

TOWN OF ROCKLAND
Massachusetts



**Five Year Capital
Improvement Plan
FY2009-FY2013**

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REPORT OF THE CAPITAL PLANNING COMMITTEE - 2008

The following is the 2008 Report of the Capital Planning Committee (CPC). This report will be broken into 4 main sections:

1. Review of Projects in FY08
2. Recommended Projects for FY09
3. Review of Upcoming Critical Capital Projects
4. Looking Ahead

Review of Projects in FY08

There was progress on several capital projects in FY07. The following is a recap of the ones which found funding and moved forward in FY07:

1. Library Roof – In April 2007, the Town voted in favor of a one year \$300,000 Debt Exclusion during the Annual Town Election. This measure also passed at Town Meeting. Work began in late 2007 and is nearing completion.
2. Road Repairs – In the 2007 CPC Report, it was estimated that it would take at least \$4,000,000 to repave the worst roads. While this entire project was not undertaken, there were several roads which were repaved using the \$315,607 of Chapter 90 funding from the State.
3. Water & Sewer Department Projects – In FY07, work either began or continued on these projects:
 - a. Lincoln & Chestnut Water Storage Tanks - \$2,700,000 project which is being paid from the Water Abatement Account over the next 20 years
 - b. Water Mains for Webster, Hingham and Union Streets - \$900,000 project which is being paid from the System Development Accounts over 6 years.
 - c. Waste Treatment Upgrade – a \$3,000,000 project which began in FY07. This project was funded via the State Revolving Fund.
 - d. Phosphorus Removal – a \$1,500,000 project funded via the Sewer Development Account over 5 years.

Recommended Projects for FY09

Upon completion of gathering, reviewing and ranking all new and existing project requests and looking at the Town's overall financial condition, the following projects are being recommended for FY08 along with suggested Source of Funds.

1. Middle School Feasibility Study – This is the first step in the process of working with the Massachusetts School Building Authority (MSBA) to replace the Roger's Middle School. The MSBA has capped the cost of this study at \$655,000 of which the MSBA will reimburse approximately 55%. The Town's share is expected to be \$294,840. A ballot initiative for the Annual Town election and article for the 2008 Annual own Meeting have already filed. If approved at the election and at Town Meeting, a one year Capital Exclusion is the recommended source of funds.

2. Water Department Projects – each of these projects are listed as articles in this year’s Annual or Special Town Meeting.
 - a. Construction of Residual Handling Facilities – A \$2,045,000 project funded via a 2% 20 year bond from the Massachusetts Water Pollution Trust and repaid via Water Department receipts
 - b. Purchase/construction/renovations of Office & Garage – a \$950,000 project funded via Bond issuance and repaid from Water Department receipts
 - c. Replacement of chassis for 1998 utility truck - \$50,000 to be fund from the Water Undesignated Fund
 - d. Chemical Feed System – a \$50,000 project to be funded via a 2% 20 year bond from the Massachusetts Water Pollution Trust and repaid via Water Department receipts

Review of Upcoming Critical Capital Projects

Of all the upcoming capital projects, there are several which the CPC are recommending be viewed as critical and should be completed once a funding source becomes available.

1. Replacement of the Middle School – Assuming passage of the Feasibility Study, Rockland will move ahead in the process of working jointly with the MSBA to determine the final design, location and cost of replacing the Rogers Middle School. Based on previous designs, the cost of the overall project is currently projected to be \$46,000,000. It is important to note that Rockland’s share of this cost will be only in the 35-45% range. The final rate will be determined by the MSBA at the end of the Feasibility Study and is currently 45%. The recommended source of funding is a 20 year bond.
2. Updating of the High School Science Labs – As of today, Rockland High School is on probation and is at risk of losing their accreditation. While on probation, the School Department has corrected all the academic issues needed to be removed from probation. However, there is major work which needs to be done to upgrade the science labs. The estimated cost of fully updating the lab is \$781,000. The estimated cost of updating to the minimum requirement is \$291,000. The recommended source of funding is a one year Capital or Debt Exclusion for the minimum requirement of \$291,000 or issuance of a longer term bond to fund the complete upgrade for \$781,000.
3. Road Repairs – In last year’s report, the estimated cost to repave the ‘worst’ roads was approximately \$4,000,000. Since this point, Mr. Corvi has indicated that the cost of materials has risen significantly. The cost of this project will only rise the longer it is put off. It is important to note that over the last several years, the town has not allocated any Raise & Appropriate Funds for road repair. The recommended source of funds is either via Capital or Debt Exclusion. A second option would be a bond issuance in order to reduce the immediate effect on the tax rate.

