

FY2022 Capital Budget Committee Report
To Belmont 2021 Annual Town Meeting Excerpts

Town of Belmont FY 22 Capital Budget

The Capital Budget Committee (“CBC” or “Committee”) is established by Article 13 of the Town By-laws. It is the duty of the Committee to prepare a capital report showing: a list of public improvements and non-recurring major equipment needs that represent the most necessary enhancement projects or purchases to be undertaken by the Town during each fiscal year. Article 13 also requires that the CBC provide to Town Meeting a report of the five-year projected capital needs of the Town. This can be found at the end of this report. What items appear on this list and why is explained *infra*.

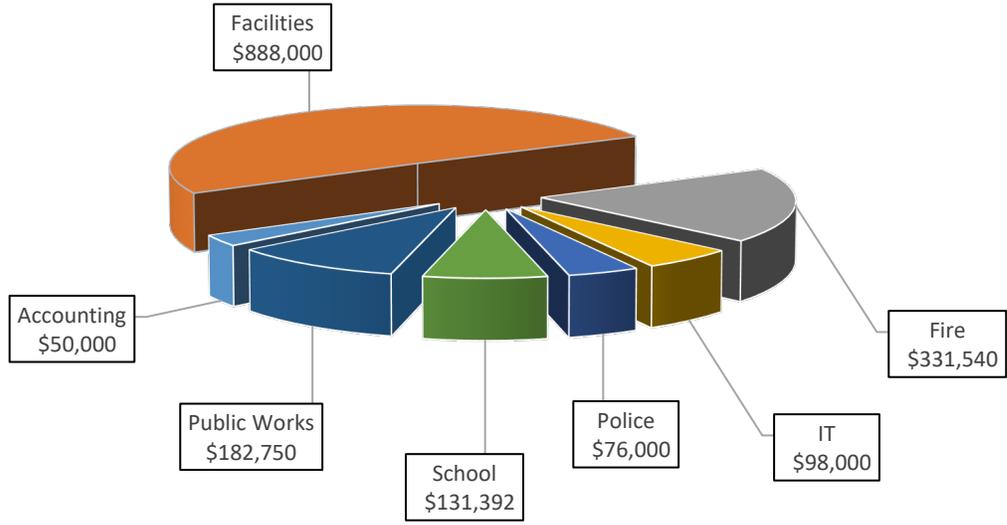
This year the Town allocated approximately \$1,700,000 for discretionary capital spending. This amount represents \$1.5M allocated to capital by the Select Board and \$245K in turn backs from completed capital projects from previous years. For the past several years, the CBC has received requests on average of over \$3,000,000/year. Fiscal Year 2022 requests total \$4,319,722, yet the CBC had less than half that amount to allocate towards these projects.

Below is a chart of the capital requests the CBC either was unable to fund and deferred or were withdrawn. The amount listed as deferred or withdrawn reflects the actual request.

Department	Project	Amount Withdrawn	Amount Deferred
COA	Belderbus – Vehicle at end of useful life. State grant covers entire cost of replacement bus.	\$52,245	
Facilities	Work Truck - The DPW will rehab one of its truck that is being retired and give it to Facilities. The money to rehab a truck was previously approved.	\$53,000	
Facilities	Chenery Cafeteria A/C - There are 4 units, 2 of which were recently replaced. This estimate is for the remaining units.		\$96,000
Facilities	DPW Fuel Tank Replacement – Funding was secured through alternative sources for the remaining portion.	\$200,000	
Facilities	Burbank Secure Vestibule - This would create a remote access controlled secure vestibule with full view cameras and two-way communication with staff. Inner and out wood doors will be replaced.		\$46,963
Facilities	Winn Brook Secure Vestibule - Substantially the same project as that proposed for Burbank.		\$54,671
Facilities	Carpet Replacement(s) - This request was withdrawn. The CBC does not fund ordinary maintenance items.	\$98,000	
Facilities	Chenery Roof - The building is 24 years old. Its roof is at the end of its useful life and leaking. Project deferred until the Fall when the Town will have a better grasp on the scope of the work and its cost.		\$1,571,500
Department	Project	Amount Withdrawn	Amount Deferred
Facilities	Bldg. Management System - This system would assist in managing the complex HVAC programming of Town buildings, with special focus on the Wellington and the High School, which have the latest technologies.		\$122,000
Library	Fire Alarm System - Current system is now obsolete and out of code. It is hard to find replacement parts for it. A new system would have a life expectancy of twenty (20) years.		\$171,800
Library	A/C Equipment - Targeted repairs to A/C units to extend their useful lives for at least another five (5) years. Thousands of dollars are spent in repairing these units annually, which are essential for use of the library in the summer.		\$52,000

