Maynard Capital Planning

Quad Board Presentation
July 30, 2024

Agenda

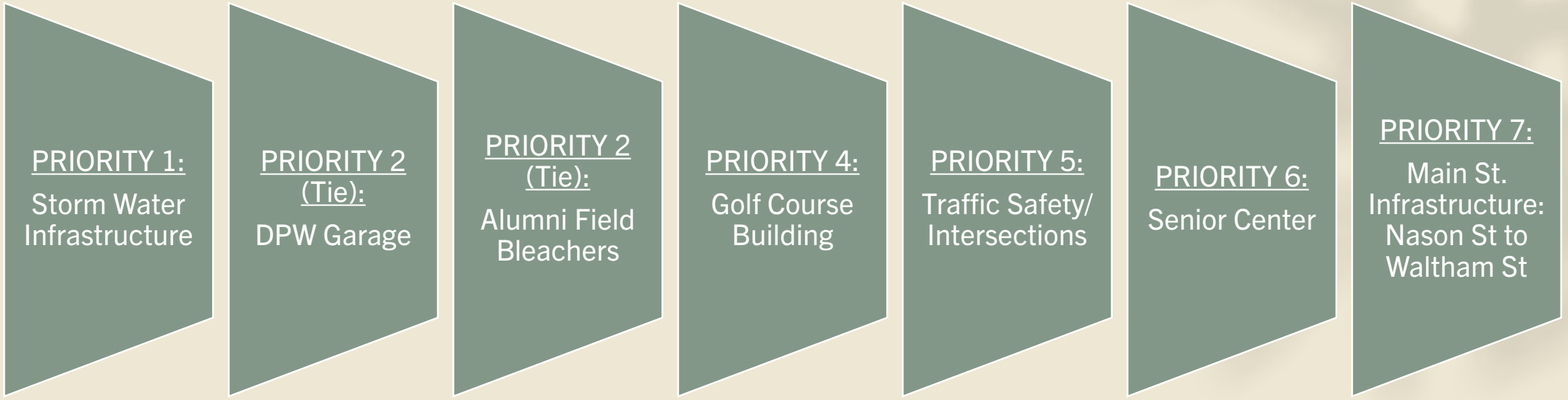
1. Overview of Major Capital Projects
2. Capital Planning Committee Recommendations
3. Taxpayer Impact
4. Upcoming Debt Retirement
5. Project Prioritization Guidelines (Appendix)
6. Project Descriptions (Appendix)

Major Capital Projects- Randomized

- Alumni Field Bleachers: ~$3,500,000
- DPW Garage: ~$23,000,000
- Golf Course Building: ~$1,770,000
- Main St Public Roadway: ~$3,650,000
- Traffic Safety/Intersections: ~$9,800,000
- Senior Center: ~$12,000,000
- ***Sewer System Upgrade: ~$1,500,000
- Storm Water Infrastructure: ~$6,970,000
- ***Water (Drinking): >$50,000,000
- ***Sewage: ~$2,700,000

*** Due to advanced Capital Improvement Plans and receipt funds, these projects are not in scope for this meeting.

Capital Planning Committee Recommendation



- We recommend the town prioritize projects and develop a plan that includes a path to making high priorities shovel ready
- We recommend the town move forward with its projects in a way that is capital efficient as a function of the debt servicing cost
- We recommend the town strive to find creative, cost saving combinations of projects
- We recommend the drinking water and sewer projects continue to follow their capital improvement plans and bond when required to expedite the timeline and/or meet the needs of the town

Potential Town Debt Issuance

Project Name	Estimated Issuance	Term	Estimated Total Debt Service	Estimated Residential Tax Rate Impact per $100k of Assessed Value*	Estimated Commercial Tax Rate Impact per $100k of Assessed Value*	Estimated Impact for Avg Single Family Home ($504,701)
Storm Water infrastructure	$6,970,000	20	$(555,317)	$(25.788)	$(34.36)	$(130.15)
DPW Yard	$24,000,000	30	$(1,552,963)	$(72.116)	$(96.09)	$(363.97)
Bleachers	$3,500,000	15	$(301,908)	$(14.02)	$(18.68)	$(70.76)
Golf Course Club House	$1,770,000	10	$(227,081)	$(10.545)	$(14.05)	$(53.22)
Traffic Safety/Intersections	$9,800,000	30	$(634,127)	$(29.448)	$(39.24)	$(148.62)
Senior Center	$12,000,000	30	$(776,482)	$(36.058)	$(48.04)	$(181.99)
Main St Infrastructure	$3,600,000	10	$(461,859)	$(21.448)	$(28.58)	$(108.25)