Looking Ahead

Over the last several years, Rockland has found itself in a situation where Operational Budgets were growing faster than Revenue. As a result, funds which should have been directed to updating or even maintaining Capital Assets were instead spent on operating needs. As the years went by, the neglect became more and more apparent. This trend does need to be stopped.

If we put off repairs and do not spend an adequate amount on maintaining our homes, or do not begin to plan for when a major expense will arise, the effect of a major repair will have potential devastating effects.

The main question is: How we find funding for these needs? Unfortunately, the Operating Budget will continue to be tight. So, it will require funding above and beyond the current tax levy. An override and/or debt and capital exclusions will be needed.

The CPC meets most Thursdays at 7:00 p.m. in the lower Town Hall conference room.

Very truly yours,

Kenneth Murphy, Jr.,
Chairman of the Capital Planning Committee
Scott MacKinlay, Vice Chairman;
John Ellard, Secretary;
Richard Phelps;
Joseph Waisgerber;
and
Barney Dunphy.

Town of Rockland Departmental Capital Request Scoring Tabulation

March 29, 2008

Depart.	Dept.	Project Title	Total Est.	Department	Score	Rank	Notes
	Prior.		Expenditure	Planned FY			Totally Funded Projects
				Implement.			Partially Funded by State
School	1	New Rockland Middle School	\$ 46,000,000.00	2009-2013			Pending approval from Mass SBC
School	1	Update High School Science Labs	\$ 781,000.00	2009-2012	47	1	Alternate minimum requirement of \$291,000.(FY2009)
School	1	Initial Eng. Middle School Feasibility	\$ 665,000.00	2009	47	1A	Apr. 2008 ballot question for town portion (\$294,840.00)
Highway	1	Road Repaving & Repair	\$ 3,505,474.00 ³	2009-2013		1B	
Sewer	1	Inflow/Outflow Phosphorus Removal	\$ 1,500,000.00	2008-2013	45	2	
Water	1	Lincoln & Chestnut Water Storage Tanks	\$ 2,700,000.00	2008-2013	43	3	
Water	2	12" Water Main - Webster,Higham & Union Sts.	\$ 900,000.00	2008-2013	43	4	
Fire	2	Window Replacement - Fire Station	\$ 74,500.00 ¹	2008	40	6A	
Fire	1	Fire Engine 1	\$ 385,000.00 ¹	2008	40	6B	
Water	2	Construction of Residential Handling Fac.	\$ 2,045,000.00	2012		6C	Warrant article submitted for May 2008 Town Meeting
Water	2	Purchase/Construction- Garage	\$ 950,000.00	2009			Warrant article submitted for May 2008 Town Meeting
Sewer	2	Waste Treatment Plant Upgrade (start FY2007)	\$ 3,000,000.00	2008-2013	39	7	
School	4	Fire Alarm - Jefferson/Memorial Park	\$ 95,000.00 ¹	2010	38	8	
School	9	Upgrade Fire Alarms - High School, Middle School & Esten	\$ 150,000.00	2009-2013	37	9A	Middle School portion not considered: \$50,000 because of new SBC project.
Water	2	Installation of Chemical Feed Sys.	\$ 50,000.00	2009		9B	Warrant article submitted for May 2008 Town Meeting
Fire	4	Fire Engine 2	\$ 385,000.00 ¹	2010	36	10A	
Fire	5	Fire Engine 4	\$ 385,000.00 ¹	2011	36	10B	
Water	2	Replacement Chasis 1998 Utility Trcuk	\$ 50,000.00	2009		10C	Warrant article submitted for May 2008 Town Meeting
School	11	Replace HVAC system-High School	\$ 500,000.00 ¹	2011	35	11	
School	7	Hot Water Tank replacement - High School	\$ 55,000.00	2009	33	12A	
Park	2	Veterans Stadium	\$ 155,930.00 ¹	2008	33	12B	
Park	1	Mem. Park JV Field	\$ 404,760.00	2008	32	13	
School	14	Sprinkler Sys. Update - All Schools	\$ 250,000.00	2009-2013		13B	
School	5	Boilers- Esten & Middle School	\$ 130,000.00 ¹	2008	31	14A	Middle School portion not considered \$65,000 (SBC)
School	13	Replace Exterior Windows-High School	\$ 200,000.00	2009-2013	31	14B	
School	1	350 computers	\$ 550,000.00	2009	31	14C	
School	6	Back up Boilers - Jefferson& Memorial Park	\$ 130,000.00 ¹	2009	30	15A	
School	13	Upgrade Plumb. All Schools	\$ 500,000.00	2009-2013	30	15B	
School	18	Conform to ADA Req.- All Schools	\$ 250,000.00	2009-2013		15C	
Fire	3	Ambulance 2	\$ 175,000.00	2009	29	16A	
School	15	Refurbish High School Auditorium	\$ 200,000.00	2010	29	16B	
School	12	Renovate High School Locker Rooms	\$ 120,000.00	2010	29	16C	

