

MINUTES
CAPITAL OUTLAY COMMITTEE
December 10, 2015

APPROVED

The meeting of the Capital Outlay Committee was called to order in the Town Hearing Room at Sharon Community Center at 7:00 pm by Chair Paul Linehan.

Members Present:

Chair:	Paul Linehan
Board of Selectmen:	Walter “Joe” Roach, William E. Heitin & John J. McGrath
Finance Committee:	Gordon Gladstone and Alex Korin
Planning Board:	Robert Maidman and Louis Modestino

Others Present:

Town Administrator:	Frederic E. Turkington, Jr. (Ex-Officio)
Finance Director:	Cynthia Doherty (Ex-Officio)
DPW Superintendent:	Eric Hooper

Administrative Items

Chair Paul Linehan requested that the Capital Outlay Committee members introduce themselves.

MOTION: (Roach-Heitin) To approve the Regular Session Minutes of November 19, 2015

VOTED: (5-0-1) **PASSES** (Gordon Gladstone abstaining)

Town Hall ADA Compliance and Space Needs Study Discussion

Town Administrator Frederic Turkington briefly introduced the Town Hall ADA compliance and space needs study results to the committee. Mr. Turkington noted that the Board of Selectmen have not have not reviewed this draft report but plan to do so at their next meeting. The study offers three solutions:

Option 1 – HC Accessibility Only | Opinion of Probable Cost – \$2,730,000

This option exclusively deals with making the Town Hall building handicap accessible. That includes an addition at the rear of the building to accommodate an elevator and handicap accessible bathrooms. The project also includes doorway modifications and fixtures to conform to ADA compliance.

Option 2 – Addition & Renovations | Opinion of Probable Cost – \$7,032,000

In addition to making the space handicap accessible, this option includes the addition of wing along the front and side of the building to address the space needs aspect of the study. It will also account for building renovations.

Option 3 – New Town Hall | Opinion of Probable Cost – \$9,840,000

The new 16,128 square foot building will be constructed in front of the existing Town Hall. The old town hall will be torn down upon completion of the new structure to allow for parking at the rear. This will require the demolition of at least a portion of the fire station building. The new building will alleviate the ADA compliance issues and space needs issues.

Mr. Turkington noted that once the Selectmen have been able to discuss the project they will get more detailed drawings and take steps, as with the Public Safety Building, to educate the public on the merits of the project.

Mr. Gladstone asked if part of the Fire Station building could remain in place to house Civil Defense. Mr. Turkington said it will be considered during the process. There was a brief discussion about the existing conditions of the building and prior studies that have been done.

Department of Public Works Requests

Department of Public Works Superintendent Eric Hooper was present to discuss the FY'17 Capital requests of his department and reported the following:

<i>FY'17 Requests -</i>	<i>Roads - Chase Drive (Chpt 90)</i>	<i>\$ 230,000</i>
	<i>Roads - Brook Road (Chpt 90)</i>	<i>\$ 235,000</i>
	<i>Roads - Brook Road Sidewalk</i>	<i>\$ 235,000</i>
	<i>Roads - Laurel/Mitchell Sidewalk</i>	<i>\$ 250,000</i>
	<i>Facilities - 396 South Main Street Demo</i>	<i>\$ 22,000</i>
	<i>Facilities - One School Street Exterior</i>	<i>\$ 130,000</i>
	<i>Equipment - Large Dump</i>	<i>\$ 215,000</i>
	<i>Equipment - Administrative Vehicles</i>	<i>\$ 60,000</i>
	<i>Equipment - Garage Lift, Wood Chipper</i>	<i>\$ 65,000</i>
	<i>FY'17 Total</i>	<i>\$ 1,442,000</i>
	<i>Total Chapter 90 Funding</i>	<i>\$ 465,000</i>
	<i>Total EXCLUDING Chapter 90 Funding</i>	<i>\$ 977,000</i>

Roads and Sidewalks – Total \$485,000

Mr. Hooper noted that the sidewalks in these areas are in poor condition as they range from 60-75 years old. He explained that some projects will be funded through Chapter 90 money which is state funding whereby the Town receives an apportionment of gas tax money. It is typically in the half million dollar per year range, but can vary.

Brook Road Sidewalk \$235,000

- Reconstruction of existing sidewalks on Brook Road following water main replacement currently underway: \$235,000

Laurel/Mitchell Sidewalk \$250,000

- Reconstruction of existing sidewalks on Laurel and Mitchell Roads: \$250,000

The DPW will also be undertaking the following projects to be funded through Chapter 90 fund reimbursement during the FY2017 construction seasons.

- Plane and overlay of Brook Road from North Main Street to the end cul-de-sac: \$235,000
- Reconstruction of Chase Drive from Wolomolopoag Street to the end cul-de-sac: \$230,000

The DPW will also be undertaking the following road projects previously authorized:

- Reconstruction of South Walpole Street from the I-95 overpass to the Walpole Town line: \$135,000
- Reconstruction of Massapoag Lane from Massapoag Avenue to East Street: \$50,000

Facility – Total \$152,000

396 South Main Street Demo- \$22,000

The owner of this collapsed barn is not able to make the repairs the barn. If the town pays to have it removed the money could be recouped through tax lien. Mr. Hooper noted that he is aware that borrowed Capital funds may

not be used for a project that will not result in an asset, but seeks a different funding source to complete the project. The condition of the barn is a hazard which is a public safety concern.

