

Account 715

Capital Improvement Projects

	Location	Description	FY 2015 Rev.
Equipment	Administration	Computer Upgrades	\$ 25,000
Equipment	Fire Dept.	Replacement of Chief's Vehicle	\$ 40,000
Equipment	Police Dept	Cruiser Replacement	\$ 35,000
Structures	Police Dept	Space Separation	\$ 50,000
Infrastructure	Public Works	Roadway, Paving & Drainage Imp.	\$ 700,000
Infrastructure	Public Works	Traffic Signal Equipment Replacement	\$ 5,500
Equipment	Public Works	Dump/Plow Truck Replacement	\$ 176,000
Equipment	Public Works	Utility Cart/Replacement	\$ 20,000
Equipment	Public Works	Transfer Trailer Replacement	\$ 60,000
Equipment	Public Works	Front End Loader Artic. Overhaul	\$ 15,000
Equipment	Public Works	Grounds Equipment	\$ 33,600
Electrical	Public Works	Athletic Fields Electrical Upgrades	\$ 8,900
Infrastructure	Public Works	Athletic Field Fencing Replacement	\$ 10,000
Code	Town Hall	Oil tank Code upgrades	\$ 5,800
Electric	Town Hall	Exterior lighting upgrades (efficiency)	\$ 7,800
Roof	Town Hall	Roof replacement (shingled)	\$ 25,000
Safety/Sec.	Town Hall	Card access system	\$ 16,500
Structures	Town Hall	Tax Office Upgrades	\$ 35,000
Structures	Town Hall	Non ADA entrance upgrades (left side)	\$ 10,800

CIP Total

\$	1,279,900
\$	900,000
\$	379,900
\$	-
\$	1,279,900

Funded from CIP

Funded from Balances

Funded from Bond

Capital Stewardship Plan (710) FY Years 2015 to 2020

FY 2015 Proposed Program **\$900,000 from the Proposed FY 2015 Municipal Budget**
\$379,900 in Proposed Use of Unassigned Surplus
\$1,279,900 Total

The capital stewardship budget proposal for FY 2015 is based on the capital stewardship planning undertaken over the last few years. The inputs have included the independent study of facilities, the independent study of pavement management needs and staff assessments. The original needs for FY 2015 were identified at over \$1.7 million and including proposed bonding of \$600,000 and the use of unassigned balances of about \$150,000.

This budget proposal reduces the planned program to \$1,279,900, proposes a \$900,000 appropriation from the general fund as originally planned, eliminates the proposed bond for this year and proposes the council approve \$379,900 in carry forward balances. The proposed modification of the program recognizes that other bonding is proposed for the library and for school roofs and other school needs. It also reflects the ability to utilize the \$375,000 that is in the overlay in the current year. As of this writing, it also appears that a proposal may be coming to the council for a citizen vote on funding to extend a gas line into the town center, the cost of which would have a local share of over \$1.0 million and a payback of about ten years.

The specific proposals for FY 2015 follow:

Computer Upgrades **\$25,000**

This is for annual replacements of computers, printers and software as needed in all municipal departments. We do not identify specific needs at the beginning of the year instead replacing what breaks.

Replacement of Fire Chief's Vehicle **\$40,000**

The current vehicle is a 2004 Chevrolet Trailblazer with over 90,000 miles. As the chief is now an EMT and much more equipment is kept in this vehicle in the past, it is proposed to replace it with a Chevy Tahoe.

Roadway & Drainage Proposed Improvements \$700,000

Though we have made some progress with our annual overlay program, we still have needs out there that need to be addressed. Our paving program will be based on recommendations contained in the Pavement Management Plan, which was completed in July of 2013. The Town Council also approved a 5-Year Plan in October 2013, which creates a plan for improvements to our collector road network. Based on that plan, the following is proposed:

Charles E. Jordan Road – Reclaim/Heavy Overlay	\$315,000
Fowler Road – Light Overlay	207,000
Spurwink Avenue – Heavy Overlay	80,000
Local Road Overlay Program	90,000
Misc. Drainage, Paving & Materials	8,000
	<u>\$700,000</u>

Traffic Signal Equipment Replacement \$5,500

The controller at the Spurwink Avenue/Ocean House Road signal was installed in 1994. The traffic signal controller is now obsolete and replacement parts may be difficult to locate. The signal control cabinet is also corroding and allowing moisture into the enclosure. It is proposed to replace the controller unit in FY 2015 and the controller cabinet in FY 2017.