Depart.	Dept.	Project Title	Total Est.		Department	Score	Rank	Notes
	Prior.		Expenditure		Planned FY			Totally Funded Projects
					Implement.			Partially Funded by State
School	16	Replace Int./Ext. Fire Doors All Schools	\$ 250,000.00		2009-2013		16 D	
Police	2	Cruisers	\$ 60,000.00	¹	2008	28		Look at lease program - under minimum level
Park	3	Girls Softball Field	\$ 177,590.00	¹	2010	26	17	
Highway	1	Side Walk Plow	\$ 116,000.00	¹	2008	25	18A	
Park	5	Spring St Fields (5)	\$ 808,000.00	¹	2010	25	18B	
School	2	2 Trucks	\$ 60,000.00	¹	2009	24	19	
Highway	2	Sweeper	\$ 140,000.00	¹	2008	22	20	
Park	7	Bicentennial Track/Field	\$ 527,760.00	¹	2010	21	21	
Park	6	Hartstuff Field	\$ 250,840.00	¹	2010	19	22A	
Park	8	Jefferson Field	\$ 192,840.00	¹	2011	19	22B	
Park	4	Esten Field	\$ 241,760.00	¹	2010	18	23	
School	17	Replace High School Gym Floor	\$ 125,000.00		2010		24	
Park	9	Lower Oval Field	\$ 191,520.00	¹	2012	11		
School	3	500 Student Lockers	\$ 90,000.00		2009			
Park	11	Blaisdale Field	\$ 49,000.00	¹	2013			Project under CPC consideration requirements
Park	12	Reeds Pond Park	\$ 34,000.00	¹	2012			Project under CPC consideration requirements
School	3	Middle School ext. doors & windows	\$ 1,200,000.00		2010			Not considered because of new SBC project
School	2	Leak Repairs-Middle School	\$ 250,000.00		2008			Not considered because of new SBC project
School	8	Fire Doors Clos. Mechanisms - All Sch.	\$ 125,000.00	²	2009-2013			Motioned not to consider
School	10	Upgrade Elect. Panels all schools	\$ 605,000.00		2008-2013			Tabled with no decision
Park	10	Lewis Park	\$ 33,000.00	¹	2013			Project under CPC consideration requirements

53 Requests reviewed

Total estimated cost of all reviewed	\$ 72,768,974.00
Total of requests not considered	\$ 2,471,000.00
Total requests included in plan	\$ 70,297,974.00

¹ Estimates based on FY2008 submissions

² Under minimum levels for each fiscal year as presented.