Police	Replace Livescan Fingerprint - Replace Livescan Fingerprint System scanner. In FY20 we replaced the computer from the operating budget for FBI compliance. The printer was also replaced under support agreement. The current scanner is no longer actively supported by manufacturer. Entire cost of project will be grant funded.	\$11,000	
Total Deferred		\$2,114,934	
Total Withdrawn		\$414,245	

FY 22 Discretionary Capital





As the charts above demonstrate the capital needs of the Town far exceed available funding. Town departments submitted over \$4M in requests and the Capital Budget covered less than half of the amount requested.

These recommended projects will be funded from discretionary capital budget dollars. Some capital budget dollars are committed to specific purposes by Town policy and prior overrides. These are used for roads and sidewalk repair. A fuller description of these non-discretionary projects and funds is *infra*.

Deferring Some Capital Requests

This year, in an unusual move, the Capital Budget Committee is deferring some requests until a Fall Town Meeting. This additional time will allow the Facilities Department, in conjunction with the School Department and the Library, to fully explore very costly repairs to schools and the library. These additional steps will also allow the CBC to work with the Town Treasurer and others to determine appropriate funding for these projects. The CBC has reserved funds to address some of the projects that may come back in the fall.

Chenery Middle School

The most expensive project will be the replacement of both sections of the flat, rubber membrane roof on the Chenery Middle School along with about twenty roof-top HVAC units. The Chenery opened in September 1997. Thus, the roof and the units are 24 years old, well past their warranty and at the end of their useful lives. The roof is already leaking. The roof top units will soon begin to fail and are more appropriately replaced at the same time as the roof. It is essential to address both these projects to keep the building in top condition. Very preliminary cost estimates – not a detailed proposal, not a bid – suggest that replacing the roof could cost \$4M. Replacing all the roof top units could cost on the same order of magnitude. As noted above, requests submitted by the Facilities Department reflect a cost of approximately \$1,500,000 for roof repair. Prior to the discussion of this project with the Capital Budget Committee, further exploration into the project revealed the likelihood of a much more complex project with a higher cost.

In addition, compressors for the Chenery cafeteria and Community Room have failed and must be replaced. More analysis is needed to form a plan of action with a reliable cost. Other systems at the Chenery have reached the end of their useful life and must be part of a long-term plan to maintain the building for decades to come.

Memorial Library

The Library is waiting in line to go forward with a new building. Meanwhile, numerous systems have failed. Others are outdated and do not meet code. The dilemma faced by the CBC is what systems and replacements should be funded, knowing that the building will be replaced. The most urgent is the fire alarm system. However, HVAC and electrical systems are also issues. The Library has some estimates for this work, but they are now several years old and should be updated.

Elementary Schools

Over the past few years, the CBC has funded the replacement of fire alarm panels and systems at various schools. Some of these projects have been completed but others have not. Additional money may be needed for full completion. Waiting until the fall gives the new Facilities Director time to determine the scope and updated cost for the work.

Finally, the HVAC system at the Wellington School is under review. This system may need some repair work. We hope to have a determination and cost for the fall.