Full-Size Truck Replacement \$176,000

The public works department has been keeping its full-size dump trucks for over 15 years. This extended operational life takes its toll on the frames and bodies of the units. We also see an increase in maintenance costs as the age of a unit surpasses 12 years. Drive train and front-end component repairs can be expensive, not to mention questionable, as a truck reaches the end of its reasonable useful life. It's important to remember that these units operate in the harshest of weather conditions and they are the most critical pieces of equipment in our road maintenance operations program. Looking ahead, it is proposed to replace our 2000 IHC (with sander body) in FY 2015, another 2000 IHC tandem axle unit in FY 2017, a 2004 IHC in FY 2019 and a 2005 unit in FY 2020 and a 2008 unit in FY 2024.

Parks Utility Vehicle \$20,000

The department has two utility vehicles, or "Gators" as they are commonly referred to. They are useful for multiple tasks; including the transportation of grounds equipment, patrol of Fort Williams Park and maintenance of the Greenbelt Trails. One utility cart is

assigned to the School Campus and the other is at the Park. The unit that was purchased in 2005 is scheduled for replacement in FY 2015. The drive train and transmission are getting quite worn and it has required more maintenance in the last couple of years. The vehicle proposed will be the primary vehicle for the use by the Park Rangers in Fort Williams Park. It will have a full cab enclosure to protect them from the elements, a lighting kit to traverse the roads safely and a snow plow attachment to clear the skating ponds during the winter season.

Transfer Trailer Replacement

\$60,000

The trailer proposed to be replaced in FY 2015 was purchased in 2002. It was deferred in FY 2014 due to budget constraints. Transfer trailers by their very nature are subject to corrosion, flexing and extreme interior abrasion. Surface and sub-surface corrosion is very apparent on both the longitudinal frames and supporting cross-members. The 2002 unit is particularly corroded and could be in danger of not passing the State of Maine inspection. Repairs are really not feasible, given the location and extent of the rust. The 2005 unit is scheduled for replacement in FY 2016.

Front End Loader Articulation Overhaul

\$15,000

Our 1997 Case Loader needs to have the center pins and bearings replaced. This is a complicated an expensive procedure that requires the work to be done by a heavy equipment repair facility. The machine pivots in the middle to steer and must be separated in half to perform the repairs. The machine is being used sparingly pending the approval of this request.

Grounds Maintenance Equipment Replacement

\$33,600

Our riding mowers operate non-stop during the growing season. With over 150 acres of mowable space, not including Riverside Cemetery, both the mowing crews and their machines get a workout. Mowers listed in the plan are a 2001 front-mounted unit in FY 2015, a 2005 zero-turn in FY 2017 and a 1998 slope mower in FY 2018. The price of the larger diesel mowers are increasing by as much as \$3,000 due to new Federal emission standards that take effect on January 1, 2014. This is a small, rubber-tired unit that is used in several applications, including excavations and snow removal operations. It is also used occasionally at Riverside Cemetery for interments. It can be equipped with a snow blower or small backhoe. It is proposed for replacement in FY 2018.

Athletic Fields Electrical Upgrades

\$8,900

The Town has had problems with the electricity line serving the athletic fields. This would replace the line and have it so that it no longer goes under the tennis courts.

Athletic Field Fencing Replacement

\$10,000

Funds were approved to start replacing portions of the perimeter fencing around the Holman baseball field in FY 2013. Much of it is original from when the field was built in the early 1960's. The right field fence line was replaced in the summer of 2012, but the left field segment was deferred in FY 2014. It is now proposed for FY 2015.

Oil Tank Code Upgrades

\$5,800

The Harriman report proposed upgrades to code relating to the oil tanks in the basement of the Town Hall.

Town Hall Exterior Lighting

\$7,800

This would continue the conversion of all of the town hall exterior lighting.

Roof Replacement

\$25,000

The deterioration of the shingles on the town hall roof is now able to be noted from ground level. We also note more and more shingles in the parking lot after each wind event.

Card Access System

\$16,500

In 2013, the schools and the public safety buildings were changed over to a card access system from keys. This improves security and we have a record of all entrances into the buildings. The public works garage is due for this improvement in the current year. This funding would enable the town hall to be converted in GY 2015. The library is not included due to the proposed renovation.

