

Budget/Management Committee Minutes
Town Hall Council Chambers
April 1, 2024, 6:15 p.m.

Present: Greg Shanahan, Chairperson
Pascale Burga, Vice Chairperson
Rick Coughlin
Gary MacDougall

Absent: Maureen Kiely

Also Present: Ted Langill, Chief of Staff
Jim McGrath, Assistant Town Engineer
Kenan O’Connell, Director of DPW
John McLeod, Director of Procurement

Recording Secretary: Kim McCutcheon

Chair Shanahan called the Budget/Management Committee meeting to order at 6:00 p.m.

Measure # 24 020 Borrowing for Road/Sidewalk Improvements

Mr. Langill stated this measure is a continuation of Mayor Hedlund’s Pave the Wey program and the administration requests to borrow \$5M to continue the effort.

Kenan O’Connell reviewed the details of this year’s effort-- it is an aggressive program and since the current administration took over has cost between \$6M and \$8M annually from a combination of funding sources including Community Development Block Grant (CDBG), Chapter 90 and having National Grid pay their portion of roadwork after completing a project.

This year the program will work on the following streets and roads:

- Pleasant Street from the high school to the Route 3 overpass near Libby Parkway
- Middle Street out to Route 18 from the overpass at Libby Parkway – includes sidewalks and curbing
- Fieldstone Lane and Lochmere Avenue which had a serious sewer problem last year
- Bell Street – complete reconstruction
- Cedar, Myrtle, Raymond, School and Grove Streets - subdivision behind Jackson Square
- Belmont Street development off Summer Street
- Mutton Lane - from Washington Street down to next intersection
- East Street

Mr. O’Connell stated there may be others that will be added to the list once they evaluated the estimates and if estimated high enough the Town will be able to do more work.

Vice Chair Burga stated she was appreciative of the list provided but would have liked to have seen the list in advance. She would like to know as the project goes along what other streets may be included as \$5M is a large expense to the Town.

Mr. Connell responded that as in previous years this topic has come up, it has proven to be problematic to provide a list early as there is a lot of information going back and forth about the state of various roads, some may be worse than others, etc. A lot of money is put into the road program to provide an evaluation of the streets, as well as other factors such as necessary utility upgrades, age of sewer or water main, do the utility companies also need to come in and do work, etc. Putting all of the pieces of the puzzle together often comes down to the wire to decide on what roads can be included and what can be completed during the construction season.

Mr. Langill stated there is still more need than there is funding.

Vice Chair Burga responded that the list is extensive and a lot is being done with the streets named for \$5M. Mr. Langill replied that the request was increased from \$2M the previous year.

Councilor Coughlin asked if there was a master plan in place for the paving project. Mr. Connell replied that the Town pays into a road program that has been developed by VHB Engineering. Every accepted way in town is listed, its condition evaluated and then ranked in a Pavement Condition Index (PCI). The list provides the age of each street and also what utilities are present. Lining up all necessary parties at once - gas company, sewer and/or water department, as well as capital funding would be extremely expensive and impractical in most cases and would severely limit the number of streets that could be completed. There is also a strategy to grouping neighborhoods and to get those areas accomplished at the same time.

Councilor Coughlin asked if the review was done on an annual basis to see what the priorities are, to which Mr. Connell answered affirmatively. Mr. Langill explained that it starts with the rating, then any utilities needed, areas of priority such as school road and then smaller factors. The review continues up until the funding is available.

Councilor MacDougall asked Mr. Connell to explain how Chapter 90 works. Mr. Connell explained the Town receives an annual allotment as long as it is funded, and a project request is submitted individually for any street they would like to take on as a project. An estimate is provided from a company that is pre-qualified by the State. The package is submitted to the State and once approved the work can begin. The Town expends the money and it is reimbursed once the project is completed and documented.