* Scaling applied from prior bleacher estimates to determine impact of other projects

Upcoming Debt Retirement

Fiscal Year	Retiring Debt	Estimated Total Debt Service	Estimated Residential Tax Rate Impact per $100k of Assessed Value	Estimated Commercial Tax Rate Impact per $100k of Assessed Value	Estimated Impact for Avg Single Family Home ($504,701)
2027	Library	$195,000.00	$8.82	$11.76	$44.53
2028	Playgrounds, Fields, Gym	$48,842.50	$2.27	$3.02	$11.45
2029	Police Station, Boilers, Remediation	$247,025.50	$11.47	$15.28	$57.90

Appendix

Prioritization Process Guidelines

- **6 categories scored 1-10 by each member**
  - Improves/Aids Public Safety
  - Is To Comply With Law or Regulation
  - Saves Costs / Improves Efficiency
  - Operational Necessity / Needed Replace
  - In Line With Community Vision
  - Supports New Growth

Project Descriptions:

- **DPW Garage:** Current facility is beyond useful life with major structural failures, a roof with material holes and leaks, gasoline tanks that are dangerous, non-ADA compliant space and the lack of a recycling center. The garage was built in 1973, water Building in 1930 and Salt Shed 1980
- **Golf Course Building:** The current building was constructed in 1970. The project is broken into two parts: the Roof Project will require $770,000 while envelope (including windows and exterior water damage) will require an additional $1,000,000.
- **Main St. Public Roadway:** The widening of Main Street Maynard's sidewalks and narrowing of its travel lanes to a single lane between Nason Street and Waltham Street can provide another tool for economic development for Downtown Maynard. The addition of wider and safer sidewalks can increase activity and vibrancy of downtowns, not only for pedestrians, but also for businesses. Schematic design is needed to continue the process for public engagement, and to refine an approach for full engineering design.

Project Descriptions:

- **Traffic Safety/Intersections:** This project is a collection of multiple sidewalk and safety projects including:
  - $800,000: Maynard's current sidewalk management plan does not have a dedicated identified funding source, specifically targeting a replacement program resulting in the community is falling behind the department's sidewalk management plan.
  - Construct traffic signal & safety improvements to a major intersection that poses safety concerns for both vehicular & pedestrian traffic located at
    - $1,800,000: crossroads of Great Road / Parker Street. Priority two.
    - $1,300,000: crossroads of Waltham Street / Powder Mill Road / Parker Street. Priority three.
    - $1,300,000: crossroads of Great Road / Main Street. Priority four.
    - $300,000: crossroads of Main Street / Acton Street / Summer Street. Priority five.
    - $1,300,000: crossroads of Nason Street @ Summer Street. Priority six.
  - $3,000,000: Per the town's pavement management plan, which is updated and conducted yearly to determine asset management prioritization. Our current financial commitment of Chapter 90 funding as our only source for roadway replacement is inadequate. Maynard is falling behind the community's roadway asset management plan, thus, driving up the long term cost for replacement. Based on an updated pavement management plans, the town has a backlog for roadway replacement of $12 million.

Project Descriptions:

- **Stormwater Infrastructure:** This project is a collection of multiple stormwater infrastructure upgrades for the town. Stormwater systems that are not maintained can cause material loss to property.
  - $100,000: Stormwater feasibility study: Conduct a study to evaluate the feasibility of a stormwater utility, also known as a stormwater enterprise fund. A stormwater utility would generate a secure source of funding to support the town's stormwater management needs, including MS4 permit compliance, operations, maintenance, and capital improvement projects. This study would provide accurate and analytical data to assist the future planning of the town, i.e., federal and state compliance, infrastructure improvements, support yearly operational costs for ongoing maintenance, etc.
  - $450,000: Stormwater HazMat disposal at Pine Hill. Remove and dispose of hazardous material accordingly per DEP requirements of debris collected from stormwater catch basin maintenance, construction debris, and street sweeping debris.