³ Based on 2008 estimates. No escalation for asphalt futures.

Projects underway to be completed FY2009

Library	1	Roof Repair	\$ 300,000.00		2008	50	1	Debt exclusion passed Apr. 2007
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FIVE YEAR CAPITAL PLAN : FY2009-FY2013

PROJECT REQUESTS

Recommended Priority

Depart.	Project Title	Total Est.	Suggested	Requested	Recommend.	FY 2009	FY 2010	FY2011	FY2012	FY2013
		Expenditure	Funding	Project	Project					
			Source	Date	Date					
Park	Mem. Park JV Field	\$ 404,760.00	¹	FY2008	FY2012				\$ 404,760.00	
	Veterans Stadium	\$ 155,930.00	¹	FY2008	FY2011			\$ 155,930.00		
	Girls Softball Field	\$ 177,590.00	¹	FY2010	FY2013					\$ 177,590.00
	Esten Field	\$ 241,760.00	¹	FY2010	FY2013					\$ 241,760.00
	Spring St Fields (5)	\$ 808,000.00	¹	FY2010	FY2014					
	Hartsuff Field	\$ 250,840.00	¹	FY2010	FY2013					\$ 250,840.00
	Bicentennial Track/Field	\$ 527,760.00	¹	FY2010	FY2015					
	Jefferson Field	\$ 192,840.00	¹	FY2011	FY2015					
	Lower Oval Field	\$ 191,520.00	¹	FY2012	FY2015					
Dept. Total		\$ 2,951,000.00				\$ -	\$ -	\$ 155,930.00	\$ 404,760.00	\$ 670,190.00
Water	Lincoln & Chestnut			Water						
	Water Storage Tanks	\$ 2,700,000.00		Abatements	FY2014	FY2014	\$ 175,000.00	\$ 175,000.00	\$ 175,000.00	\$ 175,000.00
	12" Water Main - Webster,			System Develop.						
	Hingham & Union Sts.	\$ 900,000.00		Account	FY2013	FY2013	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00
	Construction of Residual			Water Abatmnt						
	Handling Facilites (3)	\$ 2,045,000.00		Trust 20 yr Bond	FY2009	FY2009	\$ 2,045,000.00			
	Purchase/Construction of			Bond/Water						
	Office & Garage	\$ 950,000.00		Receipts	FY2009	FY2009	\$ 950,000.00			
	Chemical Feed System			Water Abatmnt						
	Hannigan & Great Sandy	\$ 50,000.00		Trust 20 yr Bond	FY2009	FY2009	\$ 50,000.00			
Dept. Total		\$ 6,645,000.00				\$ 3,370,000.00	\$ 325,000.00	\$ 325,000.00	\$ 325,000.00	\$ 325,000.00
School	Update High School									
	Science Labs	\$ 781,000.00			FY2008	FY2009	\$ 297,000.00			
	Middle School Feasibility/			State Funding/ ²						
	Engineering Project	\$ 665,000.00		Debt Exclusion	FY2009	FY2009	\$ 665,200.00			
	New Middle School	\$ 46,000,000.00	³	State Funding/ ²						
				Gen. Obl. Bonds	FY2010-2014			\$ 8,433,333.00	\$ 8,433,333.00	\$ 30,648,833.00
	Fire Alarm - Jefferson/Mem.	\$ 95,000.00			FY2009	FY2010	\$ 95,000.00			
	Upgrade Fire Alarms									
	High School & Esten	\$ 100,000.00			FY2009-2011	FY2010-2012		\$ 50,000.00	\$ 50,000.00	
	Replace HVAC system									
	High School	\$ 500,000.00			FY2011	FY2011		\$ 500,000.00		
	Hot Water Tank									
	replacement - High School	\$ 55,000.00			FY2009	FY2010	\$ 55,000.00			
	Sprinkler Sys. Update									
	All Schools	\$ 250,000.00			FY2009-2013	FY2010-2014	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
	Boilers- Esten School	\$ 65,000.00			FY2008	FY2009	\$ 65,000.00			
	Replace Exterior Windows-High School	\$ 200,000.00	¹		FY2009			\$ 200,000.00		
	Back up Boilers - Jefferson									
	& Memorial Park	\$ 130,000.00			FY2009		\$ 130,000.00			
	Locker Room - High School	\$ 120,000.00			FY2010	FY2011			\$ 120,000.00	
	Refurbish High School									
	Auditorium	\$ 200,000.00			FY2010	FY2012			\$ 200,000.00	
	Conform to ADA Req.-All Schools	\$ 250,000.00			FY2009-2013	FY2011-2015		\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
	Replace Int./Ext. Fire Doors									
	All Schools	\$ 250,000.00			FY2009-2013	FY2010-2014	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00

