





 **Acton Town Meeting** 
April 2017

Acton Capital Improvement Planning Committee





 **CIPC** 
Purpose & Membership

- Selectmen authorized 2016
- Goal: create long-term plan for major capital projects of Town and AB District
- Membership:
 - Town Manager, Superintendent
 - Representatives from Selectmen, Finance Committee, School Committee, community
 - Town and AB finance staff (ex officio)



Why Now?

- Town and schools will be proposing major building and other capital projects in next few years
- Increased long-term borrowing, debt, carrying costs
- Need long-term plan to manage impact of debt on annual budget and taxpayers



Outline of Presentation

- Historical capital investment, Town & AB District
- Studies of existing conditions of buildings, recommendations
- Current areas of concern, Town & AB District
- Next steps

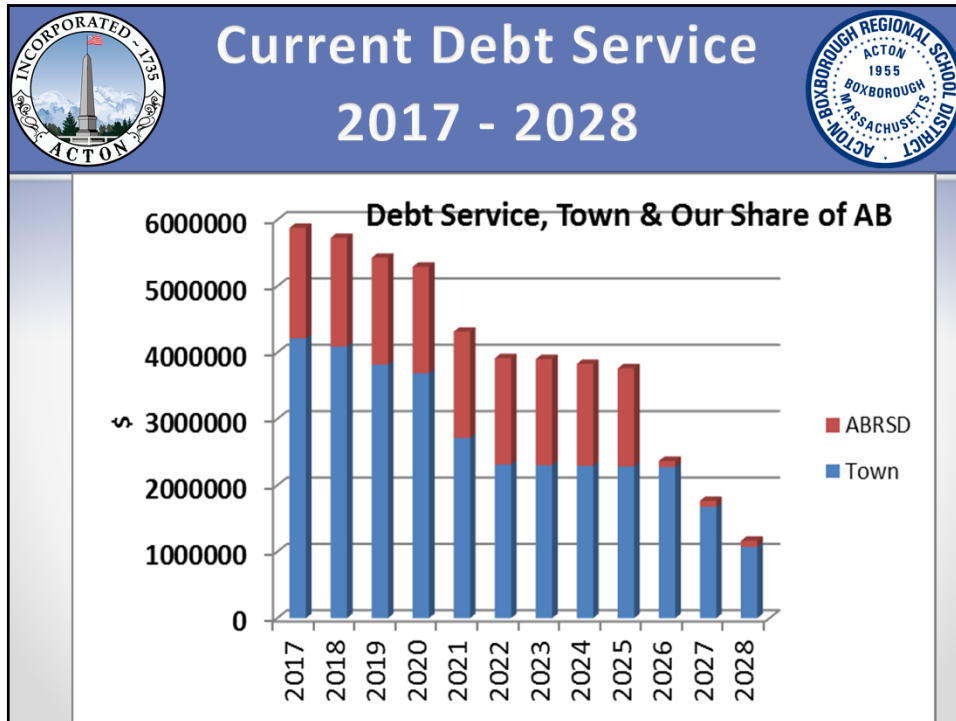
No Recent Building Projects

1997 - Memorial Library addition
2001 - Parker Damon
2002 – R.J. Grey renovation
2004 – ABRHS renovation
2005 - Public Safety Facility

Capital Investments 2012 - 2016


5 Year Capital in \$Thousands

Category	Amount (\$Thousands)
Town Land	\$8,781
School Fields	\$2,419
School Vehicles	\$2,219
Town Equip	\$1,975
Town Vehicle	\$1,329
School Improve	\$608
Town Roads	\$722
Town Building	\$619
Town Playground	\$121
School Equip	\$1,790




Town Facilities: Current Condition

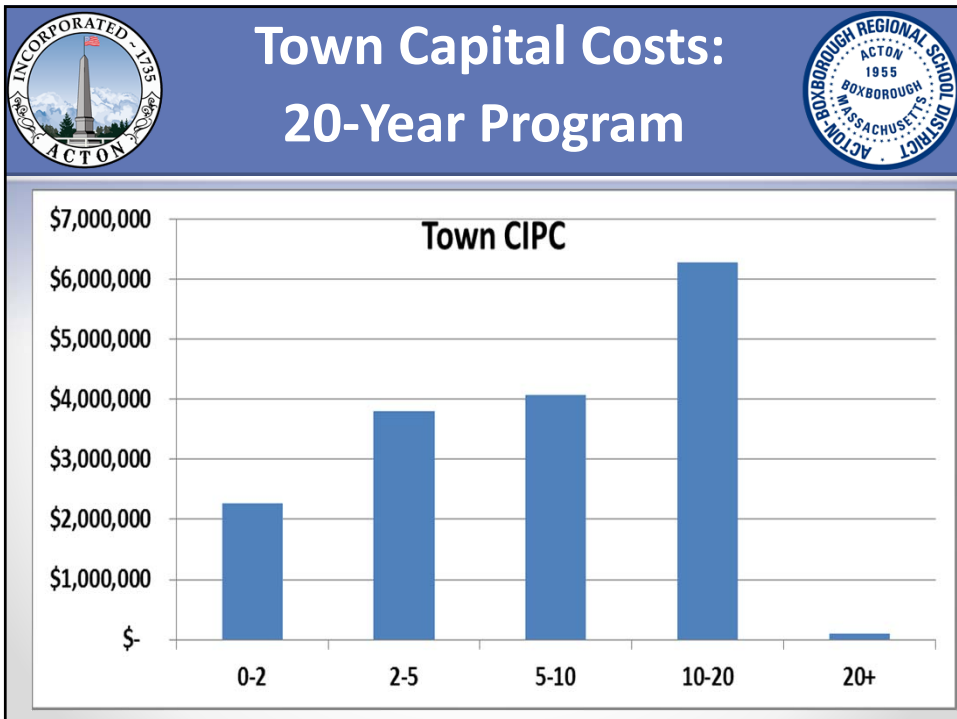
Facility	Year	Notes	Size (ft ²)
Citizens Library	1815		(smallest ft ²)
Town Hall	1864	(2015 renov.)	
Memorial Library	1899	(1997 renov.)	(largest ft ²)
Windsor	1903		
468 Main	1915		
Civil Defense	1940		
Fire – W Acton	1958		
Fire – Acton Center	1960		
Fire – S Acton	1961		
Public Works	1971		
Senior Center	1993		
Public Safety	2005		







