's Five Year Roadway Improvement Plan and on collector roadways. This first funding request will inform subsequent requests (2 to 3 in later years).

Park & Field Renovations

Is the park and identity signage for all fields or just selected ones? Will this be a yearly project?

This is a yearly investment on the Capital Program.

Grove Park retaining wall

When will this project be completed? Is there any safety issue at present?

The current wall is crumbling and in need of repair. There is no imminent safety concern, but if left for an extended period, the condition will deteriorate. The design work is soon to commence, with the intent to start this physical repair work this upcoming summer/fall.

Recycle Truck

Is this a similar model to current recycling trucks? Will the sidearm mechanism have better reliability?

The replacement side arm recycle truck will include a more efficient, more reliable, and easier serviced loading arm. Recycling truck technology has evolved and advanced since the purchase of the town's original recycling trucks.

Memorial Turf Field

What kind of fill will be used? Will it be similar to the fill anticipated for the KMS field?

We anticipate using the same modern infill for Memorial Field as will be installed at the new KMS field. The infill is comprised of natural coconut fibers.

Ambulance 3

Did something happen to move this up on the schedule?

This item was moved from the FY21 program due to COVID, but did not make it into the CIP published in December (though it should have been there!).

Police Cruisers

DPW presentation has \$334K for 3 cruisers but the FinCom presentation has \$201K. Assume DPW presentation is incorrect?

The \$334k cost is for all 5 proposed vehicles for the year – 3 in the spring (\$201k cost) and 2 in the fall (\$134k).

Force Main

Does work have to be coordinated with the state since it's on Rt 9? What is the duration of the project? What times/days will work be done?

Yes, the Town will need to coordinate with MassDOT in order to complete work in the Route 9 ROW. Duration and times/days is still to be determined. Construction is anticipated to start in spring/summer 2022

Loker Park

Describe the playground improvements - is it new equipment? Could anything be repaired by our new DPW Craftsman?

The investment is to replace existing equipment in need of replacement. Once installed, the new DPW craftsman will be able to ensure the longevity of the playground equipment is lengthened (along with other equipment around Town), by completing regular maintenance and limited repairs.

Ben Hem roof

Is the engineering in anticipation of a roof replacement? Didn't see the Ben Hem roof replacement on the FY22 capital plan.

The intent is to fund engineering a year or two prior to the funding request to complete the project so that we have a better sense as to cost. The BenHem roof is anticipated for replacement in 2023, so will be added to the FY23 Capital program published in December 2021.

Town Hall/Morse roof

Town Hall/ Morse roof replacements were on the FY22 capital plan - now they are listed as improvements. Is a full roof replacement no longer needed on these buildings, or will it be coming in future years?

At the time of the publication of the FY22-26 CIP, the condition of the Town Hall and Morse roofs were in the process of being assessed. The conservative estimate at that time (Nov/Dec 2020) was that replacement at one or both would be needed. Following the roofing assessment completed in December 2020, more detail regarding actual condition and needed improvements were outlined, and the scope (though not cost) of the article was adjusted. The cost was not adjusted because other buildings which are part of the capital item had different conditions (some better, some worse) than expected. For example, the public safety roof is in worse shape than anticipated, so needs more work (near complete replacement).