Project Descriptions:

- **Stormwater Infrastructure:**
- Construct upgrades to our Stormwater System at:
  - $900,000: Main Street / Sudbury Street Improvement and Upgrade
  - $550,000: Great Road/Thompson Street Improvement and Upgrade
  - $1,750,000: Lewis Street/Parmenter Ave /Haynes Street /Acton Street/Charles Street Improvement and Upgrade
  - $750,000: Great Road/Sudbury Town Line Improvement and Upgrade
  - $550,000: Parker Street/Vose Hill Road Improvement and Upgrade
  - $650,000: Great Road/Old Mill Road Improvement and Upgrade
  - $70,000: Acton Street Improvement and Upgrade
  - $1,200,000: Assabet Street & Fletcher Street

Project Descriptions:

- **Sewer System Upgrade:** $1,500,000
- Initialize pump and sewer lift station upgrades to all sewer stations, starting with the oldest in progression. Updates will include changing pumps to (VFD) variable frequency drive motors to reduce electricity consumption and increase life expectancy. Provide backup power generation for protection from sanitary sewer overflows, eliminating environmental pollution. Over time, pumps start to lose power and capability, upgrading pumps is necessary to maintain our sewer transportation system, VFD's are an intricate part of preventing overload and damage to the sewer system over time

Project Descriptions:

- **Sewage:** This is a category that combines the following three projects:
  - $400,000: This is a multi -phase project. Permitting/design /engineering. We submitted a Housing choice action grant in the FY22 grant cycle and were awarded $400K to conduct Phase #1 - complete full schematic engineering design plans. we will need to complete the next phase, development plan.
  - Utilize a full design set as the shovel ready portion in an upcoming Mass Works grant cycle to execute full construction which includes sewer piping collection upgrades, sewer lift station capacity and mechanical upgrades, a new sewer force main that is constructed under the Assabet River to reduce an environmentally vulnerable pollution source if failure occurs. Construction will address a capacity issue that relates specifically to future change or expansion, including potential zoning changes related to utilizing the powder mill corridor as an economic hub for both Maynard and Acton.

Project Descriptions:

- **Sewage:**
  - $800,000: Periodically replace faulty working RFB motors /gear boxes. If we lose the operation of RFB units, it reduces our capacity and capability to treat the current rates of sewage the town is producing in accordance with our required
    National Pollutant Discharge Elimination System (NPDES) permit. Violations result in fines.
  - $1,500,000: Conduct a comprehensive study and design of the current process, which will determine capacity allowance and compliance for current and future needs. There are correlating designs that need to accompany this study; a Bio Winn model to assist in determination of future treatment process needs, expansion, etc. Wastewater treatment plant upgrades are one of the costliest endeavors a community can undertake, if not planned properly, it can have major long-term financial consequences.

Project Descriptions:

- **Water (Drinking):** The Current water volume in Maynard is not meeting future needs and is at risk of not meeting current needs. To address this, significant projects must be undertaken:
  - $200,000: Exploration of last unused well site for Rockland water treatment facility. This is identified as phase two of the Towns water capacity improvement plan. Planning to permit and pilot the potential ground well site at Rockland will be anticipated to start in FY25, with permitting averaging 3-5 years. Rockland Well construction would cost additional funds that will be determined after exploration.
  - $250,000: Initialize pump upgrade to all well pumps, starting with oldest in progression. Update will include changing pump to (VFD) variable frequency drive motors
  - $2,000,000: Repair, replace, and improve water distribution system. The Town of Maynard owns and operates over one-hundred miles of water distribution piping ranging in age from 5 to 100 years old. This includes several hundred gate valves, and hundreds of fire hydrants. We provide public drinking water to roughly 4,300 customers.
  - $86,500,000: Pilot/Permitting/Design & Engineering Old Marlborough Water treatment plant for expansion in water capacity (0.5 ‐ 1.5 MGD) with the reactivation of an abandoned well source, introduction of new well sources, and significant water quality treatment changes to address several areas that are becoming a violation under DEP regulatory mandates, such as organics (THM) & PFAS. This request does not include the construction and upgrade of a new facility, as the conceptual estimates are in the $75-100 million range.
  - Unknown Cost: Consider connecting to the Massachusetts Water Resource Authority