396 South Main Street collapsed barn demolition. This structure has been in a state of failure for some time and finally totally collapsed under the weight of last winter's snows. These funds will be recouped via tax lien on the property.

One School Street Exterior - \$130,000

Mr. Hooper indicated that this project is strictly for repairs to the exterior of the property. Alex Korin asked if the Library has considered One School Street as a potential location for a new Library building. Selectmen Heitin said that he has been in talks with the Library and they may be eligible for a grant for a new building or expansion. They have looked into the possibility of purchasing the Verizon building located behind the Library, but the cost is substantial. Selectmen Heitin said that the grant program requires the Library to have an alternative location and School Street could be a possibility. Gordon Gladstone noted that the school department was warned of the poor condition of the interior prior to vacating the building and asked the Board of Selectmen to take that into consideration before assigning a reuse for the building. Selectmen Heitin said they will discuss the potential reuse at a Selectmen's meeting and report back before a COC vote is taken on this project.

Exterior renovations/repair to One School Street. Exterior renovation/repair to the former School Department building at One School Street include replacement of the handicap access ramp (\$15,000), repair of spalling stucco (\$5,000), painting of soffits/walls/windows (\$27,500), masonry work along the foundation walls (\$12,500), replacement of retaining wall and stairs at the back of the building (\$12,000), re-roofing (\$20,000) and replacement of doors and windows (\$38,000). Note that this is exterior work only and does not include any interior work that might be required to retrofit the building for changed use. Repair of parking lot and access ways will be undertaken as part of Railroad parking lot maintenance.

Equipment – Total \$340,000

Heavy Duty Truck Lift - \$30,000

The DPW currently uses town lifts in the garage, a permanent lift and a mobile lift purchased in 1989. The mobile lift is no longer able to service even small dump trucks due to hydraulic seal limits. This request is to replace the existing mobile lift.

Large Dump/Plow - \$215,000

Identified on Capital Form F as "Large Dump". This will replace present #28, a 1990 Ford L8000, which is no longer road worthy. This vehicle is a front line vehicle used as a dump truck by the Operations Division for activities such as snow plowing and road maintenance.

Chipper - \$35,000

This will replace a 1990 chipper currently sparingly used because of safety concerns and inability to get replacement parts.

Administrative Vehicle - \$30,000

Ford Escape/F150, identified on Form F as "Admin. Vehicle." This piece is to be used primarily by the engineering Staff to allow for trickle down vehicles to surplus out a 1995 Ford F150 most recently used by the Recreation Department.

Administrative Vehicle - \$30,000

Ford Escape/F150, identified on Form F as "Admin. Vehicle." This vehicle is to be used primarily by the Facilities Manager and will allow for trickle down of vehicles to surplus out a 1997 F150 pickup truck most recently used as a Maintenance Garage shop truck. This vehicle will also be used by DPW supervisory personnel during snow removal operations.

Project status update

Mr. Hooper noted that funds for an equipment purchase from May 2014 have a balance of \$15,303. He will also be returning funds from the double wide trailer project from May 2012 in the amount of \$28,440. Funds from the chair/access lift project at the Town Hall will be returned in the amount of \$84,950 for a total of \$128,693.11 turned back. He noted that there are several other projects with a positive balance that will be retained pending invoicing or completion of project. The Billings Street Sidewalk Project has a balance of \$5,364 that will be used to construct a bridge over a culvert crossing.

Water Department Update

Mr. Hooper noted that there are two main reasons driving the water projects. One is a capacity problem as a result increasing sediment in old cast iron piping and the other is due to cracks in old ceramic piping know as AC pipe. He noted that the Brook Road project is capacity related while the East Foxboro Street was AC related. The Chestnut, Walnut, Pine, South Pleasant project will replace old cast iron piping dating back to 1895 and the Belcher and Atlas Street project is set to replace cracking AC lines.

Mr. Hooper indicated that the SCADA improvements line item is the Water Budget is designated for the maintenance contract of the system not new equipment. The MWRA connection is waiting on an approved design and should move forward next year. There are two components to the project that include a pumping station and a bypass line. Mr. Hooper also mentioned some system rehabilitation improvements in the budget such as street sweeping, catch basin cleaning, and the conservation program. The conservation line includes the cost of all the required mailings, permits and statistical reports.

Mr. Hooper plans to use retained earnings rather than borrowing for the Water Budget this year.

Future Meeting and Agenda Items

Next meetings will be:

December 17, 2015–	Fields Presentation, Recreation, Council on Aging & Civil Defense
January 9, 2016–	Facilities Tour (<i>Saturday morning</i>)
January 21, 2016–	Decision Meeting
February 8, 2016–	Projected date of Finance Committee review of capital outlay requests

Adjournment

VOTED: (8-0-0) To adjourn the meeting at 7:48pm - unanimous