Tax Office Upgrades

\$35,000

The current tax office layout was done before the invention of personal computers. We hope to have a design consultant review the space in the current fiscal year and begin some renovations in FT 2015.

Town Hall Northerly Entrance

\$10,800

The concrete and other materials at this entrance are deteriorating. Funds are available for the southerly entrance in the current fiscal year.

CIP for FY 2015-FY 2020

	Funding	Location	Description	Next Year and Next Five Years							
				FY 2015	FY 2015 Rev.	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	
Infrastructure	Bond	Library	Building Replacement			\$ 4,000,000					
Equipment	CIP	Administration	Computer Upgrades	\$ 75,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000	\$ 25,000
Code	CIP	CC Fire St.	Emergency light upgrades			\$15,000					
Electric	CIP	CC Fire St.	Carbon Dioxide Detection system installation							\$12,000	
Electric	CIP	CC Fire St.	Fire alarm coverage upgrades								
HVAC	CIP	CC Fire St.	Boiler replacement							\$22,500	
HVAC	CIP	CC Fire St.	Energy Management installation				\$18,500				
Roof	CIP	CC Fire St.	Roof Replacement (EDPM)								
Safety/Sec.	CIP	CC Fire St.	Card access system							\$9,750	
Safety/Sec.	CIP	CC Fire St.	Security upgrades/ cameras				\$6,500				
Structures	CIP	CC Fire St.	Garage door repairs/replacement				\$5,500				
Structures	CIP	CC Fire St.	Garage door repairs/replacement				\$5,500				
Structures	CIP	CC Fire St.	Brickwork Repointing				\$3,500				
Structures	CIP	CC Fire St.	Garage floor recoating								
Structures	CIP	CC Fire St.	Brickwork Water Proofing				\$5,500				
Structures	CIP	CC Fire St.	Garage door lift system replacement					\$90,000			
Structures	CIP	CC Fire St.	Exterior block veneer replacement					\$5,200			
Electric	CIP	Center Fire	Exterior lighting upgrades (efficiency)								
Electric	CIP	Center Fire	Carbon Dioxide Detection system upgrades							\$6,500	
Electric	CIP	Center Fire	Fire alarm coverage upgrades			\$5,800					
Equipment	CIP	Center Fire	Air compressor replacement/air dryer								\$11,500
Equipment	CIP	Center Fire	restroom upgrades (stalls-water closets-lavs)								
HVAC	CIP	Center Fire	HVAC Upgrades								
HVAC	CIP	Center Fire	Boiler replacement								
HVAC	CIP	Center Fire	Energy Management replacement					\$23,000			
HVAC	CIP	Center Fire	Duct work cleaning				\$18,250				
Roof	CIP	Center Fire	Roof Replacement (EDPM)								
Safety/Sec.	CIP	Center Fire	Card access system								
Safety/Sec.	CIP	Center Fire	Security upgrades/ cameras								
Structures	CIP	Center Fire	Garage floor repairs								
Structures	CIP	Center Fire	Brickwork Water Proofing	\$8,500		\$10,000				\$7,500	
Structures	CIP	Center Fire	Exterior block veneer replacement					\$90,000			
Structures	CIP	Center Fire	Garage door lift system replacement				\$5,500				
Structures	CIP	Center Fire	Wall Structures tural repairs								
Equipment	CIP	Fire Dept.	Extrication Tool Replacement								
Equipment	CIP	Fire Dept.	Replacement of Chiefs Vehicle	\$ 40,000	\$ 40,000						
Equipment	CIP	Fire Dept.	Engine 3 Bodywork			\$ 30,000					
Equipment	CIP	Fire Dept.	WE Team Boat Replacement				\$ 60,000				