**FIVE YEAR CAPITAL PLAN : FY2009-FY2013
PROJECT REQUESTS**

Recommended Priority										
Depart.	Project Title	Total Est.	Suggested	Requested	Recommend.	FY 2009	FY 2010	FY2011	FY2012	FY2013
		Expenditure	Funding	Project	Project					
			Source	Date	Date					
School	Replace High School									
	Gym Floor	\$ 125,000.00		FY2010						
	Upgrade Plumb. All Schools	\$ 500,000.00		FY2009-2013	FY2010-2014		\$ 100,000.00	\$ 100,000.00	\$ 100,000.00	\$ 100,000.00
Dept. Total		\$ 50,286,000.00				\$ 962,200.00	\$ 8,978,333.00	\$ 9,433,333.00	\$ 31,268,833.00	\$ 250,000.00
Fire	Window Replacement - Fire Station	\$ 74,500.00 ¹		FY2008	FY2009	\$ 74,500.00				
Dept. Total		\$ 74,500.00				\$ 74,500.00	\$ -	\$ -	\$ -	\$ -
Highway	Road Repaving & Repair	\$ 3,505,474.00	Chapt. 90	FY2008-2013		\$ 208,774.00	\$ 525,300.00	\$ 301,000.00	\$ 546,600.00	\$ 629,300.00
Dept. Total		\$ 3,505,474.00 ⁵				\$ 208,774.00	\$ 525,300.00	\$ 301,000.00	\$ 546,600.00	\$ 629,300.00
Sewer	Waste Treatment Plant Upgrade (start FY2007)	\$ 3,000,000.00	State Revolving Funds/Bonds	FY2013		\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00
	Inflow/Outflow Phosphorus Removal System	\$ 1,500,000.00	Sewer Develop Account	FY2012		\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00
Dept. Total		\$ 4,500,000.00				\$ 800,000.00	\$ 800,000.00	\$ 800,000.00	\$ 800,000.00	\$ 800,000.00
Total Capital Projects		\$ 67,961,974.00				\$ 5,415,474.00	\$ 10,628,633.00	\$ 11,015,263.00	\$ 33,345,193.00	\$ 2,674,490.00