Councilor MacDougall asked if the streets need to be earmarked before the packet is submitted. Mr. Connell clarified that the project needs to be approved and completed and then it is reimbursed. Councilor MacDougall additionally asked what percentage is reimbursed. Mr. Langill responded that there is an allotment of money from the State, typically a \$200M road bond and then it is a portion based on miles of approved road. Right now, that amount is \$1.2M on a \$200M bond.

Vice Chair Burga, referenced a recent meeting attended by Governor Healy, stated that the Governor would like to see the issue of double utility poles resolved and asked if those double poles factor into the work done redoing sidewalks. Mr. Connell replied that work to utility poles is separate from this program and often the utility company implements their own plan. The utility companies are under the Department of Public Utility and have certain rights and abilities that are above the town. However, the utility companies are required to restore the area back to new when they have completed their project. Vice Chair Burga followed up by asking if there was an opportunity for improvement to find out the status of the poles before sidewalk improvements are done. Mr. Connell replied that they do meet with National Grid prior to the construction season and ask about gas line or pole work and try to share information.

Councilor MacDougall asked if the work related to Columbian Square is part of this project as far as Chapter 90 funding goes. Mr. Connell stated that Mr. Langill could speak to the funding aspect, but the town was involved before the major construction was underway as it pertained to Town utilities such as upgrading water main work. The gas company took the same approach and John McLeod was diligent in speaking with utility companies ahead of time.

Chair Shanahan stated it is an excellent program and speaks incredibly well for the Town that we are able to fund this.

Mr. Langill stated that depending on how the budget turns out, as well as the capital plan, there might be additional free cash money for sidewalks as well, but the budget is still under review as well as the final capital plan.

Chair Shanahan stated he would love to hear the number of miles of road or sidewalk is being worked on because it is a great talking point to get out into the community.

Mr. Connell explained that sidewalks individually are expensive and are mostly handwork. Per ton, twice the amount is spent on sidewalks than when working on roadways. It is labor intensive and time consuming, as well as requiring a police detail, all which add up so they have been incorporating sidewalk work into the roadwork as much as possible.

Councilor Burga made a motion to refer to the full Town Council **Measure #24 020 Borrowing for Road/Sidewalk Improvements** to the full Town Council with favorable action. Motion seconded by Councilor MacDougall. UNANIMOUSLY VOTED.

Measure # 24 021 Transfer Funds for Adams School Repurposing

Mr. Langill stated this was an ongoing rehab project. During the Chapman project the Adams' school was thought to potentially become a ninth primary school but the plan was changed and the plan is to now to move the Early Childhood Center to the Adam's building. Since 2019 the Town has been funding and renovating the building. The original \$3M authorization was increased by \$1.525M, now that the plan is taking shape the requested increase is needed to have the project finished by the fall of this year. The residual fund are leftover funds from bond

money used for a particular project. Those funds are transferred into the residual fund and that fund is broken down by schools, Town, water and sewer and the money reappropriated into those categories. The residual funding came from the boiler project for the schools and will be added to the Adams' project. There may be small amounts requested between now and September for additional costs from the renovation plan.

Contract Costs for Repurposing Adams School

<u>Contractor</u>	<u>Amount</u>
GVW, Inc. (Interior Renovations)	\$4,949,252.00
Site Tek (Accessible Ramp and Entrance)	\$139,750.00
JD&D Construction (Maintenance Garage Roof)	\$211,400.00
<u>McKinnell, McKinnell and Taylor (Architect/Engineer Services)</u>	<u>\$367,604.00</u>
GRAND TOTAL	\$5,668,006.00
<u>Previous Funding</u>	
Measures 19 017 and 20 072	\$3,000,000.00
Measure 21 052	\$1,525,000.00
Additional Funding Needed	\$1,143,006.00
<u>New Funding</u>	
Residual* Transfer (new measure)	\$928,005.15
Potential ARPA after further review of needs/costs	\$215,000.85
<u>Other "In-House" Project Funding</u>	
Academy Ave Parking Lot	\$194,309.00
Ceiling Tile Installation	\$39,951.00
Auditorium Repairs	\$19,532.00

*The residual fund (3416) is where leftover bond proceeds are transferred when a project is completed and there are funds remaining. It is broken down by Town, Schools and Water/Sewer. These funds may be re-appropriated to other projects in the same category.

