

FIVE YEAR CAPITAL IMPROVEMENT PROGRAM INDIVIDUAL PROJECT PROPOSAL

(FY 2015 - 2016)

Department/Division PUBLIC BUILDINGS

Date

A. GENERAL INFORMATION

1. Project Title: HVAC Heat Pumps, Cooling Tower and Controls Replacement
2. Description of Project: Remove 17-32 year old standard efficiency water cooled heat pumps, analog style thermostats and associated controls throughout the buildings. Remove existing cooling tower and associated controls. Purchase and install new high efficient water source heat pumps, controls, thermostats and new cooling tower.
3. Estimated Cost: \$ 210,000
4. Other offset funding available (Grants/Reimbursements) \$12,000

Net Cost \$198,000

Explanation: Eversource incentives for purchasing high efficiency heat pumps and digital thermostats.

5. Useful life of project 20-25 YRS
6. Project Timeline: Planning start Fall 2015 Physical start Spring 2016 Completion Fall 2016
7. Estimated additional annual operating cost \$ 0

Explanation:

8. Estimated annual savings \$ 12-15,000

Explanation: Savings will be realized through lower cost of operation.

Risk Avoidance: Loss of critical and sensitive electronic data and associated equipment due to system failures. High cost associated with "emergency" purchase and installation of equipment.

Department Priority: _____ Capital Projects Committee Priority: _____

Capital Projects Recommended Budget FY16						Totals		Total CIP Value (Grants/Town \$)	
Rev. 3/21/15.js						\$3,486,480	\$2,073,120	\$5,559,600	
Agency	Draft Priority	Project	Grant/Offset	Budget	Notes	Cumulative Total			
PW/Eng	1	Avery St Reconstruction Phase 2	\$2,127,000	\$350,000	State Grant	\$350,000	\$350,000		
PW/Eng	2	Main Street Bridge over the Podunk River	\$827,580	\$615,420	State Grant	\$965,420	\$965,420		
PW/Eng	3	Abbe Rd Improvements - Robert Dr to EW Town Line	\$531,900	\$90,000	State Grant	\$1,055,420	\$1,055,420		
IT	4	Fiber Communications Network		\$240,000	Phase 2 of Project	\$1,295,420	\$1,295,420		
PW/Bldgs	5	Phone System Replacements - PD & CC		\$75,000		\$1,370,420	\$1,370,420		
PW/Bldgs	6	ADA Upgrades at Town Hall - Fire Code Related		\$150,000	Reduced by \$50,000 per FM (Phase 2)	\$1,520,420	\$1,520,420		
BOE	7	Replace 1/2 of TEMS Front Sidewalks		\$100,000		\$1,620,420	\$1,620,420		
PW/Eng	8	Wapping School Renovation HVAC Requirements		\$100,000	Increased \$50,000 (PH, MG, RF)	\$1,720,420	\$1,720,420		
PW/Bldgs	9	HVAC Heat Pumps, Cooling Tower and Controls Replacement		\$210,000		\$1,930,420	\$1,930,420		
Park & Rec	10	Rye Street Park Improvements - Basketball Court Renovations/Tennis Court Re-Purposing		\$142,700		\$2,073,120	\$2,073,120		
Special Notes:	Install Artificial Turf on SWHS Stadium Field; Track; Pole Vault; High Jump; etc. has been removed from Capital Projects and identified by the Town Manager to be handled through Capital Leasing - Suggested Project Budget \$1,520,000.								
	BOE planning to realign & improve girls softball field on Ayers Road in current budget - Estimated Cost \$100,000.								

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Proposed Ordinance Concerning the Capital Projects Budget

There shall be a Capital Improvement Reserve established to finance all or part of the cost of construction, reconstruction, or acquisition of specific capital improvements or specific capital equipment. Capital improvement means any physical improvement and any related preliminary studies and surveys, lands or rights of lands, furnishings, equipment, machinery or apparatus for any physical improvement having an estimated cost in excess of \$5,000. The term equipment means any equipment, machinery, or apparatus not included in the definition of capital improvement, such as a fire truck, snow removal equipment, highway equipment, generators, and IT equipment having an estimated cost in excess of \$5,000.

The Town Council, as part of the annual operating and budget process, will review the capital projects recommended by the Capital Projects Committee and Town Manager. The Town Manager will recommend a financing plan, based on total project costs, cash flow, projected methods of financing, Capital Improvement Reserve fund projections, mill rate and debt service impact on operating budgets. The Town Council will review these factors when developing project priorities and Capital Improvement Reserve allocations for the following year.

The Town will use the Capital Improvement Reserve fund as the primary funding source for capital projects to be funded on an annual basis. The Town Council shall have as a general guideline a minimum annual appropriation and transfer to the Capital Improvement Reserve fund an amount equivalent to 1% of the current adopted annual budget. Further, the Town Council shall have as a general guideline that the Town shall maintain a total Capital Improvement Reserve fund balance in an amount equivalent to at least 5% of the current adopted annual budget.

Subject to the provisions set forth in Town Charter Section 712, appropriations for capital outlay shall not lapse until the object for which the appropriation was made has been accomplished or no expenditure from or encumbrance of the appropriation has been made for three consecutive fiscal years. The Town Council may transfer funds from the Capital Improvement Reserve fund to any other department for which the council may legally appropriate money only following Notice and Public Hearing. The Town Council may reallocate appropriations within the Capital Improvement Fund by Resolution.