CIP for FY 2015-FY 2020

		Next Year and Next Five Years									
	Funding	Location	Description	FY 2015	FY 2015 Rev.	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	
Roof	CIP	Public Works	Roof replacement (EDPM)								
Safety/Sec.	CIP	Public Works	Security upgrades/ cameras				\$7,900				
Safety/Sec.	CIP	Public Works	Security upgrades/ Card access	\$10,200		\$10,200	\$6,200				
Structures	CIP	Public Works	Brickwork water pRoofing					\$8,500			
Structures	CIP	Public Works	Painting interior						\$6,500		
Structures	CIP	Public Works	Painting exterior (block areas)				\$7,800				
Structures	CIP	Public Works	Exterior repairs/painting								
Structures	CIP	Public Works	Garage door upgrade (opener)								
Structures	CIP	Public Works	Bus car port- Not funded at \$320,000							\$9,700	
Infrastructure	CIP	Public Works	Roadway, Paving & Drainage Imp.	\$ 712,000	\$ 700,000	\$ 435,000	\$ 745,000	\$ 470,000	\$ 1,350,000	\$ 500,000	
Infrastructure	CIP	Public Works	Sidewalk & Ped. Improvements	\$ 35,000	\$ -	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	\$ 30,000	
Equipment	Bond	Public Works	Dump/Plow Truck Replacement	\$ 176,000	\$ 176,000		\$ 195,000		\$ 180,000	\$ 185,000	
Equipment	CIP	Public Works	Pickup Truck Replacement			\$ 39,500		\$ 41,000	\$ 41,000	\$ 42,000	
Equipment	CIP	Public Works	Front End Loader Replacement			\$ 185,000		\$ 192,000			
Equipment	CIP	Public Works	Skid Steer Loader Replacement				\$ 125,000	\$ 45,000			
Equipment	CIP	Public Works	Transfer Tractor Replacement								
Equipment	CIP	Public Works	Loader/Backhoe Replacement								
Equipment	CIP	Public Works	Street Sweeper Replacement								
Equipment	CIP	Public Works	Utility Cart/Replacement	\$ 20,000	\$ 20,000	\$ 15,000					
Equipment	CIP	Public Works	Air Compressor Replacement	\$ 15,000	\$ -	\$ 15,000					
Equipment	CIP	Public Works	Transfer Trailer Replacement	\$ 60,000	\$ 60,000	\$ 65,000					
Equipment	CIP	Public Works	Radio Repeater Replacement					\$ 7,500			
Equipment	CIP	Public Works	Front End Loader Artic. Overhaul	\$ 12,500	\$ 15,000						
Equipment	CIP	Public Works	Grounds Equipment	\$ 33,600	\$ 33,600		\$ 12,000	\$ 40,000			
Equipment	CIP	Public Works	Traffic Signal Equipment. Replacement	\$ 5,500	\$ 5,500			\$ 14,000			
Infrastructure	CIP	Public Works	HS Tennis Court Repairs			\$ 25,000					
Infrastructure	CIP	Public Works	FWP Tennis Court Repairs	\$ 15,000	\$ -						
Infrastructure	CIP	Public Works	Little League Infield Improvements	\$ 5,000	\$ -						
Electrical	CIP	Public Works	Athletic Fields Electrical Upgrades	\$ 8,900	\$ 8,900						
Infrastructure	CIP	Public Works	Athletic Field Fencing Replacement	\$ 10,000	\$ 10,000	\$ 16,000					
Infrastructure	CIP	Public Works	Holman BB Infield ReconStructures tion								
Infrastructure	CIP	Public Works	HS Running Track Coatings								
Infrastructure	CIP	Public Works	Hannaford Field Turf Replacement								
Infrastructure	CIP	Public Works	Transfer Sta. Compactor Bldg. Ass.							\$ 600,000	
Electric	CIP	Swap Shop	Exterior lighting upgrades (efficiency)								
Roof	CIP	Swap Shop	Roof Replacement (shingle)						\$5,500		
Code	CIP	Town Hall	Oil tank Code upgrades	\$5,800	\$5,800						
Code	Bond	Town Hall	Main stairwell upgrade (Life Safety Code)	\$50,000	\$0	\$50,000					