Town Facilities: 2015 Study Results




- Lerner Ladds Bartels (LLB) Architects surveyed buildings in 2015
- Buildings generally well cared for, in good condition.
 - No code or safety issues requiring immediate action or facility closure
 - Some accessibility issues
 - Recommended 20-year program of repairs. Total estimated cost: \$ 16 Million.




 <h2 style="text-align: center;">Town Facilities: LLB Study Priorities</h2> 			
1	1 – 2 years	Fire stations - HVAC	\$856,000
		Memorial Library - cooling	\$724,000
2	2 – 5 years	Fire stations – roof, electrical, lighting, fire detection/alarms	\$700,000
		Town Hall – exterior doors/grilles, roof, interior doors, ceiling, heating	\$976,000
		DPW – roof, HVAC, lighting, various exterior/interior	\$746,000


- |  <h2 style="text-align: center;">Town Facilities:
Other Issues</h2>  | |
|--|--|
| <ul style="list-style-type: none"> • Fire stations <ul style="list-style-type: none"> ○ Current locations under evaluation regarding response-time, other measures of adequate service • Sewer system: expansion not in LLB study <ul style="list-style-type: none"> ○ Debt would be Town obligation ○ Users would pay debt service costs | |




School Facilities: Background



Building	Size (square feet)	Year Built	Last Renovated
Administration	36,203	1957	
ABRHS	327,237	1964	2004
Blanchard	71,395	1949	1995
Conant	55,017	1970	
Douglas	47,324	1965	
Gates	53,933	1967	
RJ Grey JHS	145,380	1955	2002
Parker Damon (Merriam & MCT)	139,963	2001	





ABRSD Existing Conditions Study



- In 2015 ABRSD hired Dore & Whittier Architects (D&W) to survey our facilities; findings include:
 - Buildings overall are solidly constructed & well-maintained
 - Buildings without renovations or additions are in the most need of improvements
 - Codes and regulations for fire safety, handicap accessibility, ventilation, and energy efficiency have changed significantly since older buildings constructed
 - Building infrastructure systems and components can be expected to last 25 to 35 years before needing replacement; many of ours are older.

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ABRSD Existing Conditions Study

- **D&W also documented:**
 - Serious overcrowding at Douglas, Gates, and Conant
 - Issues with systems at Douglas, Gates and Conant
 - Lack of proper accessibility and space at Douglas, Gates & Conant
 - Code Compliance Issues across our buildings
 - Health and Safety Issues across our buildings

In total, approximately \$120 million in needed Capital Improvements were identified.



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Existing Conditions Study: Recommendations



- **Recommendations included**
 - Implementing a Capital Improvement Plan
 - Submitting Statements of Interest to the MSBA to build a new elementary school(s)
 - Further analyzing district educational and space needs, and addressing them through various options (Phase II)
 - Finalizing District Master Plan

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ABRSD Master Plan & Feasibility Study


- **Dore & Whittier, Phase II, 2016-17: What to do next?**
 - Assessed educational and instructional needs of all facilities
 - Current & future educational needs
 - Capacity & utilization
 - Extensive Educational Visioning Process – 80 participants
 - Working Group
 - Developed numerous possible options (building &/or renovation Projects), *addressing multiple issues at once*
 - Use these findings *to make informed decisions*

ABRSD Master Plan Implementation

How to move forward/address our needs?

1. Gathering Community Feedback
 - Narrow Options by June
2. Massachusetts School Building Authority Partnership
 - Submitted 3 Statements of Interest
 - Prioritized Douglas School
 - AB accepted for conditional funding, reimbursement rate varies
 - Strict timelines for progress
 - Refine option(s) summer/fall



ABRSD Capital Planning Approach

Short Term	Medium Term	Long Term
Operating Budget Plan to increase by \$250k each year	Implement CIP over time Consider funding options	Building Project(s) Concurrently address CIP



Acton Capital Planning: Next Steps

- AB Building Project: Special Town Meeting
 - For approval of funding for design fees & project manager
 - December 4th, 2017 (same date in Boxborough)
- Town FY18 Capital Projects: Library & Center Fire
- CIPC to produce plan/report addressing
 - Long-term & medium-term capital needs
 - Project priorities & timelines
 - Financing options
 - Impact on taxpayers