Mr. Jim McGrath stated the project was originally a water renovation project installing upgraded bathroom fixtures. When it was decided that the Johnson school would be moving into the Adams' building the plan was changed for a different configuration, a different size fixture and different amount due to accommodating the smaller children. A sink needed to be added to each classroom and the drainage needs of adding those fixtures. The floorplan and architectural drawings were handled by McKinnel, McKinnell and Taylor. There are twenty classrooms being renovated as well as an admin suite, several common spaces, hallways, cafeteria and security which are a bulk of the project. During the planning stages the entrance to the building on the Academy Ave side needed to be made handicap accessible, which was bid out and a company called Site Tek Inc. handled the project and installed the ramp system and security so it is ADA accessible. The roof on the maintenance garage in the back of the building was also replaced as part of a smaller project. The school administration from 111 Middle Street was also moved into the building prior to construction, any updates needed were done in house by maintenance staff and the school department. Additional work inside the building such as library flooring, auditorium furniture repair and carpet replacement was done in house as well. The DPW and engineering department made improvements to the parking lot. The project is about 60% complete at this time. The price of the project was higher than originally anticipated with the bidding climate for projects as well as the bigger scope of the project becoming an early childhood center.

Mr. Brian Smith spoke regarding the educational programming of the space. As originally stated, the plan a number of years ago it was discussed that Adam's would become the ninth primary

school in Weymouth. At that time Superintendent Wargo came into the conversation looking at either Adams' becoming the ninth primary or potentially expanding the Pre-K program coupled with centralized kindergarten. The centralized kindergarten program was ruled out and the plan to expand the Pre-K program was decided. Johnson currently has fifteen classrooms which will be expanded to 17 at Adams' next year. Enrollment is just under 200 students on either a full/half or 3-to-5-day program with approximately 150 students in the building at a time. The building design allows for 50% growth with the potential for 20 classrooms in the future. Johnson principal Maura Perez has a waitlist that may allow the addition of two more classrooms that would be funded from tuition. Johnson has both tuition-based students as well as special education students that the district is responsible for.

Vice Chair Burga stated that the information provided was a lot but would have appreciated to have back up documentation to review. Mr. Langill pointed out it was not a new project; the project just requires additional money. Vice Chair Burga liked that there would be 15 to 17 classrooms with the room for expansion as well as the administration being in the same complex and believes it is going to be very easy to have people close together and working and collaborating with Town hall and the improvements are much needed.

Councilor Coughlin requested a copy of the original proposal to get an understanding of the scope of the project.

Councilor MacDougall stated he was aware of the project but did not know all of the details of the work being done, but understands this measure is for additional money. Councilor MacDougall also referenced a December 2023 meeting with Union Point that in the future with that build out of Union Point he Town would be in need of elementary schools and the numbers presented would be a concern with the limited space, so he does support adding more Pre-K, but having additional documentation would be helpful.

Mr. Langill responded that he would provide copies of each contract.

Councilor Burga made a motion to refer to the full Town Council **Measure #24 021 Transfer Funds for Adams School Repurposing** with favorable action. Motion seconded by Councilor MacDougall. UNANIMOUSLY VOTED.

At 6:29 p.m., there being no further business, Chair Shanahan entertained a motion to adjourn. Vice Chairman Burga made a motion to adjourn which was seconded by Councilor MacDougall. UNANIMOUSLY VOTED.

Respectfully submitted by Kim McCutcheon as Recording Secretary

Approved by Chair Greg Shanahan
Approved unanimously on 6 May 2024