CIP for FY 2015-FY 2020

		Next Year and Next Five Years									
	Funding	Location	Description	FY 2015	FY 2015 Rev.	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020	
Code	CIP	Town Hall	ADA under cabinet drainage repairs	\$3,500	\$0						
Code	CIP	Town Hall	Emergency light upgrades				\$2,500				
Code	CIP	Town Hall	Attic space fire Code upgrades					\$6,250			
Code	CIP	Town Hall	Boiler room fire door replacement				\$6,250				
Electric	CIP	Town Hall	Exterior lighting upgrades (efficiency)	\$7,800	\$7,800	\$7,800					
Electric	CIP	Town Hall	Generator pad relocation			\$10,000					
Electric	CIP	Town Hall	Electrical Upgrade								
Electric	CIP	Town Hall	Fire Detection system replacement								
Electric	CIP	Town Hall	Fire alarm coverage upgrades				\$6,100		\$5,500		
Equipment	CIP	Town Hall	Office Furniture			\$4,500					
Equipment	CIP	Town Hall	restroom upgrades (stalls-water closets-lavs)								
HVAC	CIP	Town Hall	Heating plant conversion (steam to water)					\$225,000			
HVAC	CIP	Town Hall	HVAC central system						\$350,000		
HVAC	CIP	Town Hall	Energy Management replacement					\$23,000			
HVAC	CIP	Town Hall	Direct vent propane heating system- Storage Bldg.								
Roof	CIP	Town Hall	Roof replacement (shingled)	\$25,000	\$25,000						
Roof	CIP	Town Hall	Roof Replacement (EDPM)								
Safety/Sec.	CIP	Town Hall	Card access system	\$16,500	\$16,500	\$16,500				\$2,800	
Safety/Sec.	CIP	Town Hall	Security upgrades/ cameras			\$10,200					
Structures	CIP	Town Hall	Foundation Waterproofing				\$75,000				
Structures	CIP	Town Hall	Brickwork Waterproofing								
Structures	CIP	Town Hall	Tax Office Upgrades	\$35,000	\$35,000						
Structures	CIP	Town Hall	Roof Structural assessment	\$8,500	\$0						
Structures	CIP	Town Hall	Roof Structural repairs			TBD					
Structures	CIP	Town Hall	Attic insulation			TBD					
Structures	CIP	Town Hall	Gutter system replacement								
Structures	CIP	Town Hall	Window replacement program	\$0	\$0	\$28,500					
Structures	CIP	Town Hall	Carpet replacement								
Structures	CIP	Town Hall	Interior door replacement (fire rated doors)						\$5,000		
Structures	CIP	Town Hall	Exterior repairs/painting			\$3,200		\$3,800			
Structures	CIP	Town Hall	Non ADA entrance upgrades (left side)	\$10,800	\$10,800						
Structures	CIP	Town Hall	ADA entrance upgrades (right side)								
Structures	CIP	Town Hall	Council Chambers audio system upgrades					\$15,000			
Structures	CIP	Town Hall	Council Chambers lighting upgrades							\$10,200	
Structures	CIP	Town Hall	Elevator Control system upgrades							\$8,750	
Structures	CIP	Transfer St.	Siding repairs			\$10,200					
Structures	CIP	Transfer St.	Structural frame protection (painting/treating)			\$15,000					
Electric	CIP	Transfer St.	Interior Lighting upgrades (efficiency)				\$13,400				

CIP for FY 2015-FY 2020

	Funding	Location	Description	Next Year and Next Five Years								
				FY 2015	FY 2015 Rev.	FY 2016	FY 2017	FY 2018	FY 2019	FY 2020		
Electric	CIP	Transfer St.	Exterior lighting upgrades (efficiency)			\$8,900						
Electric	CIP	Transfer St.	Service upgrades									
Equipment	Bond	Transfer St.	Compactor replacement	\$150,000	\$0	\$150,000						
Equipment	CIP	Transfer St.	restroom upgrades (stalls-water closets-lavs)									
HVAC	CIP	Transfer St.	Direct vent propane heating system									\$2,800
Roof	CIP	Transfer St.	Roof replacement (coating)				\$27,800					
Safety/Sec.	CIP	Transfer St.	Security upgrades/ cameras				\$5,000					
			CIP Total	\$1,716,850	\$1,279,900	\$5,354,500	\$1,668,300	\$1,707,350	\$2,780,350	\$1,618,225		
	Funded from CIP			\$900,000	\$900,000	\$1,000,000	\$1,100,000	\$1,200,000	\$1,300,000	\$1,218,225		
	Funded from Balances			\$149,750	\$379,900	\$0	\$168,300	\$7,350	\$80,350	\$0		
	Funded from Bond			\$600,000		\$4,368,500	\$400,000	\$500,000	\$1,400,000	\$1,400,000		
				\$1,649,750	\$1,279,900	\$5,368,500	\$1,668,300	\$1,707,350	\$2,780,350	\$1,218,225		