**FIVE YEAR CAPITAL PLAN : FY2009-FY2013
EQUIPMENT REQUESTS**

Recommended Priority										
Depart.	Equipment Item	Total Est.	Suggested	Requested	Recommend.	FY 2009	FY 2010	FY2011	FY2012	FY2013
		Expenditure	Funding	Purchase	Purchase					
			Source	Date	Date					
School	350 computers	\$ 550,000.00		FY2008	FY2009-2011	\$ 163,333.33	\$ 163,333.33	\$ 163,333.33		
	2 Trucks	\$ 60,000.00		FY2008	FY2014					
	500 Student Lockers	\$ 90,000.00		FY2009	FY2010-2011		\$ 45,000.00	\$ 45,000.00		
Dept. Totals		\$ 700,000.00				\$ 163,333.33	\$ 208,333.33	\$ 208,333.33	\$ -	\$ -
Water	Replacement Chasis on 1998 Utility Truck	\$ 50,000.00	Water Fund: Undesignated	FY2009	FY2009	\$ 50,000.00				
Dept. Totals		\$ 50,000.00				\$ 50,000.00	\$ -	\$ -	\$ -	\$ -
Fire	Fire Engine 1	\$ 385,000.00 ¹	Mitigation Fd	FY2008	FY2010		\$ 385,000.00			
	Ambulance 2	\$ 175,000.00 ¹	Lease/Pur	FY2008	FY2010		\$ 175,000.00			
	Fire Engine 2	\$ 385,000.00 ¹	Lease/Pur	FY2010	FY2011			\$ 145,000.00	\$ 145,000.00	\$ 145,000.00
	Fire Engine 4	\$ 385,000.00 ¹	Lease/Pur	FY2011	FY2012				\$ 148,000.00	\$ 148,000.00
Dept. Totals		\$ 1,330,000.00				\$ -	\$ 560,000.00	\$ 145,000.00	\$ 293,000.00	\$ 293,000.00
Highway	Side Walk Plow	\$ 116,000.00 ¹		FY2008	FY2011			\$ 116,000.00		
	Sweeper	\$ 140,000.00 ¹		FY2008	FY2012			\$ 140,000.00		
Dept. Totals		\$ 256,000.00				\$ -	\$ -	\$ 256,000.00	\$ -	\$ -
Total Capital Equipment		\$ 2,336,000.00				\$ 213,333.33	\$ 768,333.33	\$ 609,333.33	\$ 293,000.00	\$ 293,000.00

Total Est. Expenditures Considered \$ 70,297,974.00

**FIVE YEAR CAPITAL PLAN :FY2009-FY2013
SUMMARY**

Total Est. Expenditures in current 5 year plan
\$ 65,512,057.00

FY 2009	FY 2010	FY2011	FY2012	FY2013
\$ 5,628,807.33	\$ 11,396,966.33	\$ 11,624,596.33	\$ 33,638,193.00	\$ 2,967,490.00

Funding Summary:

General Obligation Bonds				\$ 21,631,500.00	
State Revolving Bond Fund	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00	\$ 500,000.00
Water Abatement Trust Bond	\$ 2,095,000.00				
Bond/Water Receipts	\$ 950,000.00				
State Aid ²	\$ 360,360.00	\$ 8,433,333.00	\$ 8,433,333.00	\$ 8,433,333.00	
Chapter 90	\$ 290,000.00 ⁶	\$ 290,000.00	\$ 290,000.00	\$ 290,000.00	\$ 290,000.00
Debt Exclusion Funds	\$ 294,840.00				
Water Abatements	\$ 175,000.00	\$ 175,000.00	\$ 175,000.00	\$ 175,000.00	\$ 175,000.00
Water Undesignated Fund	\$ 50,000.00				
Water System Develop. Acc.	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00	\$ 150,000.00
Sewer Develop Accounts	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00	\$ 300,000.00
Free Cash					
Expected Mitigation Funds		\$ 385,000.00			
Total Est. Available Funding	\$ 5,165,200.00	\$ 9,848,333.00	\$ 9,848,333.00	\$ 31,479,833.00	\$ 1,415,000.00

CPC Recommendation Summary Totals

	FY 2009	FY 2010	FY2011	FY2012	FY2013
Funded	\$ 5,165,200.00	\$ 9,848,333.00	\$ 9,848,333.00	\$ 31,479,833.00	\$ 1,415,000.00
Unfunded	\$ 534,833.33	\$ 1,548,633.33	\$ 1,776,263.33	\$ 2,158,360.00	\$ 1,552,490.00
Unfunded Priorities	\$ 371,500.00	\$ 538,633.33	\$ 61,000.00	\$ 306,600.00	\$ 339,300.00

Notes:

- ¹ Cost figures from FY2008 submissions.
- ² Figures based on 55% state aid from Mass SBC. Actual percentage to be determined.
- ³ Cost and time line are estimated. Actual data to be determined after Engineering Feasibility Study completion.
- ⁴ Figures based on state aid contribution FY2010, FY2011 and state aid plus bond amount in FY2012. All figures are currently estimates.
- ⁵ Cost supplied based on 2008 pricing for asphalt with no escalation factor.
- ⁶ Actual Chapter 90 money for FY2009 not available.