



April 2, 2026

To: Town Meeting

RE: Revised Capital Planning Report

From: Roger McPeck, Chair – Capital Planning Committee

cc: Select Board  
Chris Senior, Town Manager  
Finance Committee  
Philip A. Frattaroli, Town Moderator

The Spring Town Meeting Revised Capital Planning Committee (CPC) report is really a lesson in how much and how fast things can change. Some things have changed for the good, and some for the not-so-good.

On the good side, costs for repairs to McCall middle school and Ambrose roofs came in significantly lower than engineering estimates and building project closeouts came in stronger than expected.

On the not-so-good side, bids came in significantly higher for the library slate roof replacement and we were unable to award the Town Hall roof and Bell Tower portion of that combined project. However, the good news mentioned above will allow us to proceed on the Town Hall portion of the project this cycle.

Responding to the concerns of residents on Everett Avenue regarding road drainage, the Select Board and CPC are recommending a drainage study be conducted in that area before a final repair/replacement decision be made for the Everett culvert.

Also on the not-so-good side, disputes and cost growth with the contractor working on the South Reservoir Dam project led to termination of that contract before all work was completed. Article 21 will seek additional funds to complete that project.

**Article 18** will include motions to return unexpended funds from completed projects to the Capital and Building Stabilization funds

Building Stabilization Fund: \$848,451.07

Capital Stabilization Fund: \$97,584.34

Projects closed out and the exact amounts for each are included in the Motion book.

**Article 19** will include motions to fund the following Projects from various sources:

ADA Projects – (Engineering/Construction)	\$125,000
MS4 Permit Engineering	\$150,000
Everett Avenue Area Drainage Engineering	\$50,000

**Article 20** will ask Town Meeting to rescind a borrowing authorization that was approved for repairs to McCall middle school and Ambrose elementary roofs. Bids came in far better than engineering estimates and that borrowing wasn't required to complete that project. The rescission more than offsets the borrowing authorization sought in Article 22.

**Article 21** requests additional funding to complete the South Reservoir Dam project. Significant growth, and disputes with the contractor, led to termination of that contract before the completion of repairs. Staff are requesting \$830,000 to complete repairs and CPC is recommending the use of unexpended bond funds from several W&S projects be transferred to this project. Additional new borrowing in the amount of \$329,261.01 is being recommended. The remaining amount will be funded with unexpended bond funds and closeouts.

**Article 22** will request additional funds and borrowing authorization for the Library and Town Hall project approved in fall of 2024. In contrast to the school roof repair/replacement, bids came in significantly higher for the library slate roof replacement project and we were unable to award the Town Hall Roof and Bell Tower repair portion of that combined project. Additionally, this winter's severe weather created ice dams and new leakage in the Town Hall roof. Between additional new work and better market pricing data gained from the library roof bids, staff now believe that \$2,400,000 will need to be budgeted to complete the Town Hall Roof and Bell Tower repairs, up from the original \$1,500,000 estimate. Of the \$2.4M, CPC is recommending \$1M in borrowing, which is offset by the \$1.025M rescission in Article 20, and \$1.4M be authorized from the Building Stabilization Fund.

**Article 23** asks Town Meeting to authorize \$200,000 for the production of Design & Development documents to ensure coordination and adequate scope of Town Hall renovation projects. These documents will provide a coordinated framework for all planned Town Hall improvements, ensuring no critical scope is overlooked during what is expected to be a once-in-a-generation renovation.

**Article 25** will include a motion to fund the demolition of the Carriage House at 21 High Street. This Article is being co-sponsored by School Committee, Select Board, and Capital Planning.

## Spring Town Meeting - FY27 CPC Recommended Projects

### Capital Stabilization Fund

1. ADA Transition Plan (Art. 19)	\$125,000
2. Town Hall Design & Development Documents (Art. 23)	\$200,000
3. Carriage House Demolition (Art. 25)	\$300,000
<b>Sub-Total Capital Stabilization Fund Projects</b>	<b>\$625,000</b>

### Building Stabilization Fund

1. Library Roof & Windows Town Hall Roof & Belltower Supp. (Art. 22)	\$1,400,000
<b>Sub-Total Building Stabilization Fund Projects</b>	<b>\$1,400,000</b>

### Building Stabilization Fund Borrowing

1. McCall and Ambrose Roof Bonding Rescission (Art. 20)	(\$1,025,000)
2. Library Roof & Windows Town Hall Roof & Belltower Supp. (Art. 22)	\$1,000,000
<b>Sub-Total Building Stabilization Fund Projects Borrowing</b>	<b>(\$25,000)</b>

### Water & Sewer Enterprise

#### Retained Earnings

1. MS4 Permit Compliance (Art. 19)	\$150,000
2. Everett Avenue Drainage Study (Art. 19)	\$50,000
<b>Sub-total Retained Earnings Projects</b>	<b>\$200,000</b>

#### Borrowings

1. South Reservoir Dam – Supplemental (Art. 21)	\$830,000
<b>Sub-total Water &amp; Sewer Enterprise Borrowings</b>	<b>\$830,000</b>

### Free Cash

1. Strategic Maintenance Fund (Art. 24)	\$200,000
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<b>Total Spring Town Meeting - FY27 CPC Recommended Projects</b>	<b>\$3,230,000</b>
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